

x0024195 163ft2 (1000410004 USD)



Location **Idaho**
<https://www.genclassifieds.com/x-384579-z>

ROSE HILL PLACE
CURRENT TENANTS INCLUDE

Attorney At Large Magazine
 Boise Valley Commercial Real Estate, LLC
 Homefinders of Idaho
 Fox Moon Rising
 Idaho Tree Preservation
 Joy's Healing Arts
 New Leaf Healing Arts
 Rev. Linda Barlow
 Western Appliance Repair

FLOOR PLANS & SUITE DESCRIPTIONS

Reception Area.....n/a rsf.....\$ 100 / mo

The reception area is at the entrance to the building and is an open area. We have a reduced price for this unit to afford an office services company. Wi-Fi internet included in base rent.

Ste A.....529 rsf.....LEASED

Suite A is on the Lower Level of the North Side and is an over-sized single office with a double entrance. One entrance is private entrance which can be connected to Suite B through a shared doorway. The suite is approximately 14' wide and 39' deep with two East facing windows, an inside closet, and a large meeting / storage area.

Ste B.....144 rsf.....LEASED

Suite B is on the Lower Level of the North Side and is a single office which can be connected to Suite A through an existing shared doorway. The suite is approximately 14' wide and 12' deep with an East facing window and a shared sitting / storage / meeting area.

Ste C.....187 rsf.....\$ 225 / mo

Suite C is on the Upper Level of the North Side and is a single office which can be connected to Suite D through a shared doorway. The suite is approximately 14' wide and 12' deep with an East facing window and a shared sitting / storage / meeting area.

Ste D.....163 rsf.....\$ 225 / mo

Suite D is on the Upper Level of the North Side and is a single office which can be connected to Suite C through a shared doorway. The suite is approximately 14' wide and 12' deep with an East facing window and a shared sitting / storage / meeting area.



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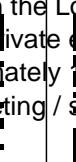
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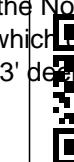
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through an existing doorway. It is approximately 12' wide and 13' deep with an East facing window.

Ste D.....203 rsf.....\$225 / mo

Suite D is on the Upper Level of the North Side and is a single office which can be connected to Suite C through an existing doorway. It is approximately 12.5' wide and 13' deep with two (2) exterior windows (1 facing North & 1 facing East). NOTE: The reason this space is listed at this low cost is because, if leased without Ste C, the access is limited to the exterior north stairway entrance. Access to the common areas & restrooms is accessed through the exterior stairway & then through the main entrance door.

Ste E.....235 rsf.....LEASED

Suite E is on the Upper Level of the North Side and is an open, single office. It is approximately 13' wide and 17.5' deep with two (2) exterior windows (1 facing North & 1 facing West).

Ste F.....163 rsf.....\$ 195 / mo

Suite F is a on the Upper Level of the North Side of the building and is single office. It is ~ 12' by 13' with one (1) exterior window facing west. Wi-Fi internet is included in base rent.

Ste G.....104 rsf.....\$ 125.00 / mo

Suite G is on the Lower Level of the South Side and is a small single office / storage area. It is approximately 11.5' wide and 7.5' deep with a west facing window.

Ste H.....194 rsf.....LEASED

Suite H is on the Lower Level of the South Side and is a single office. It is approximately 13.5' wide and 12' deep with a west-facing window.

Ste I.....203 rsf.....LEASED

Suite I is a single office with an east facing window. Wi-Fi internet included in base rent.

Ste J.....195 rsf.....LEASED

Suite J is a single office with an east facing window. Wi-Fi internet included in base rent.

Ste K.....245 rsf.....LEASED

Suite K is an internal single office without a window and, therefore, is being offered at a reduced rate. Wi-Fi internet included in base rent.

Open Work Area.....\$ 80.00

This is an shared open area with a window used for monthly usage and common usage in conjunction with Ste N. This space is great for those needing an area for use of our free wireless and a place to sit, receive mail, and meet customers outside of a home environment. Wi-Fi internet included in base rent.

Ste M.....212 rsf.....\$ 240 / mo
Suite M is an office with a west facing window. Wi-Fi internet included in base rent.

Ste N.....212 rsf.....LEASED
Suite N is an open office with an east facing window. Wi-Fi internet included in base rent.
LOCATION INFORMATION

FROM VISTA AVENUE

Turn west on to Rose Hill and go through the stop light at Roosevelt.
4346 Rose Hill is located 1 block west of Roosevelt on the north side of the street.

FROM FRANKLIN ROAD

Turn east on to Franklin Road
East of Orchard, Franklin Road changes into Rose Hill
Where Franklin Road curves right, 4346 Rose Hill is on the left (north) side of the road (at the curve).
CONTACT INFORMATION

BOISE VALLEY COMMERCIAL REAL ESTATE

For All Your Commercial Real Estate And Commercial Property Management Needs Throughout The Treasure Valley of Idaho!

Scott Nicholson
GOOD LUCK! IF YOU NEED ASSISTANCE FINDING THE RIGHT BOISE COMMERCIAL REAL ESTATE, MAKE SURE TO CONTACT US.