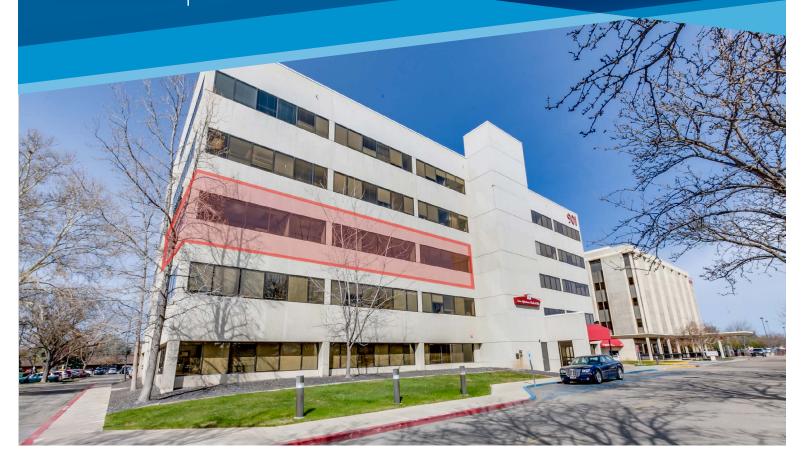
# 901 N CURTIS RD, SUITE 302

NWC CURTIS & EMERALD | BOISE, ID



#### PROPERTY INFORMATION

Property Type:	Office – Medical
Building Size:	41,924 SF
Parking:	Abundant – All 3 sides of building
Zoning:	H-SD
Lease Type:	NNN – CAM includes heat/cooling/electric
Sale Price:	\$474,000

#### SPACE AVAILABLE

Suite	Size	Rate
302	3,000 RSF	\$18.00 psf NNN
	(2,633 USF)	



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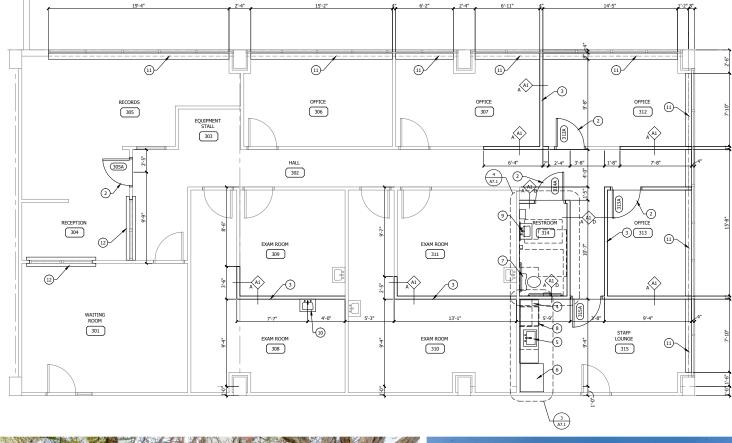
#### HIGHLIGHTS

- » Freshly remodeled turn-key medical suite
- Recently (2017) upgraded building common areas
- On Saint Alphonsus Regional Medical Center » Campus with direct covered access to main hospital, north/south towers
- » Electric, heating and cooling included in CAM estimated savings to tenant of \$2.00 PSF
- » Efficient floor plan, easily configurable into 4-8 treatment rooms (plus private offices)
- » Light & bright with excellent unobstructed views of Boise foothills
- » Directly across from St. Al's Joint Preservation and Reconstruction, Family Medicine/Urgent Care Clinic, new Cascadia Assisted Living, and proposed Rehabilitation Hospital

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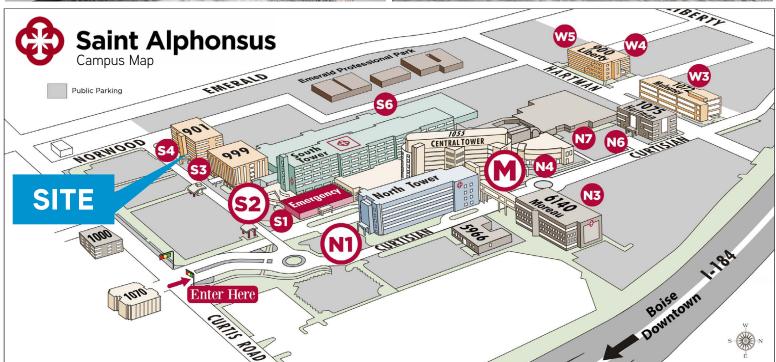


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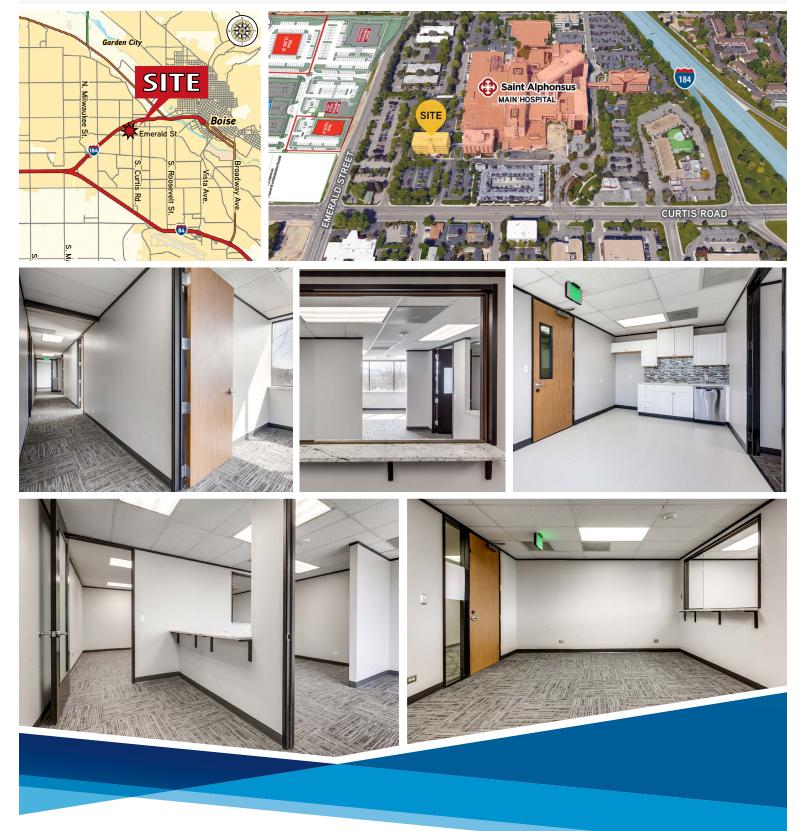
DESTINATION	ENTRANCE	DESTINATION	ENTRANCE	DESTINATION	INTRANCE	DESTINATION	NTRANCE
Admitting	Main	EKG	Main	Med Now Pharmacy	S3	Pre-Surgical Screening	Main
Ambulatory Clinic	S2	Emergency Room	S1	Medical Imaging (X-Ray)	S2	Pulmonary Diagnostics	N3
Anticoagulation/Coumadin Clinic	S3	Endoscopy/GI	S2	Medical Records	Main	Security	S2
(999 N. Curtis Road)	105	Family Center	W4	Neonatal Intensive Care Unit (NICL	J) N4	Sleep Disorders Center (Basement)	N3
Breast Care Center	W5	Family Maternity Center/NICU	N4	Outpatient Diagnostics	S2	Surgery Center	Main
Cancer Care Center	N1	(Labor & Delivery)	(Lab, X-Ray & Medical Imaging		Vascular Lab	Main	
Conference Center	Main	Financial Services	S2	Outpatient Echocardiogram	Main	Wound Healing & Hyperbaric Medicin	e S6
Diabetes Care & Education (1000 N. Curtis Road)	1000	Lab	S2	Outpatient EEG	Main & S2		
Day Surgery	N7	Lost & Found	S2	Pain Management & Spine Medicin (Outpatient; 6th Floor South Tow			

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