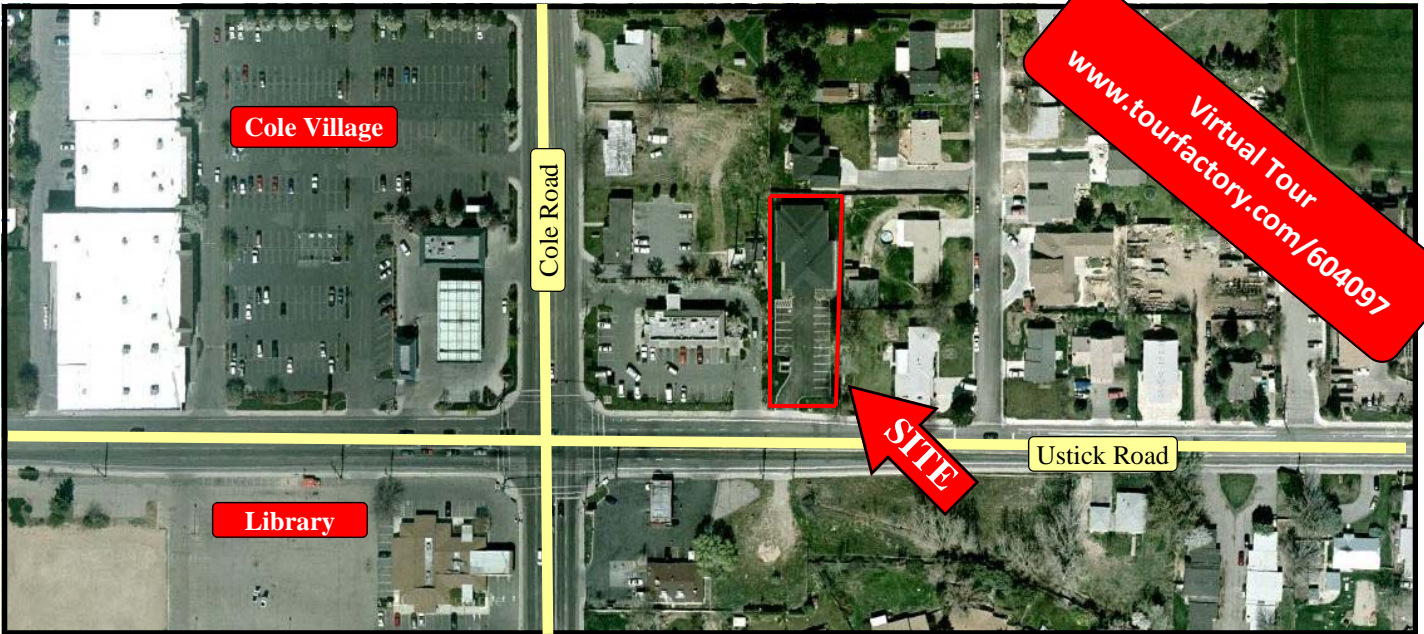


Office Building For Sale or Lease

7228 W. Ustick Rd., Boise, ID *



Price: \$450,000



- 4,637+/- Square Feet
- Office built in 2006
- Zoned C-1
- Single story office building
- Desirable West Boise location
- Near Boise Town Square Mall, St. Alphonsus Regional Medical Center, and Fairgrounds
- Blocks from new library on Cole & Ustick
- Includes mail, waiting, and break rooms
- Parking (17 spaces plus 1 handicap)
- 0.47 +/- commercial acres

*Building address shows 7280 W. Ustick

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A FULL SERVICE COMMERCIAL
REAL ESTATE COMPANY



Nancy Lemas

KW Commercial-Commercial Northwest
(208) 344-6275 direct • (208) 250-3376 cell
Nancy@commercialnw.com

www.commercialnw.com or www.kwcommercialidaho.com



Office Building For Sale or Lease

7228 W. Ustick Rd., Boise, ID *



Virtual Tour
www.tourfactory.com/604097

Lease

- Individual suites available for \$300 per month up to 12 offices
- Office space available for \$12.50/sf per year
- Full service excluding janitorial service
- Includes mail, waiting, and break rooms
- Zoned C-1
- Has Cat 5 wiring throughout
- Near Boise Town Square Mall, St. Alphonsus Regional Medical Center, and Fairgrounds
- Blocks from new library on Cole & Ustick

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