

OFFICE FOR LEASE

205 E. Watertower, Meridian, ID 83642



OFFERING SUMMARY

AVAILABLE SF:	6,156 - 12,312 SF
LEASE RATE:	\$14.00 SF/yr (NNN)
LOT SIZE:	1.43 Acres
YEAR BUILT:	1997
BUILDING SIZE:	12,312 SF
ZONING:	C-G

PROPERTY OVERVIEW

Formerly leased as a call center with an open floor plan, breakroom and has ample parking. The Building can be split into 6,156 sq. ft. units for multiple tenant occupancy. It is located near freeway entrances, grocery stores, restaurants, other commercial buildings and residential neighborhoods.

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

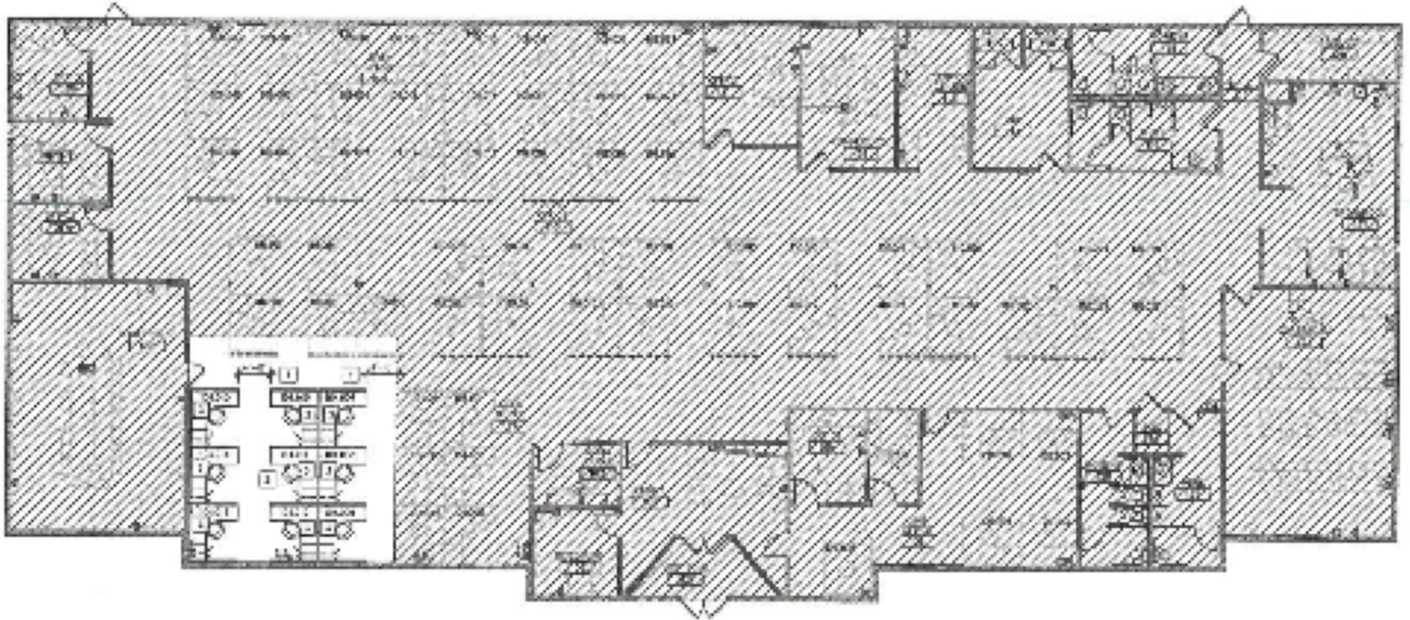
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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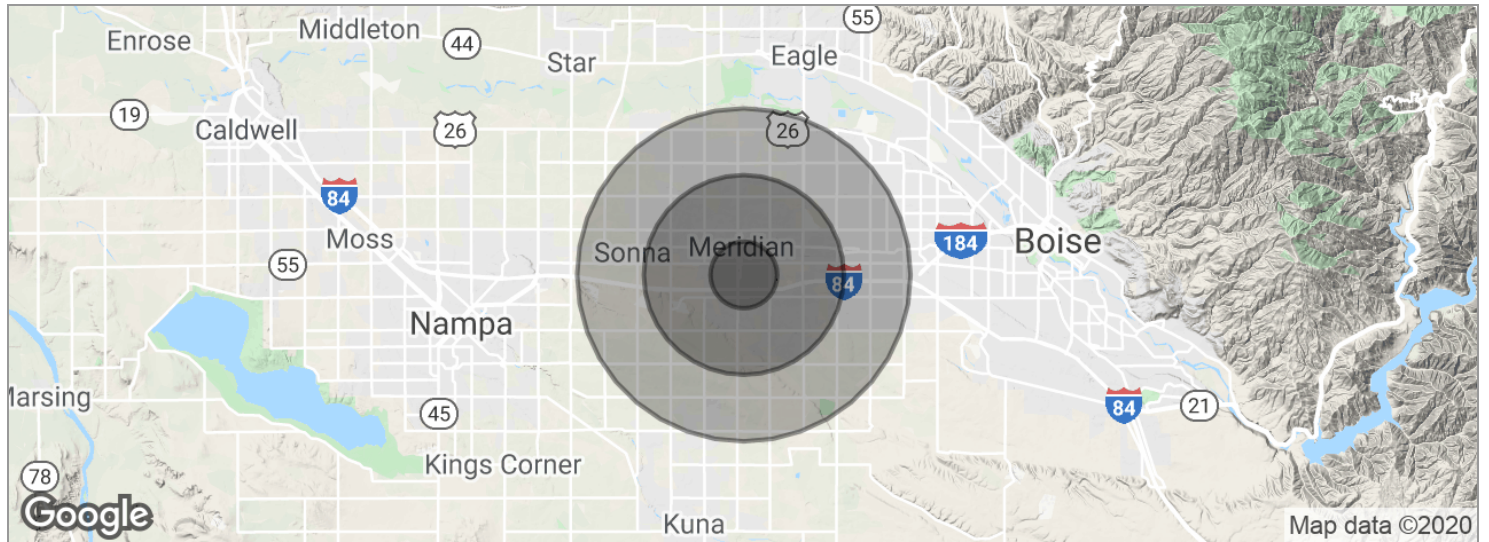
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,879	47,955	117,384
Median age	31.0	32.4	33.4
Median age (male)	31.0	32.1	33.2
Median age (Female)	31.3	33.0	33.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,193	17,203	41,215
# of persons per HH	2.7	2.8	2.8
Average HH income	\$58,297	\$71,821	\$79,391
Average house value	\$201,226	\$231,041	\$241,207

* Demographic data derived from 2010 US Census

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