

NORTH TOWNE SQUARE

MEDICAL OFFICE BUILDING | FOR SALE

TOK

COMMERCIAL



\$3,900,000

6.2% CAP

FULLY LEASED

MEDICAL OFFICE BUILDING

Al Marino, SIOR

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NORTH TOWNE SQUARE

PROPERTY ADDRESS

7979 W Rifleman Street
Boise, ID

PROPERTY TYPE

Medical Office

BUILDING SIZE

9,291 SF

TENANTS

Sawtooth Physical Therapy
Allied Orthopedics
Direct Orthopedic

YEAR BUILT

1996

PRICE

\$3,900,000.00

CAP RATE

6.2%

NOI

\$240,300.00

ZONING

C-2D

PARCEL SIZE

0.67 acres

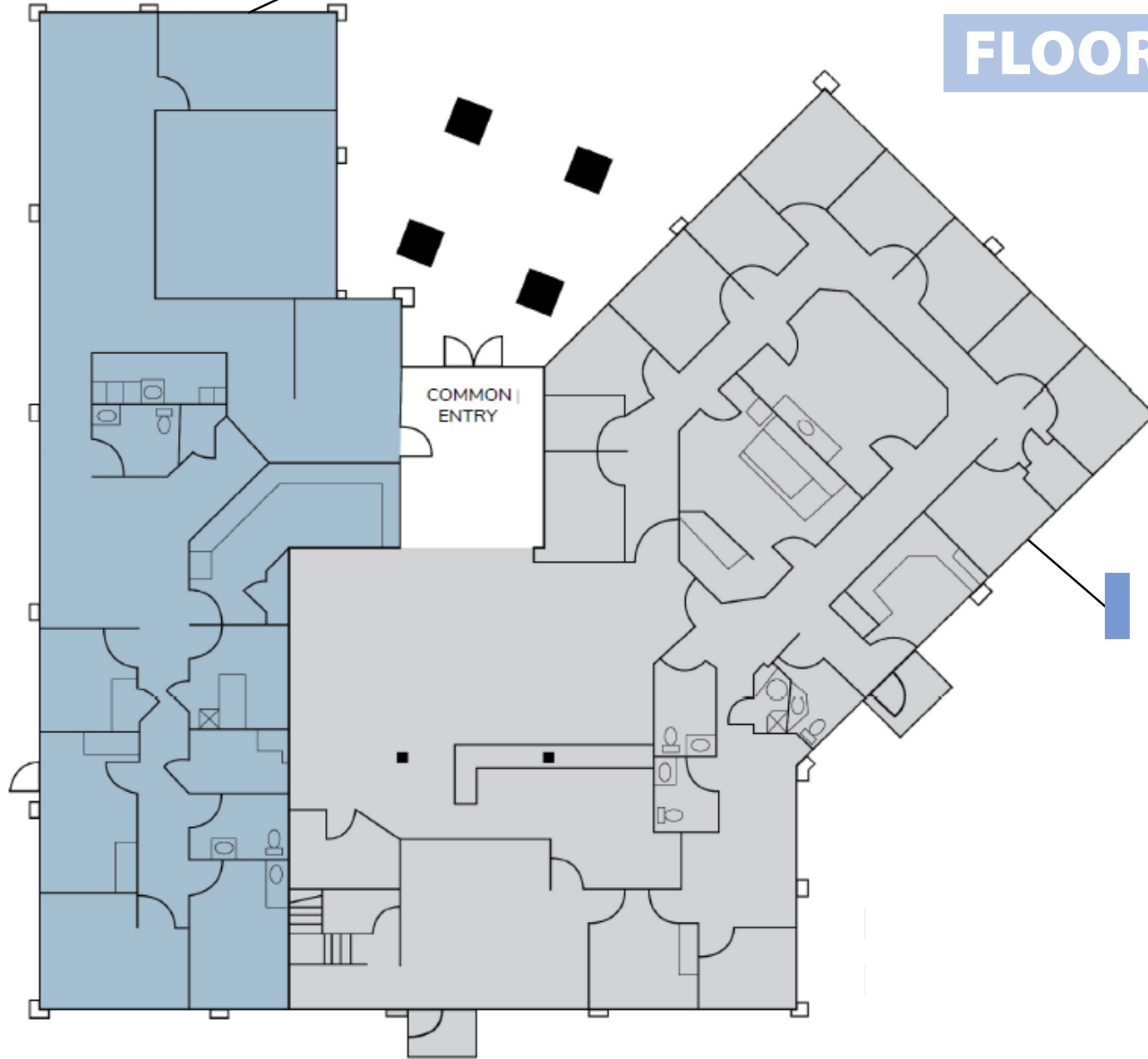
PROPERTY HIGHLIGHTS

- 100% occupied medical office building in central Boise with 2% annual rent increases.
- Professional medical office tenants with great tenant history.
- Highly visible monument signage from Rifleman Street.
- Located just off of Emerald Street, convenient location between downtown and Central Boise.
- Minutes from freeway access, and prominent shopping centers.

Updated: 2.11.2021

SAWTOOTH PHYSICAL THERAPY

FLOOR PLAN



**DOC &
ALLIED ORTHOPEDICS**

WEST BOISE LOCATION

NORTH TOWNE SQUARE



FRANKLIN-TOWNE PLAZA

- Cabela's
- LONGHORN STEAKHOUSE
- Michael's
- TJ-maxx
- DSW
- BEST BUY
- STARBUCKS COFFEE
- OfficeMax

BOISE TOWNE SQUARE

- Apple
- SEPHORA
- GAP
- Cheesecake Factory
- Jcpenney
- Abercrombie & Fitch
- Dillard's
- KOHL'S
- H&M
- macy's
- JCREW
- Banana Republic
- POTTERY BARN
- Toll-free

WEST BOISE LOCATION





Sawtooth Physical Therapy

3,103 Square Feet

Sawtooth Physical Therapy provides superior physical therapy services with a focus on patients' personal goals. Sawtooth boasts three locations, including Boise, Meridian and Nampa, with a list of services including:

Total joint replacements of knees, hips, shoulders and ankles. Endurance Athletes. Spine Injuries. Anterior Cruciate Ligament (ACL) and knee joint ligament reconstruction. Injuries without surgery. Post trauma and post fracture. Work related and postural issues.



Direct Orthopedic Care

2,000 Square Feet

Direct Orthopedic Care (DOC) is an orthopedic urgent care/walk in clinic provided by the Allied Orthopaedic Surgeons. Fractures, sprains, and ligament tears are painful, but generally non-life threatening. Traditionally, these injuries were treated by hospital emergency rooms. ER visits are very expensive and ER physicians are not trained to definitively treat these problems. The result is that patients get a large bill, a splint, and referral to an orthopedic specialist. DOC allows you to bypass the expense and time associated with an ER visit and go directly to the specialists trained to treat your condition.



Allied Orthopaedics

4,188 Square Feet

At Allied Orthopedics, the physicians are dedicated to helping patients keep their body's musculoskeletal system in the best possible working condition. The team of experienced, board-certified orthopedic surgeons is comprised of Sean Hassinger M.D. and Mark Spelich M.D., both dedicated to serve the growing needs of Boise and Treasure Valley. Allied Orthopedics was originally formed as a partnership of both general and specialized training, providing patients a full spectrum of care and expertise. The team of physicians evaluate and treat all disorders of the musculoskeletal system, including fractures, ligament injuries, tendonitis, arthritis and more using the latest operative and non-operative techniques.





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