



OFFICE BUILDING FOR SALE OR LEASE



VIEW POINTE BUILDING

1998 West Judith Lane
Boise, Idaho 83705

For Sale or Lease
4,250 SF AVAILABLE

PROPERTY HIGHLIGHTS

Sale Price	\$350 PSF - \$1,487,500.00
Lease Rate	\$21.00/SF NNN
Available	4,250 SF
Furnished	Furniture Can Be Included
NNN	EST. \$4.74 PSF
Zoning	City of Boise-L-OD
Parcel #	R2243320102
Parking	On-Site - Open-Shared
Availability	Immediate
LockBox	No, Contact Agents



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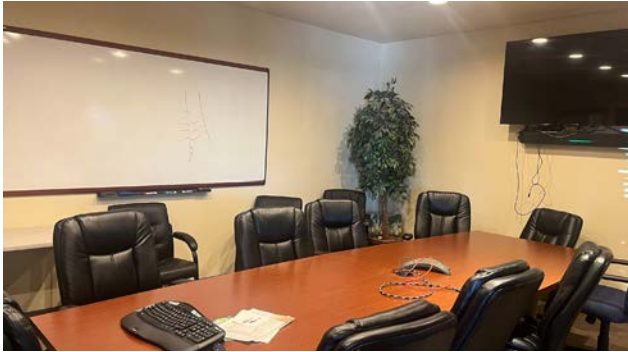
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CUSHMANWAKEFIELD.COM

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LISTING FEATURES

- Free standing office building located on the Boise bench at Overland Road & Federal Way
- Furnished space consists of reception and waiting area, 12 private offices, 2 conference rooms, open work / cubicle area, mechanical / utility / storage room, copy room, break room with kitchenette, 2 restrooms, and on-site parking - furniture can be included*
- Part of a well designed professional business park "View Pointe" with mature landscaping, easy access and large shared parking area for clients and staff
- Minutes from both downtown Boise and Interstate 84 on/off ramp 53 at Vista & 54 at Broadway
- Surrounding businesses include The Idaho Beef Council, 208 Cleaning Co., Pinnacle Portfolio Advisors, T-O Engineers, Sasser & Jacobson, PLLC, Hardee, Pinol & Kracke, PCCL, Quadrant Consulting, Adelita's Mexican Food and Saint Alphonsus Boise Bench Clinic
- Contact agent to discuss various uses and to schedule a walk-thru today!!



**CUSHMAN &
WAKEFIELD**

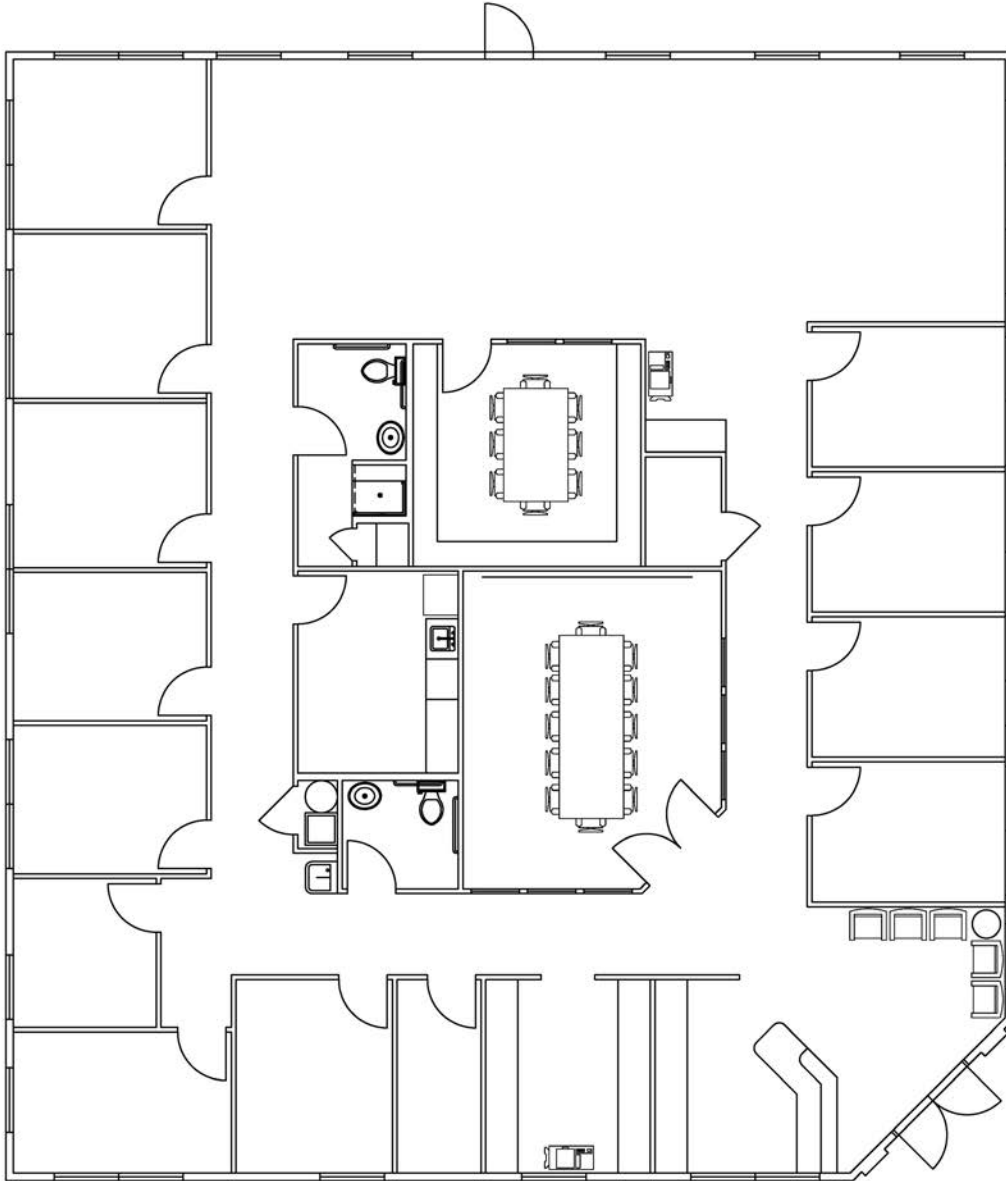
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FULLY BUILT-OUT - FLOOR PLAN



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VIEW POINTE OFFICE BLDG.

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LOCATED IN SOUTH EAST BOISE



[Google Earth 360 View - Click Here to View](#)

