



FULLY BUILT-OUT OFFICE BUILDING



ARDENE STREET OFFICE SPACES

8781 West Ardene Street
Boise, Idaho 83709

2,450 TO 5,000 SF

PROPERTY HIGHLIGHTS

Available	2,450 to 5,000 SF
Lease Rate	\$21.00/SF
Lease Type	Full Service Excl. Janitorial
Space Status	Built-Out - Can be Combined
Zoning	City-of-Boise L-OD/DA
Built/Remodeled	2005/2014
Lot Size	0.559 Acres
Parking	23 Stalls On-Site
LockBox	No, Please Schedule Tours



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ARDENE STREET OFFICE

8781 West Arden Street, Boise, Idaho 83709

2,450 TO 5,000 SF FOR LEASE



FULLY BUILT-OUT - MOVE-IN READY



LISTING DETAILS

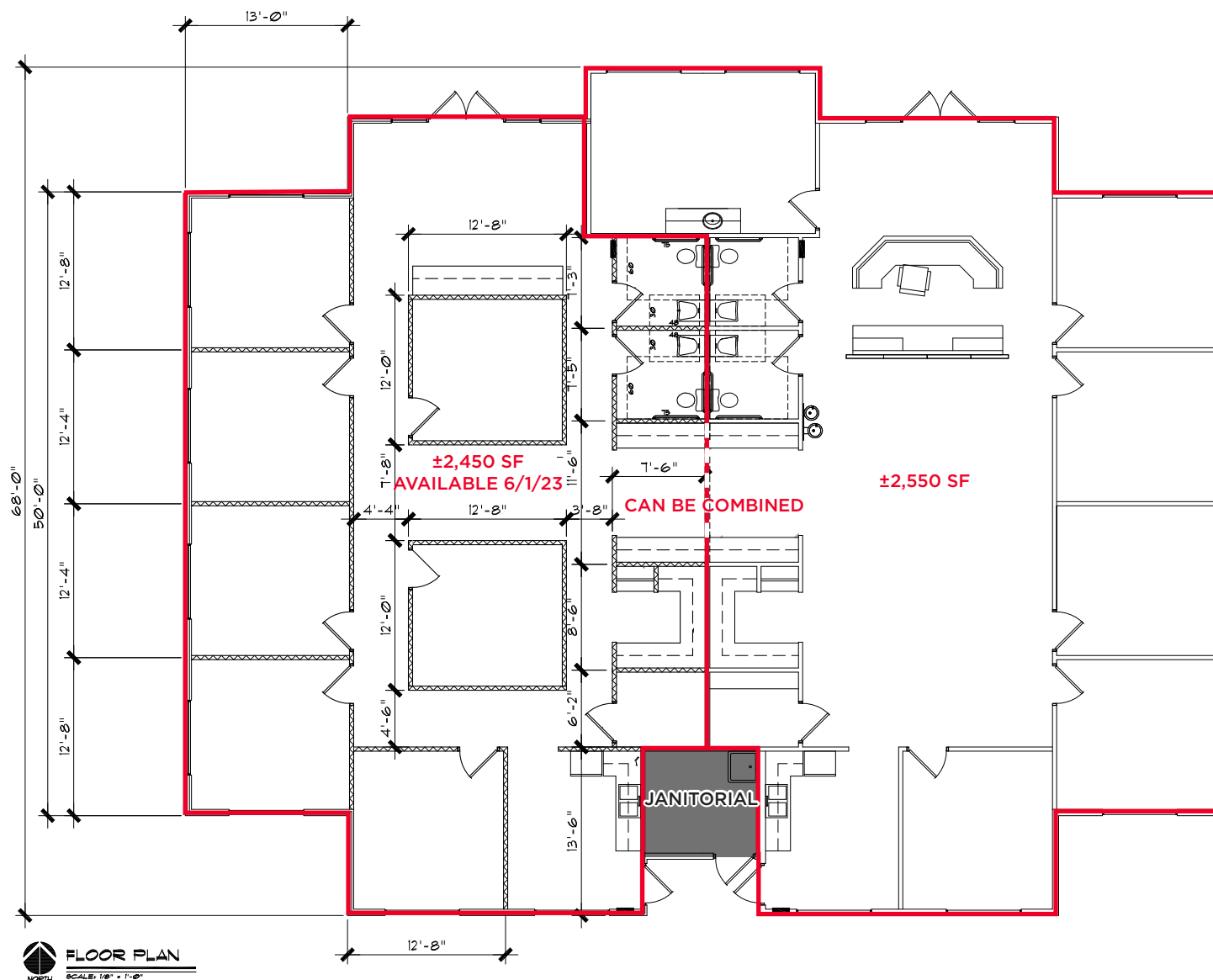
- East side of the building is approximately 2,550 SF and includes conference room, open work areas and private offices along the perimeter
- West side of the building is approximately 2,450 SF and includes private offices throughout
- Both sides include reception areas, IT closets, kitchenettes, restrooms, access to back patio, and building and monument signage spaces
- Quality is above average for a multi-tenant office building, and the condition of the building is above average for its age, some upgrades have been completed
- Located near Overland & Maple Grove in South West Boise, with easy access to Interstate 84 - [Google 360 View](#)



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SPACES CAN BE COMBINED - 5,000 SF TOTAL



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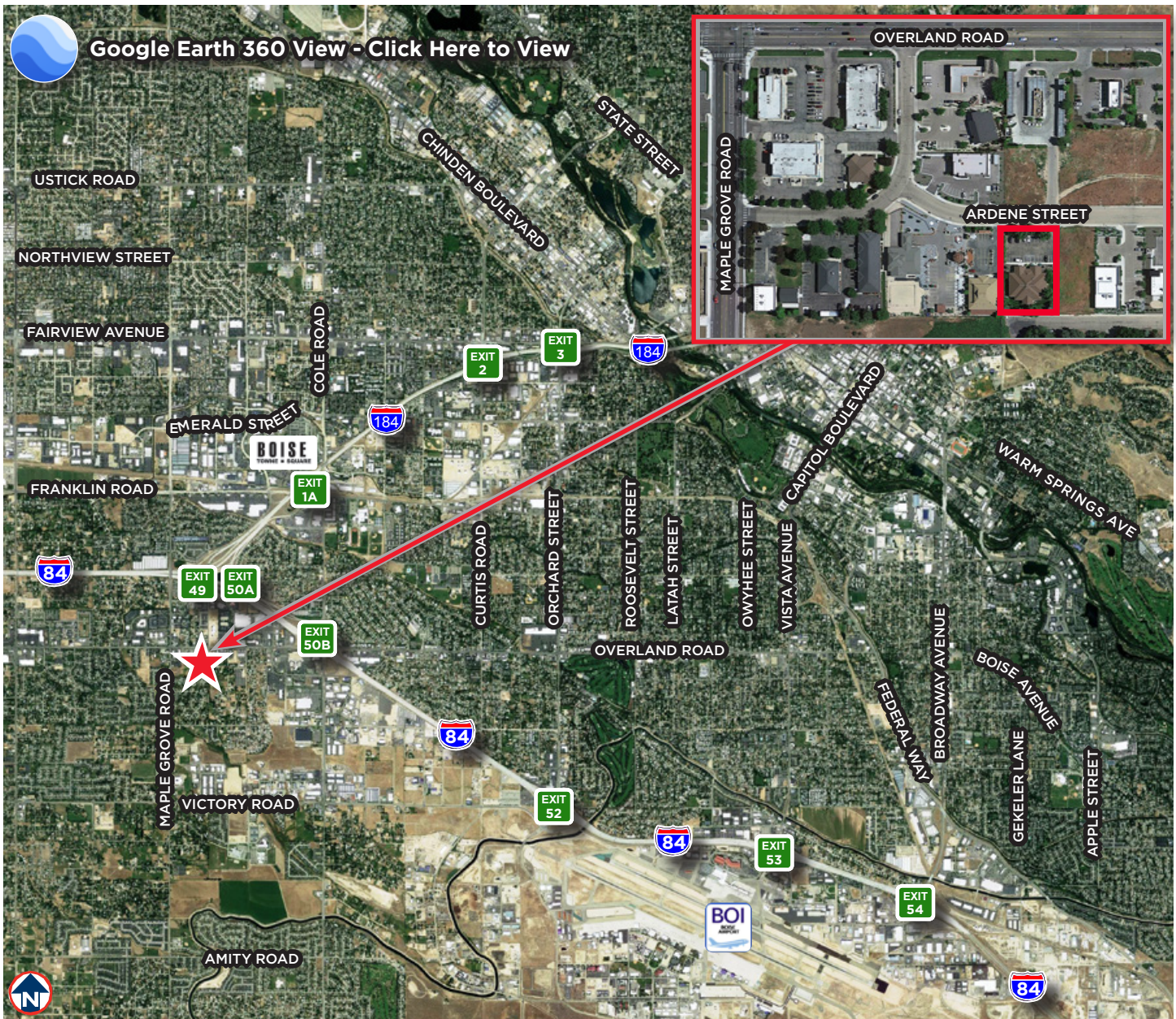
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MINUTES FROM DOWNTOWN AND EASY ACCESS TO INTERSTATE 84



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