

**FOR SALE
OR LEASE**

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 (2,633 USF)	\$18.00 PSF NNN

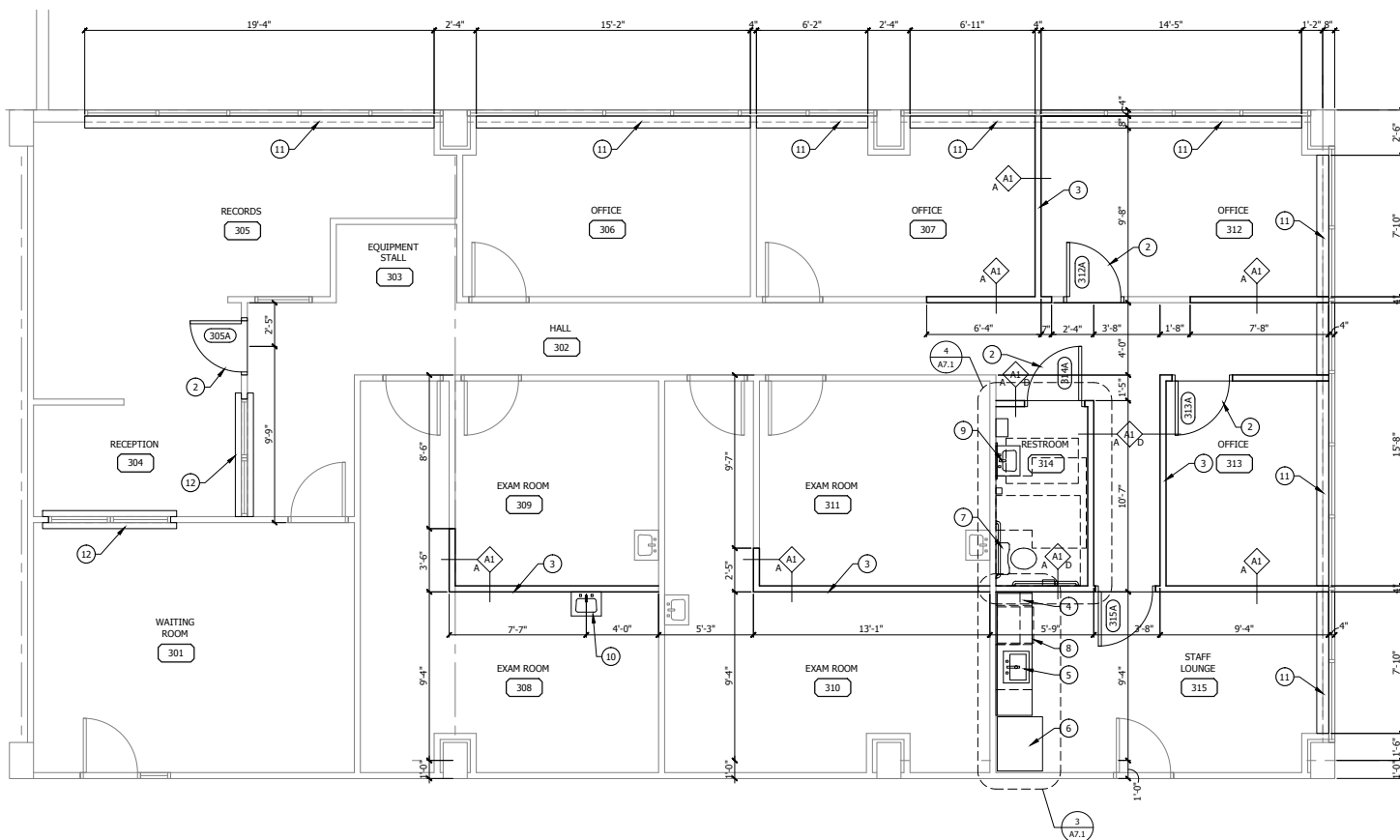
HIGHLIGHTS

- » 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

Colliers
INTERNATIONAL

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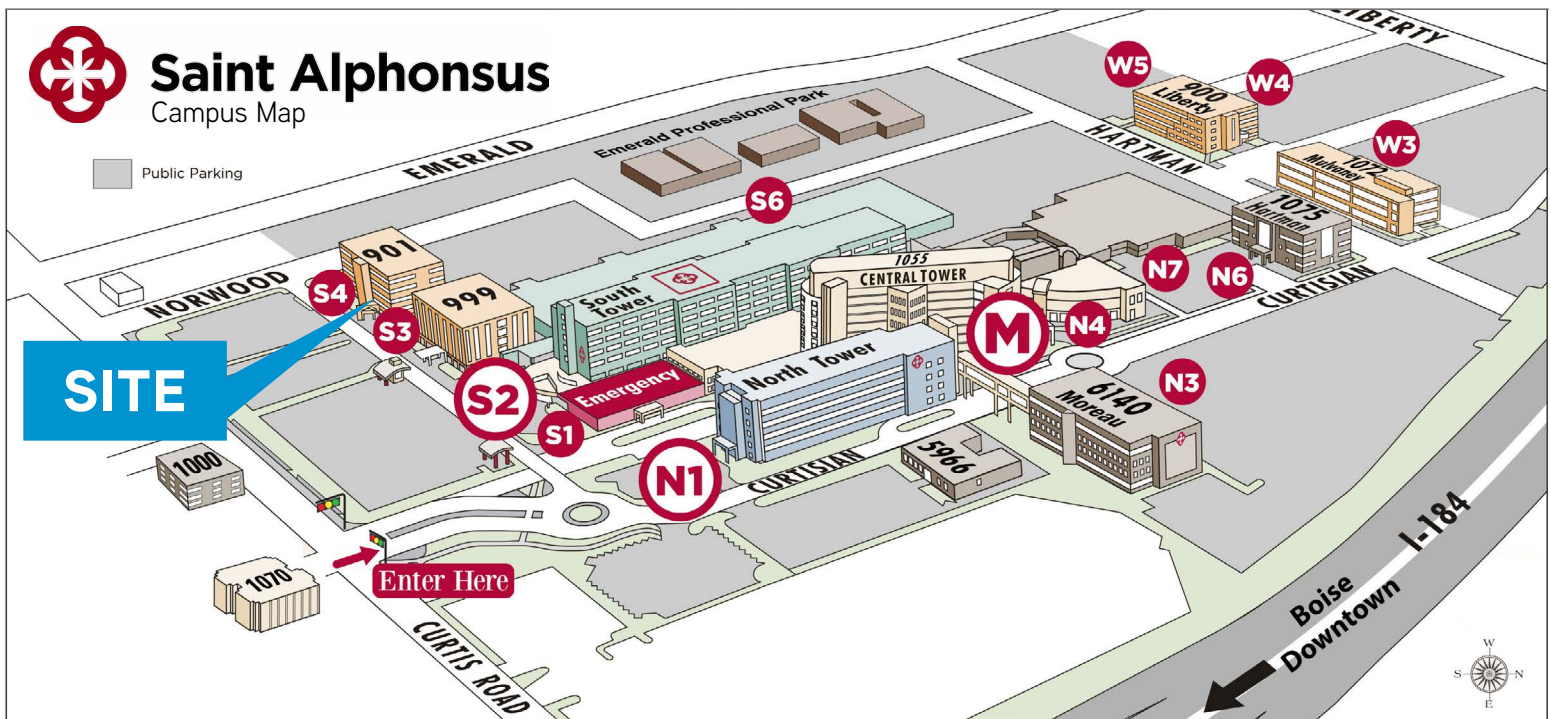
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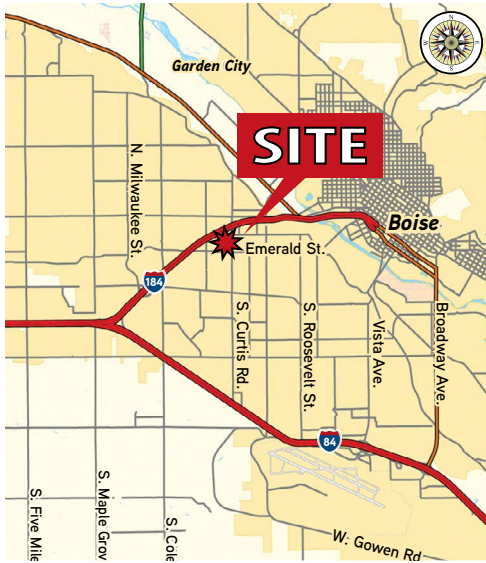


DESTINATION	ENTRANCE	DESTINATION	ENTRANCE	DESTINATION	ENTRANCE	DESTINATION	ENTRANCE
Admitting	Main	EKG	Main	Med Now Pharmacy	S3	Pre-Surgical Screening	Main
Ambulatory Clinic	S2	Emergency Room	S1	Medical Imaging (X-Ray)	S2	Pulmonary Diagnostics	N3
Anticoagulation/Coumadin Clinic (999 N. Curtis Road)	S3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

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