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## First building completed at St. Luke's Nampa Medical Plaza

The three-story, 120,000-square-foot building anchoring St. Luke's Nampa Medical Plaza was completed recently. The building site encompasses nearly half of the 35-acre development at Cherry Lane and Midland Boulevard adjacent to Treasure Valley Marketplace.

Saltzer Medical Group is moving in, and St. Luke's plans to open an emergency room and imaging center on the first floor this spring, said Tommy Ahlquist, principal in project owner-developer Gardner Co. All of the second and third floors are office space for Saltzer and St. Luke's, respectively, he said. Nampa-based [Saltzer](#) is vacating office space to the east, near Interstate 84 and Garrity Boulevard.

The new structure, designed to Leadership in Energy and Environmental Design "silver" standards, was built by Meridian-based Engineered Structures Inc. The architect was Babcock Design Group of Salt Lake City. Zions Bank is providing financing. Commercial real estate firm Lee & Associates Idaho marketing other property in the development.

Ahlquist said the initial phase of the project cost \$35 million including land purchase, improvements and the building. He works part-time as an emergency room physician, and has privileges with Boise-based [St. Luke's Idaho Health System](#). "I'm not sure if I will work in it. I am winding down," he said. "This is the first building as part of a medical campus," Ahlquist said. The number and sizes of future buildings are yet to be determined.

Negotiations with other potential occupants of the site continue, but medical support businesses and medically related retail tenants, such as pharmacies and equipment suppliers, likely will occupy the development, he said.

Gardner Co., which bought the former farm ground from another developer a few years ago, likes the site for medical uses because it is in Idaho's second largest city and is central to Canyon County's approximately 155,000 residents, Ahlquist said. "It feels like the next Meridian because of the ease of access and population," he said. "It has always been a great site because of that."

City of Nampa involvement also helped, Ahlquist said. Nampa Development Corp., the city's urban renewal agency, will reduce Gardner Co.'s future tax liability as reimbursement for infrastructure. Ahlquist said the project would have gone ahead regardless, but urban renewal funding helped streamline it and make the development site competitive with those in other jurisdictions. Nampa building approval also was fairly fast, he said. Nampa Economic Development Director Cliff Long said Nampa Development Corp. in 2011 approved reimbursing the developer for \$325,000 in infrastructure expenses over five years. The infrastructure includes streets; curbs, gutters and sidewalks; landscaping; and a traffic signal on Midland. The first building's occupants are expected to generate about 300 new jobs, he said.