

RARE DOWNTOWN BOISE MEDICAL/OFFICE BUILDING FOR SALE/LEASE

927 W. Myrtle St. & 424 S. 10th St. | Boise, ID 83702



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE \$4,191,000.00

LEASE RATE \$29.50 (NNN)

TOTAL BLDG.SIZE 6,985 SF

BLDG. CLASS "A"

TOTAL SITE AREA 0.374 AC

MARKET Downtown Boise

ZONING MX-5

*CONTACT AGENTS FOR AVAILABILITY



EXECUTIVE SUMMARY

Lee & Associates is pleased to present the opportunity to purchase or lease 927 W. Myrtle St., located in the heart of Downtown Boise. This $\pm$ 6,985 square foot building sits on Myrtle Street one of Boise's primary arterial roads as the I-184 drops into Downtown Boise. This asset offers outstanding visibility and easy access to and from the downtown core.

Formerly used as a medical imaging center, the property is well-suited for continued medical use or can be reconfigured for a variety of commercial applications. The property also features rare on-site parking, with additional options available in several nearby parking garages that is ideal for accommodating patients, customers, and employees.



**CURRENTLY
ZONED MX-5**



**MEDICAL
BUILD-OUT**



**RARE DOWNTOWN
BOISE CORE ASSET**



EASY ACCESS

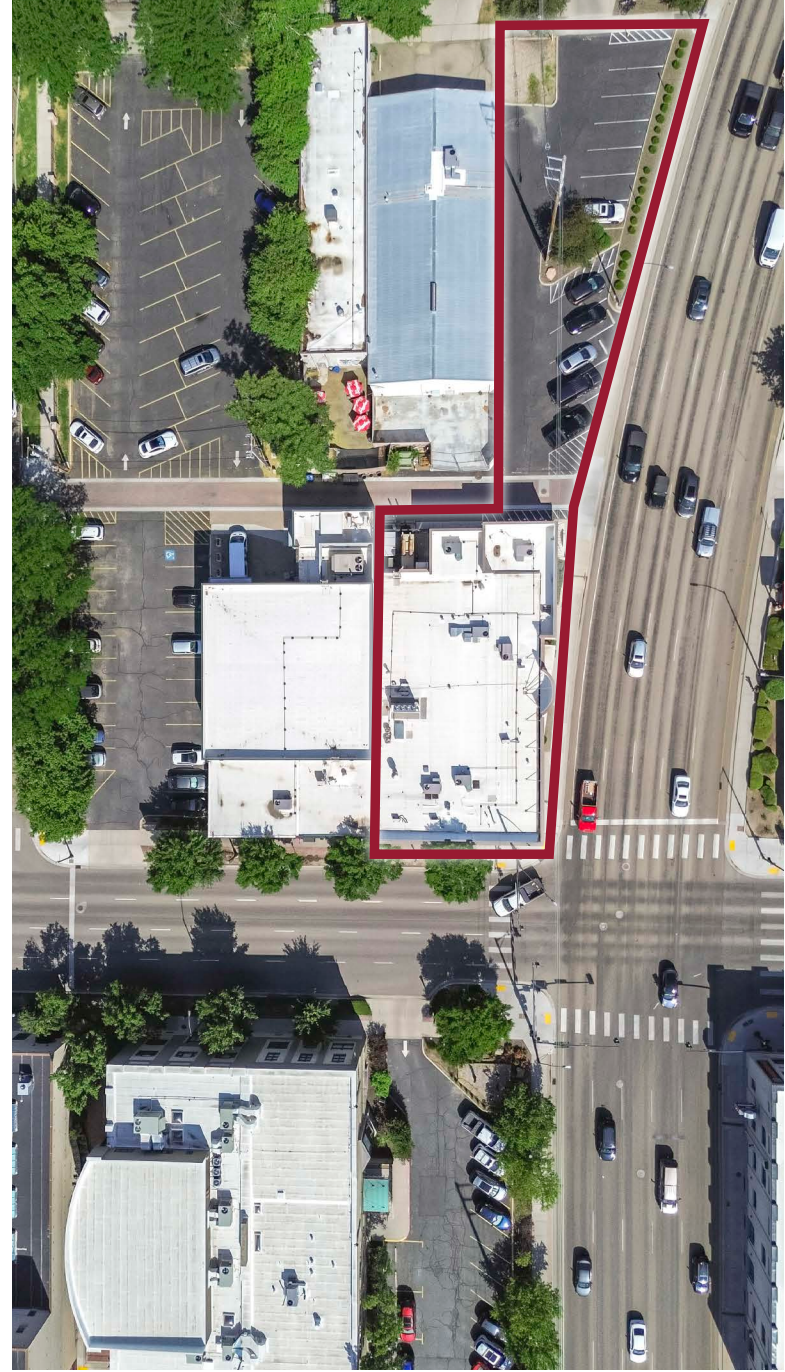


**AVAILABLE FOR
OCCUPANCY
FALL OF 2025**

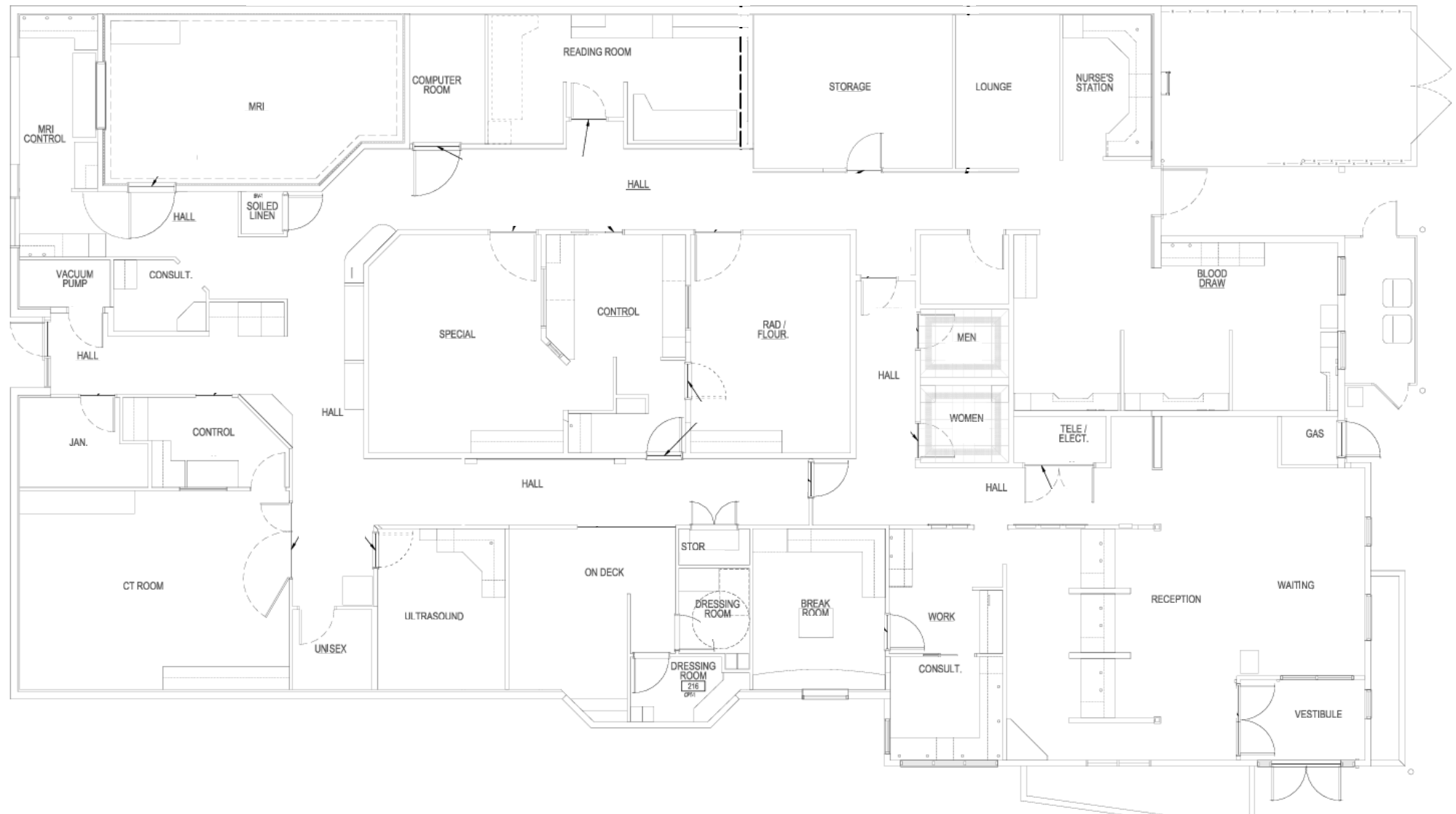


**ON-SITE
PARKING**

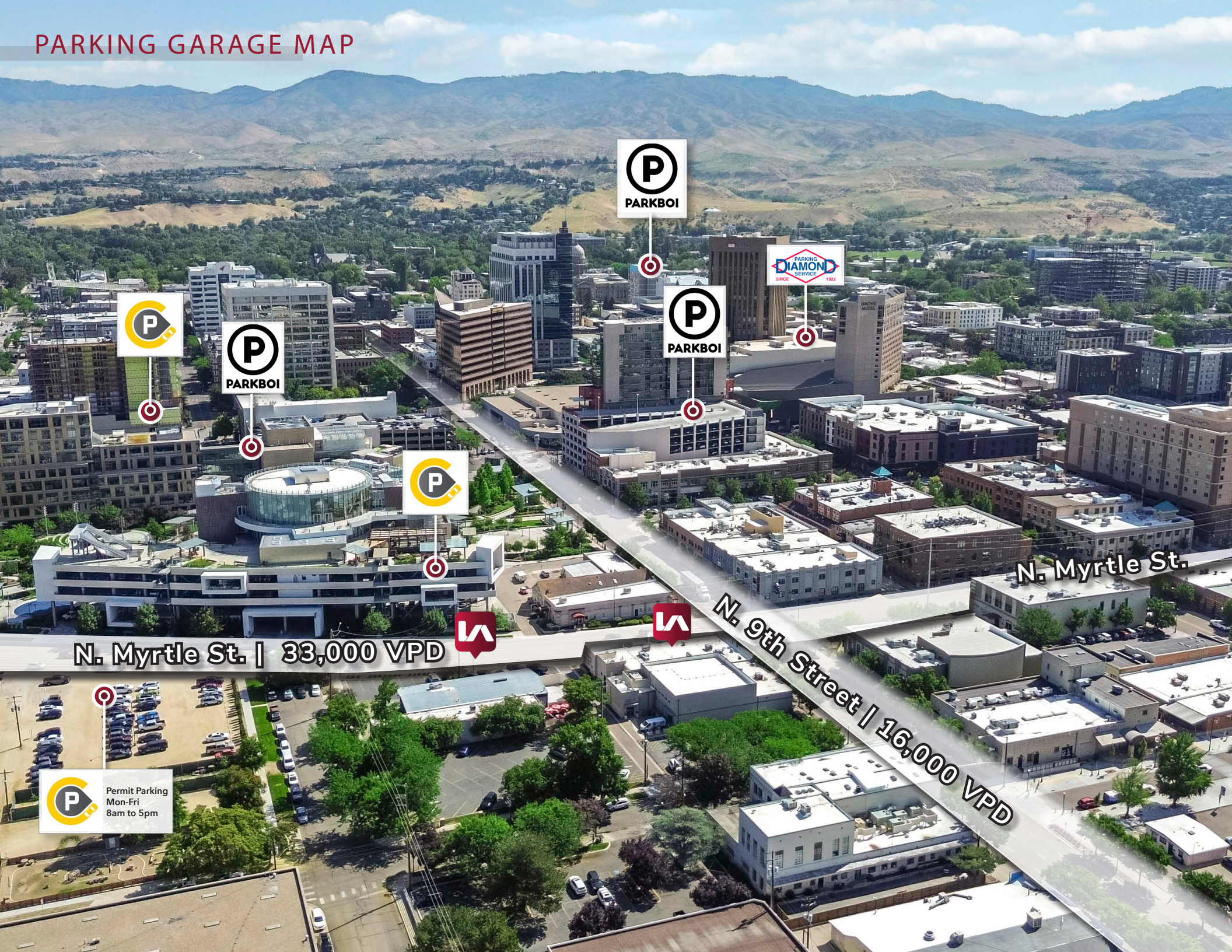


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FLOOR PLAN



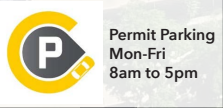
PARKING GARAGE MAP



N. Myrtle St. | 33,000 VPD

N. 9th Street | 16,000 VPD

N. Myrtle St.







INTERSTATE - 0.7 MILES



BOISE AIRPORT - 3.8 MILES



N. Myrtle St.

N. 9th Street

N. Myrtle St.



POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	51,808	168,580	277,740

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$76,719	\$93,341	\$104,286

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	22,890	73,159	114,590

LABOR FORCE

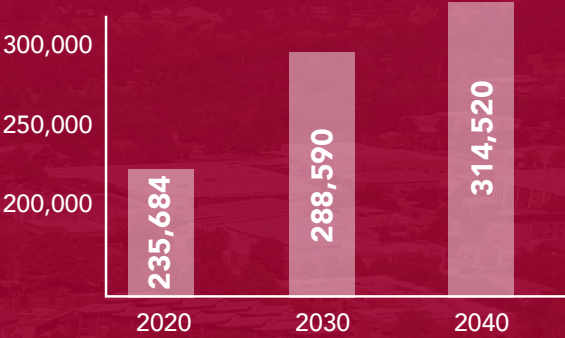
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	28,705	92,729	148,689

KEY EMPLOYERS

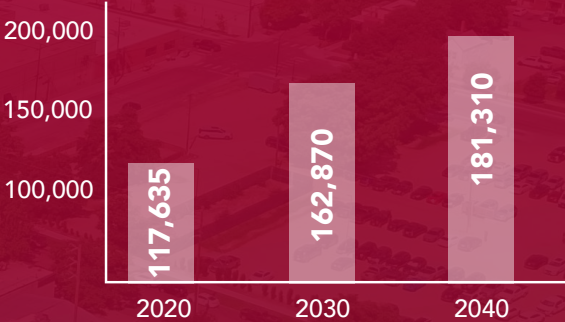
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

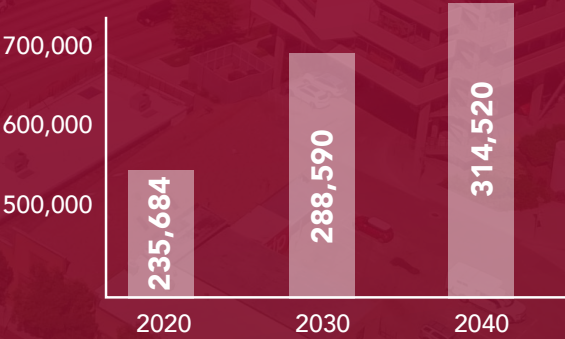
BOISE



MERIDIAN



ADA COUNTY



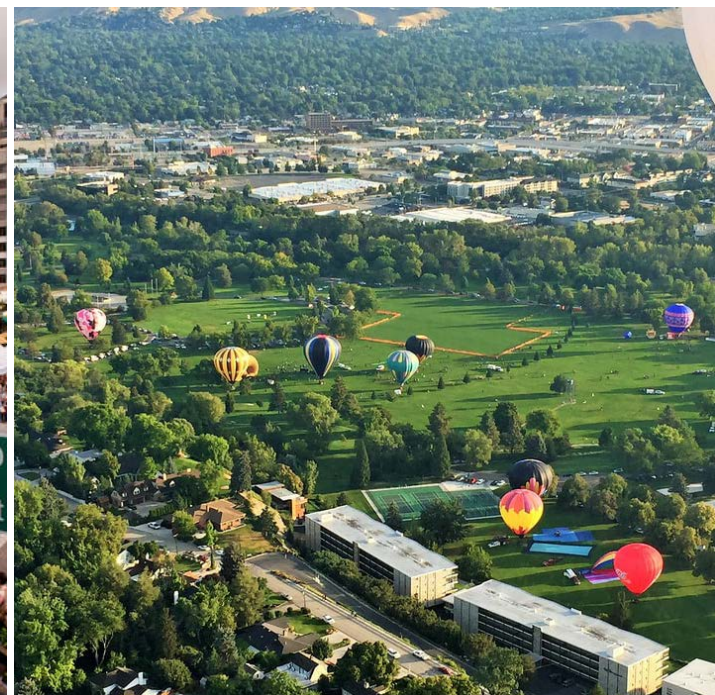
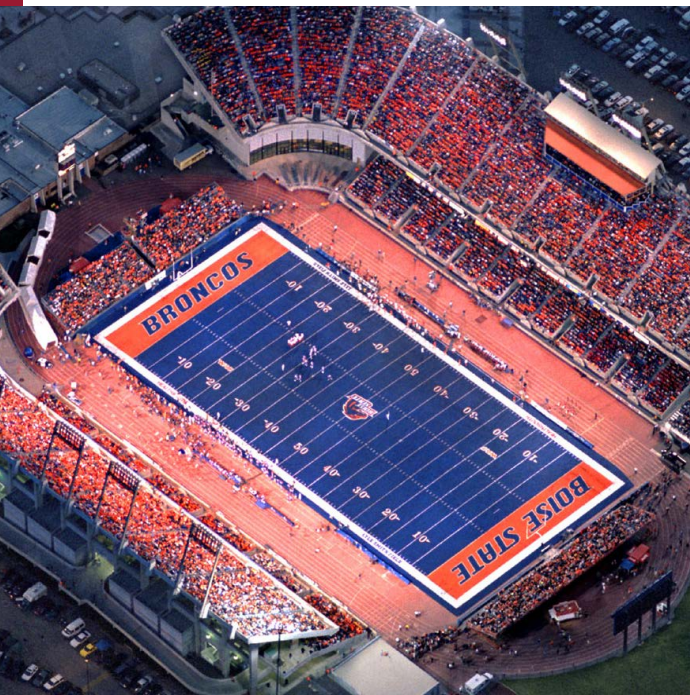
AREA OVERVIEW

BOISE, IDAHO

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.





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