

# For Sale/Lease

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## 9415 W. Golden Trout Street Boise, Idaho

### Highlights:

- Great opportunity for owner occupant
- In place income on approximately 61% of the building
- Convenient, central location
- Open concept
- Raised flooring offers cabling flexibility
- Abundant parking
- Built in 2000 to HP's specifications
- Assumable loan in place with 4% interest rate

9415 W. Golden Trout Street

# For Sale/Lease

Sale Price     **\$4,000,000 (\$195/SF)**

Lease Rate     **\$15/SF NNN**

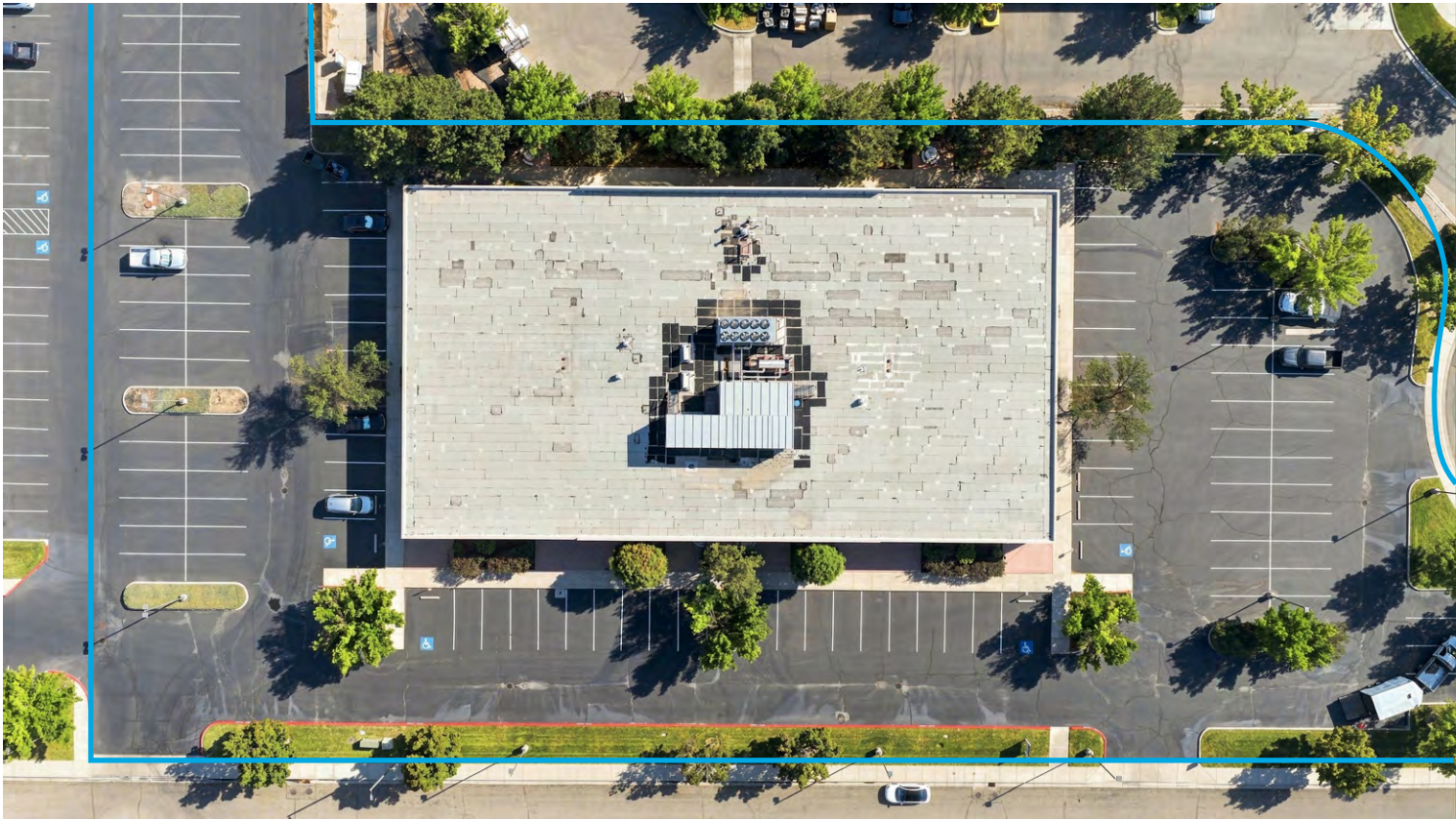
## Property Information

|                               |            |
|-------------------------------|------------|
| Property Type                 | Office     |
| Building Size                 | 20,483 SF  |
| Available Space for Occupancy | ±8,079 RSF |
| Land Size                     | 2.18 Acres |
| Parking                       | 117 Spaces |
| Access                        | Call Agent |

## Building Profile

- 20,483 SF Class A office building completed in 2000 by Russell Corp. for Developer W.H. Moore.
- Lessee under contract to provide Medicare and Medicaid processing for State of Idaho and accomodate State administrators on premises.
- High-efficiency HVAC with two boilers for redundancy; boilers replaced in 2024
- Energy-efficient double-panTele/Data/Utility hardened redundancy conduit
- Fiber in building
- Underground sprinkler system

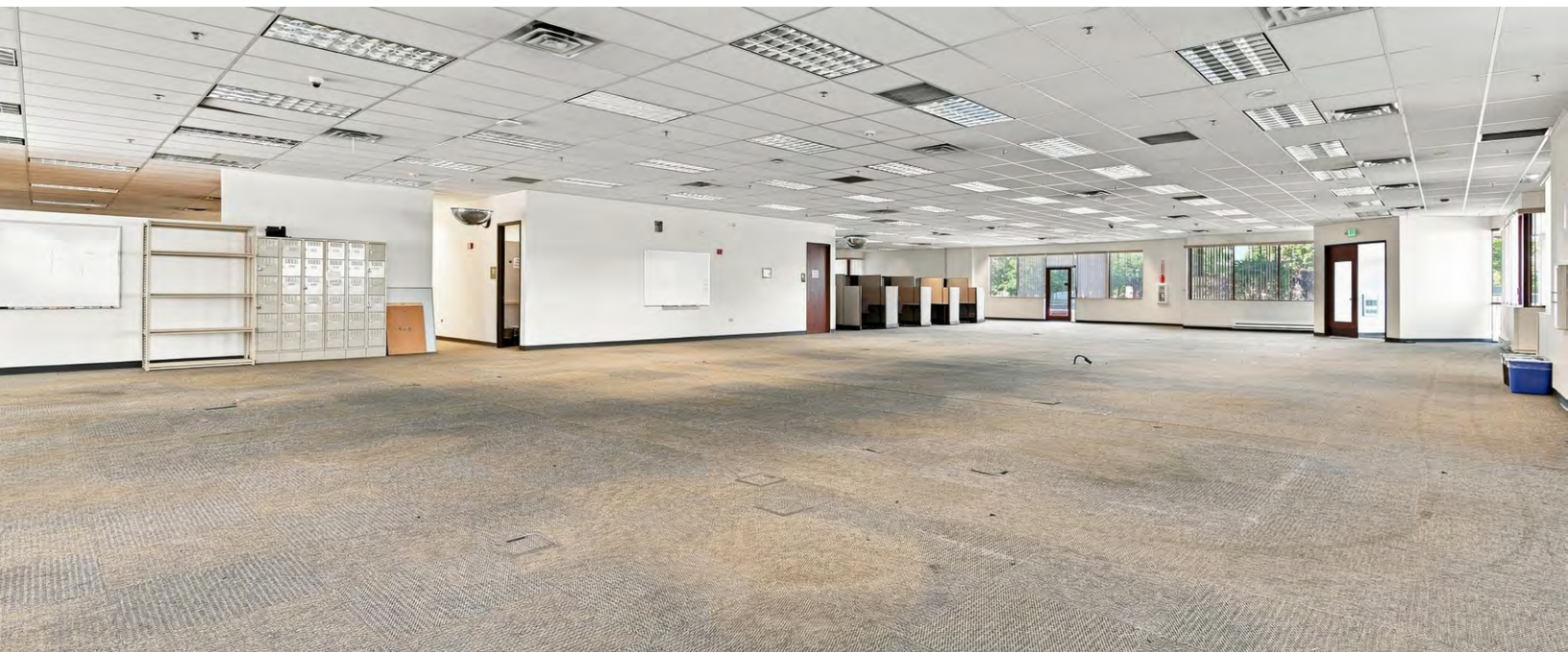
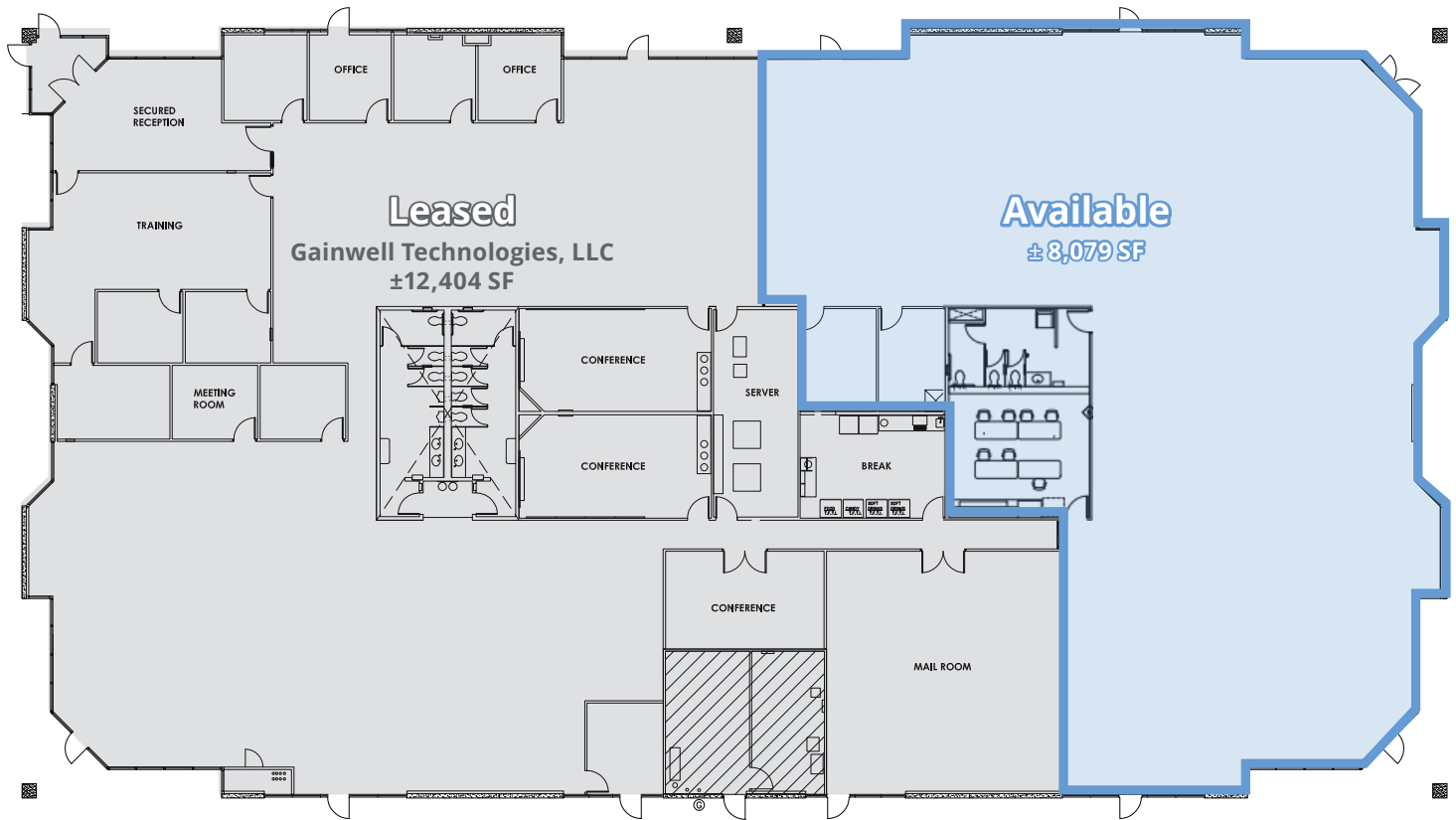
## Site



9415 W. Golden Trout Street

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## Floor plan



9415 W. Golden Trout Street

# Rent Roll

Building Space 20,483 SF

Leased Space 12,404 SF

## TENANT PROFILE

**gainwell**

Gainwell Technologies, LLC

- Founded in 2009
- Headquartered in Irving, Texas
- Approximately 11,000 employees
- Enterprise Systems (Healthcare) Industry

| TENANT                    | SPACE         | LEASE EXPIRATION | RENT/SF (NNN) | ANNUAL RENT (NNN) | ANNUAL RENT INCREASES |
|---------------------------|---------------|------------------|---------------|-------------------|-----------------------|
| Gainwell Technologies LLC | 12,404 SF     | 12/31/2029       | \$14.85       | \$184,199         | 3%<br>(1), (2), (3)   |
| Vacant                    | 8,079 SF      | —                | —             | —                 | —                     |
| <b>Totals</b>             | <b>20,483</b> | —                | —             | <b>\$184,199</b>  | —                     |

Base Rent \$184,199

In-place Net Operating Income \$184,199

## EXISTING LOAN

|                            |                                                     |
|----------------------------|-----------------------------------------------------|
| Lender                     | Public Employees Retirement System of Idaho (PERSI) |
| Loan Balance as of 9/30/26 | \$907,159                                           |
| Loan Maturity              | 12/15/2029                                          |
| Annual Debt Service        | \$70,116                                            |
| Interest Rate              | 4%                                                  |

## NOTES

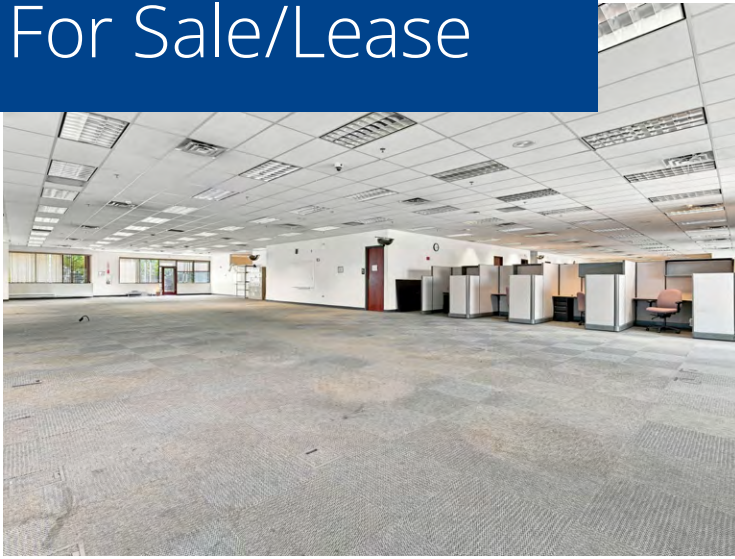
1) Scheduled rent beginning 1/1/27

2) Gainwell Technologies LLC is responsible for 100% of building operating expenses until Landlord leases the remaining space to another tenant

3) Tenant can terminate its lease with with 6 month's notice in the event Tenant's contract with the State of Idaho is terminated

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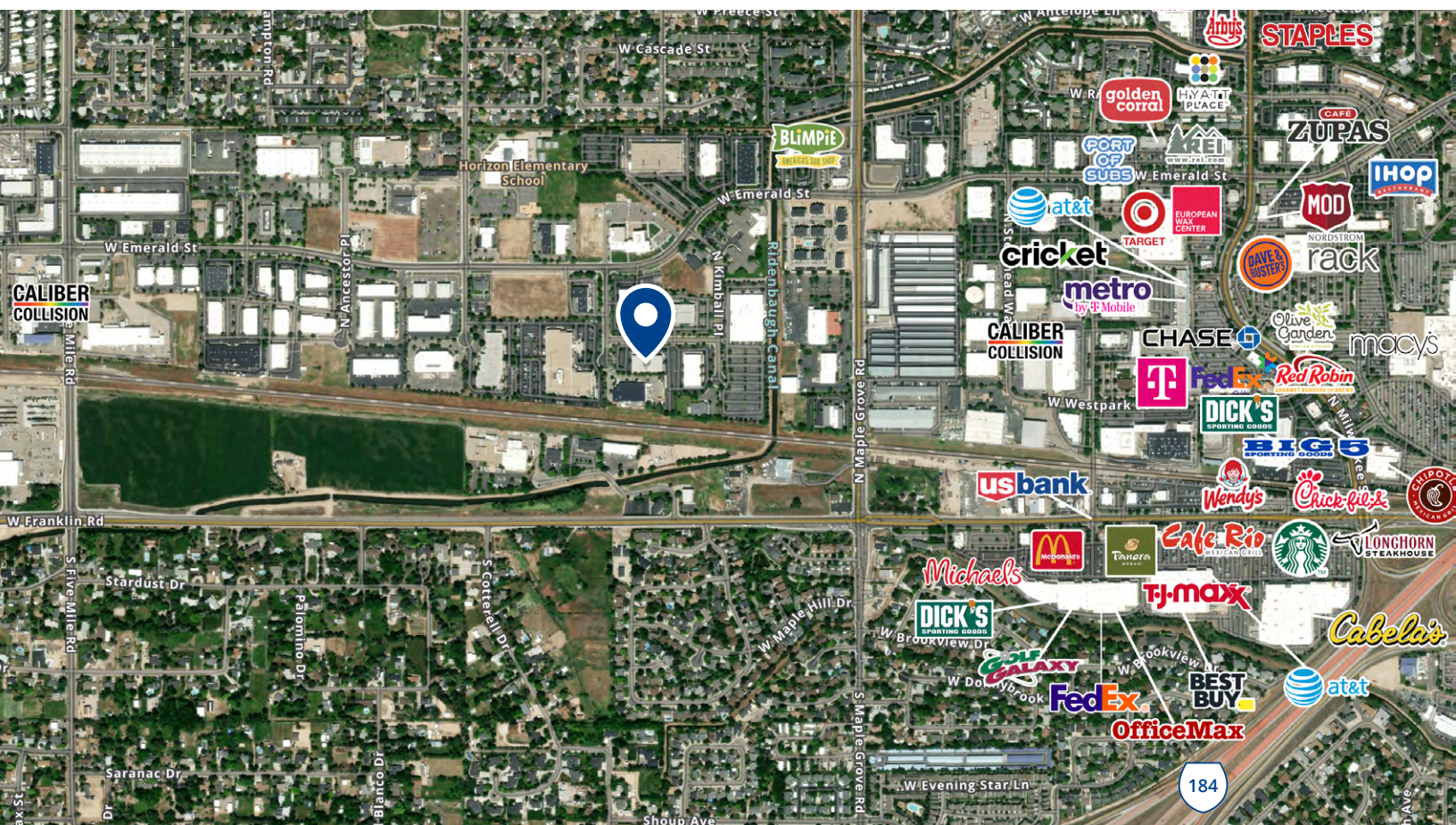
# Location



Google Map



Street View



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