

Four Office Buildings

2304, 2308, 2312, 2316 N Cole Road, Boise ID

Multiple Tenant ♦ 18,762 combined ± sf ♦ .43 combined ± acres

2304 N Cole

- ♦ Year Built: 1991 ♦ 3,600 ± sf
- ♦ Zoned: R-3D ♦ .08 ± acres



2308 N Cole

- ♦ Year Built: 1977 ♦ 6,658 ± sf
- ♦ Zoned: R-1C ♦ .15 ± acres



2312 N Cole

- ♦ Year Built: 1977 ♦ 4,224 ± sf
- ♦ Zoned: R-3D ♦ .1 ± acres

* May be purchased separately for \$330,000



2316 N Cole

- ♦ Year Built: 1978 ♦ 4,280 ± sf
- ♦ Zoned: R-3D ♦ .1 ± acres

* May be purchased separately for \$280,000



PRICE

\$1,350,000

Nancy Lemas

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**COMMERCIAL
NORTHWEST
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Virtual Tour: www.tourfactory.com/728445

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Four Office Buildings

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2304 N Cole Rd



Multiple Tenants



3,600 ± sf



Suite A: Leased



Suite B: Leased



Suite D: Available



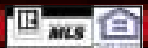
Suite C: Owner Occupied



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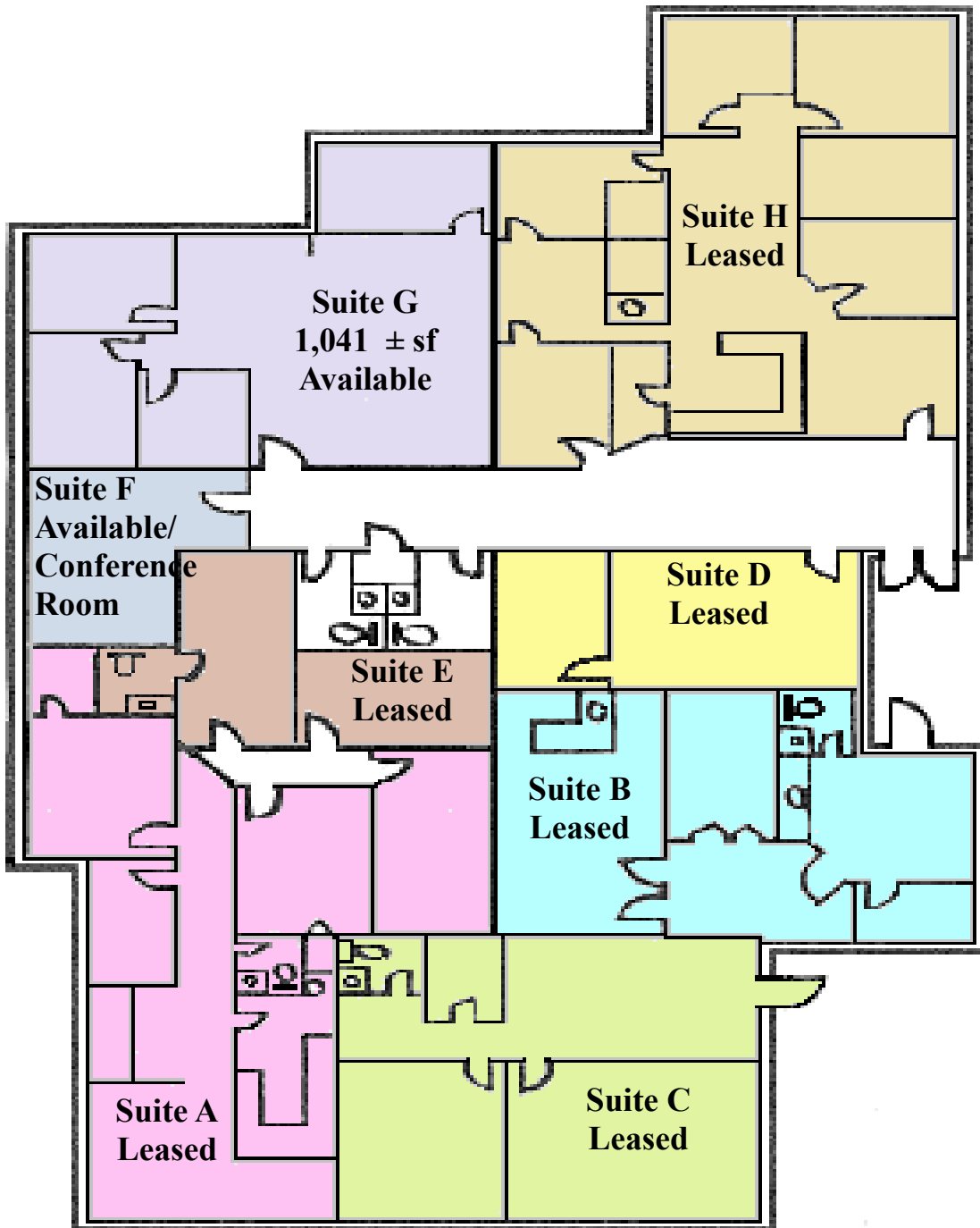
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2308 N Cole Rd

◆ Multiple Tenants

◆ 6,658 ± sf



N * This floor plan representation is not to scale. Actual office space may differ.

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2308 N Cole Rd



Multiple Tenants



6,658 ± sf

**Suite H
Leased**



**Suite H
Family Health Clinic**



**Suite F
Available/Conference Room**



**Suite D
Leased**

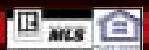
Suite G - Owner occupied opportunity



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2312 N Cole Rd

Suites A-C

4,224 ± sf

\$330,000

◆ Year Built: 1977

◆ Zoned: R-3D

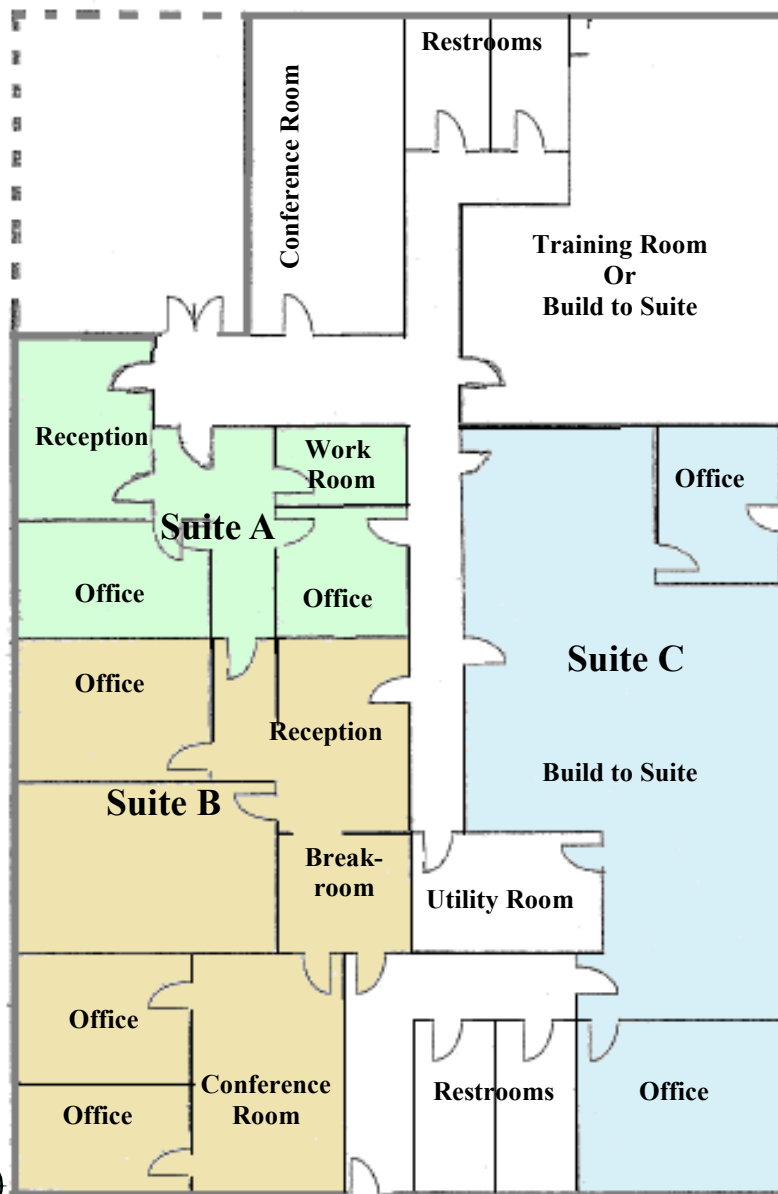
◆ Remodel in process

Multiple Tenants, Private Offices, Conference Rooms, Reception, & additional room for cubicles

◆ Skylights

◆ Medical Billing Office/Collections Site

◆ Locked Offices



Atrium

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Four Office Buildings

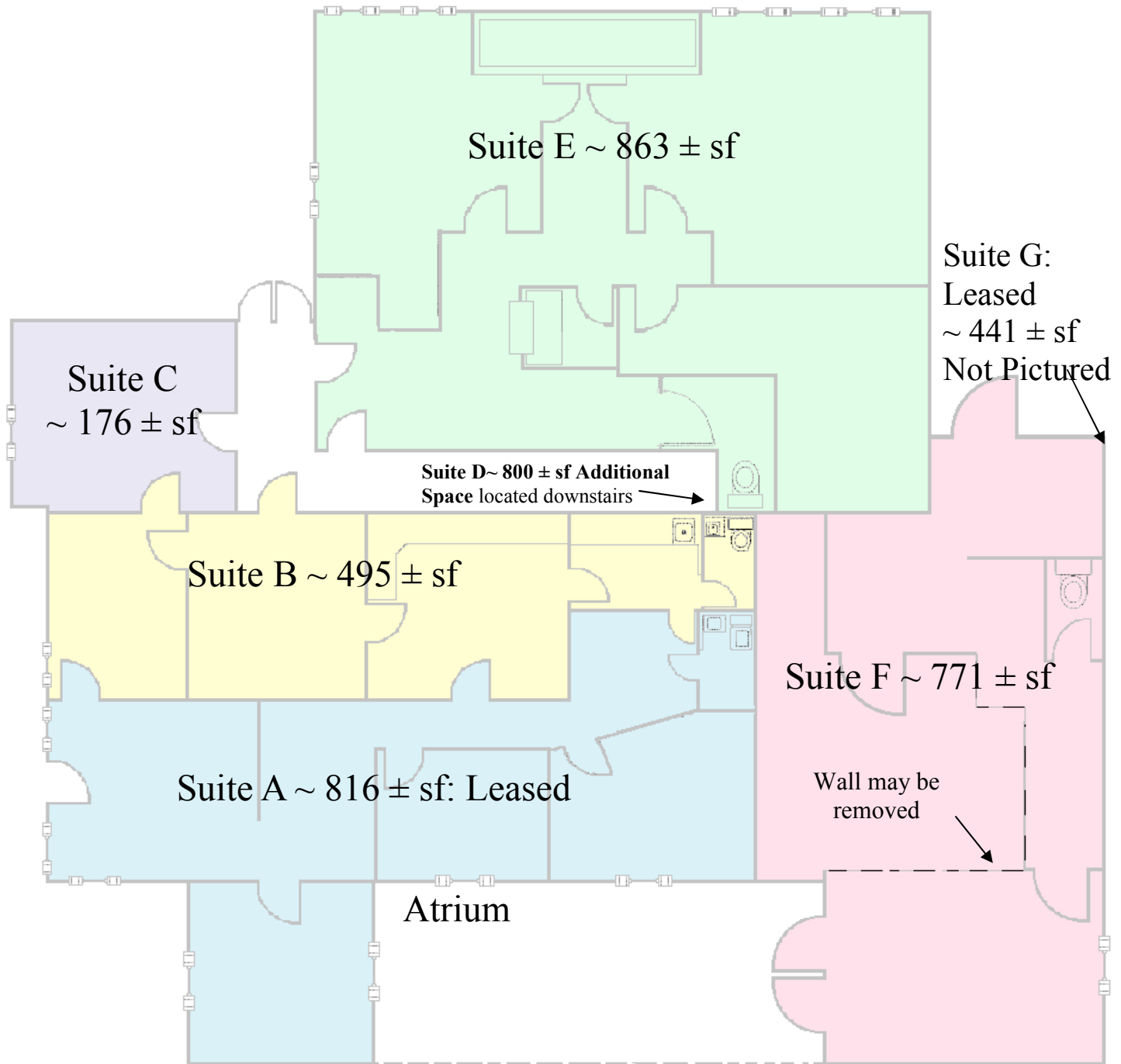
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2316 N Cole Rd ♦

Multiple Tenants ♦

4,280 ± sf ♦

\$280,000



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Multiple Tenant ♦

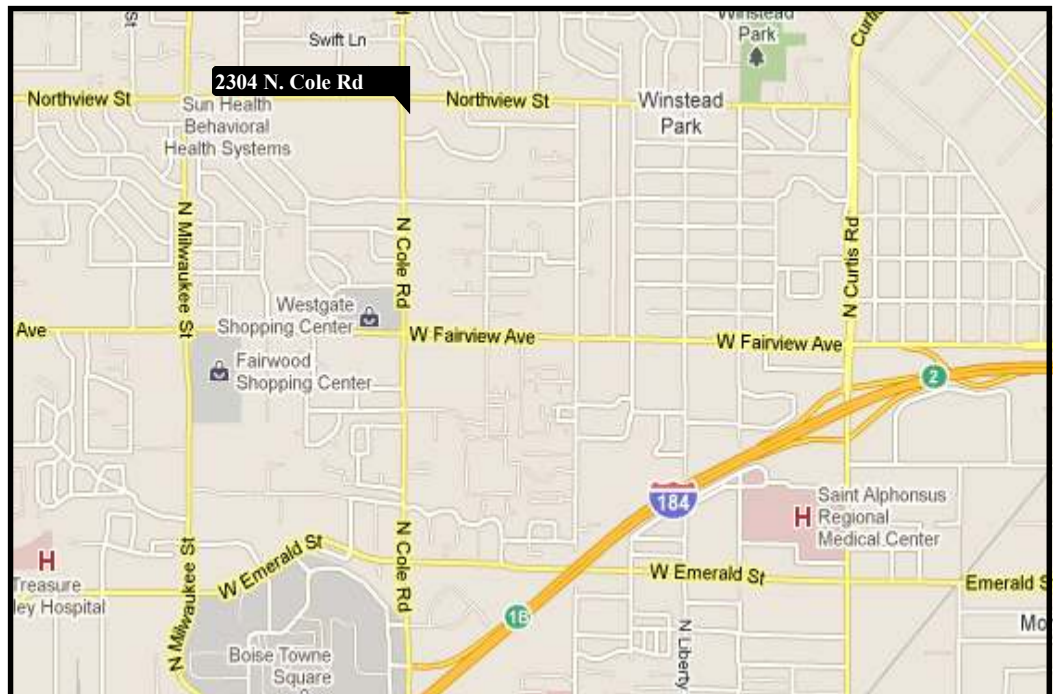
18,762 combined ± sf

♦

.43 combined ± acres



- 65 +/- Parking spaces
- High Traffic Area
- Landscaped
- Professional Office Space
- Billboard Signage



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