



**FOR SALE**

**Medical or Professional Office**

300 E. Bannock St. | Boise, ID 83712

**Offered For \$1,700,000**

**(\$195,000 Price Reduction)**

**Rick McGraw | 208.880.8889**

[rickmcgraw54@gmail.com](mailto:rickmcgraw54@gmail.com)



**COLDWELL BANKER  
COMMERCIAL  
TOMLINSON**

The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

# Offered For \$1,700,000 | Price Reduced \$195,000

## • Property Highlights

- Building Size: 3,770 SF
- Lot Size: .138 acres
- Building is Vacant
- Ready for Immediate Occupancy
- Property is also for Lease @ \$7,854/month
- Modified Gross
- Tenant to pay all utilities
- Landlord to pay all other expenses
- Contact Listing Agent for Full Information Package

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## • Area Highlights

- The property is located in the Treasure Valley's premiere medical real estate location.
- St. Luke's is the largest hospital system in Idaho and their commitment to this area remains strong with plans for future and current expansions
- Neighbors include St. Luke's Boise Medical Center, St. Luke's Children's Hospital, Idaho Elks Children's Pavilion and countless other medical groups, both affiliated and unaffiliated with St. Luke's





## Local Area Overview

Boise has an established reputation for a high quality of life, a prosperous business community and a vibrant arts and culture scene. There is a vast array of cultural opportunities and outdoor recreation.

Boise is Idaho's largest city and third largest in the Northwest. The city's economy and growth is strong and thriving.

New businesses are opening daily and vacancy rates for restaurants, professional office space and warehouse space is tight.

Many recognized corporations have made a home in the Boise Valley including Micron Technology, Hewlett Packard, J.R. Simplot Company, Alberton's and Meta Platforms is currently building a 960,000 square foot space to open in 2025.

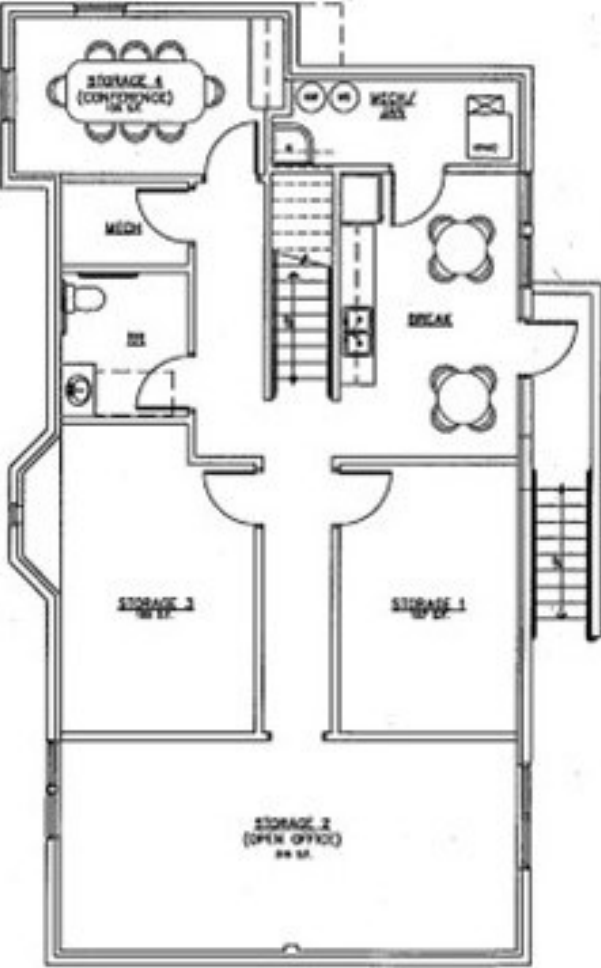
- 2024 Boise Metro Population  
**813,801**
- Average Household Income  
**\$ 104,532**
- Average Commute Time  
**26 Minutes**
- Best Place To Live  
**Livability, 2023**



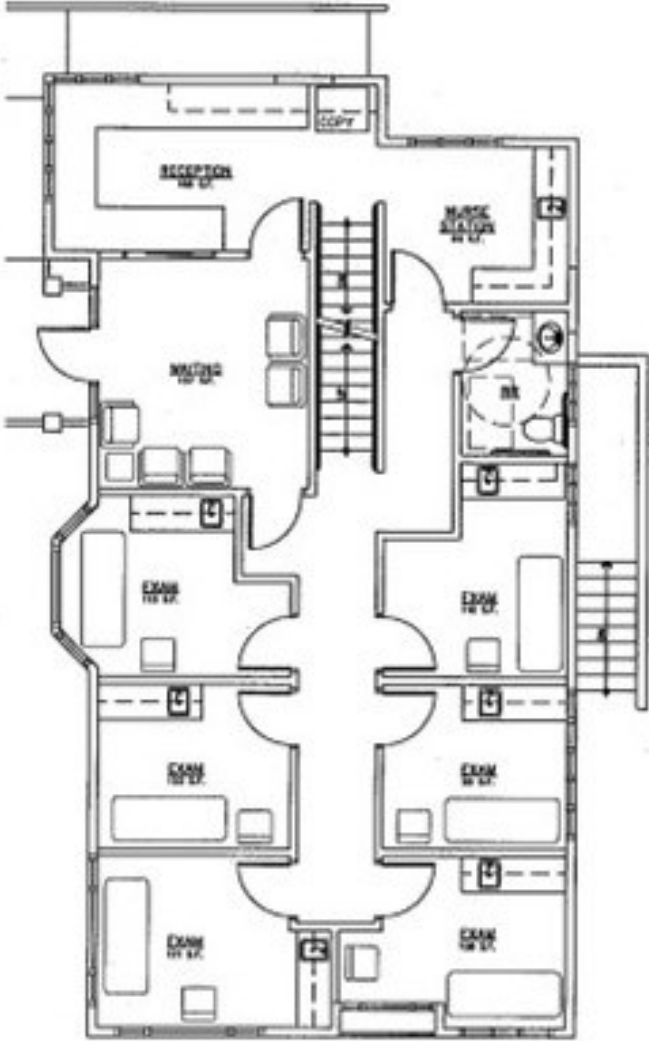
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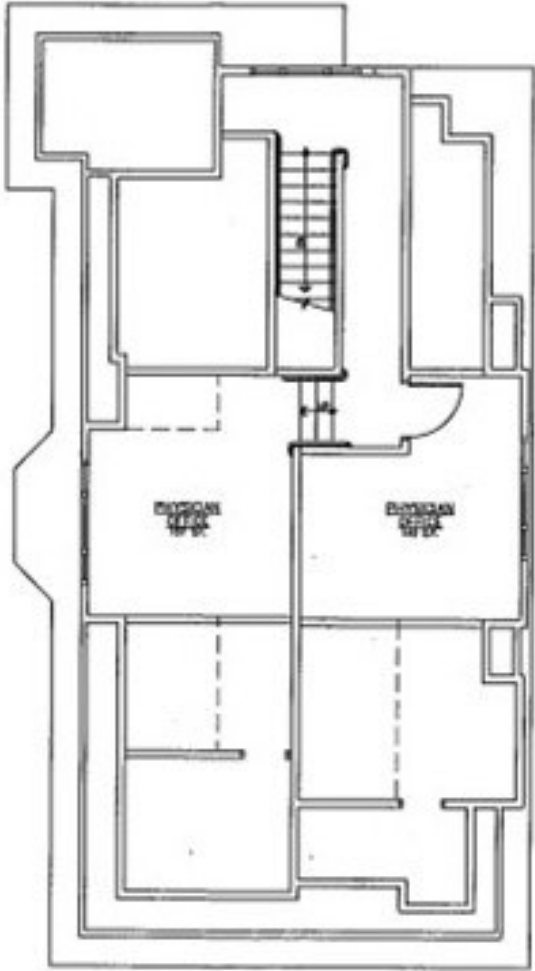
# Floor Plan



Lower Level



Main Level



Upper Level

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## Property Photos



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# Property Aerial



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