



7150 WEST POTOMAC DRIVE

7150 WEST POTOMAC DRIVE, BOISE, ID 83704

OFFICE

FOR SALE AND LEASE



PROPERTY INFORMATION:

Sale Price: **\$612,800**

Available SF: **3,604 SF - furnished office**
904 SF - warehouse/garage

Total SF: **4,508 SF**

Lease Rate: **\$12.00 SF/yr - for office**
\$3.00 SF/yr - for warehouse

Total Monthly NNN Rent: **\$3,830.00**

Lease Type: **NNN**

Lot Size: **0.69 Acres**

Gross Building Size: **4,508 SF**

Building Class: **B**

Zoning: **L-OD**

Parcel #: **R9323610080**

SPACE	SIZE (SF)	LEASE RATE
Office	3,604 SF	\$12.00 SF/YR
Warehouse	904 SF	\$3.00 SF/YR



380 E. Parkcenter Boulevard
Suite 290
Boise, ID 83706
www.icrellc.com
(208) 429.8603 / office / (208) 429-8604 fax

LISTING AGENT:

Guy Levingston, SIOR
guy@icrellc.com
o / 208.286.2262
c / 208.830.4420



7150 WEST POTOMAC DRIVE

7150 WEST POTOMAC DRIVE, BOISE, ID 83704

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Excellent single level office building with attached warehouse/garage situated on approximately .69 landscaped acres including 32 onsite parking spaces. The office has been remodeled and provides a combination of private offices with open workstation areas. Support areas include reception area, large conference room, bathrooms and breakroom to serve a companies operational activities.

The office property is being offered on an **AS IS** basis and is ideally suited for single occupancy. This office property has been home to First Rate Property Management HQ for several years. Due to growth and expansion First Rate Property Management is moving to larger office facilities up on Cole Road thereby providing this lease or purchase opportunity to the public.

LOCATION DESCRIPTION

This single story office property is ideally situated in West Boise adjacent to the east side of the Boise Towne Square Mall. Property access is directly off of the I-84 connector via the Cole Road exit on to Denton Street. Easy access onto Cole Road provides immediate connections to Emerald Street, Fairview Avenue, and Franklin Road. Neighbors include AAA Oregon/Idaho HQ, RealtyOne Residential Real Estate, Candlewood Suites Hotel, Idaho Sleep Health Center and Cougar Mountain Software to name a few. Retail, restaurants, banking services and lodging are within a short walk or drive from this location. Downtown Boise, Southeast Boise, North and West Boise, Meridian, Kuna and Nampa are within short commutes.

Ada County Assessor

This map is a user generated data pulled from an internet mapping site and is for general reference only. Data errors that appear on this map may or may not be accurate, current, or otherwise reliable. This map is NOT TO BE USED FOR ANY OTHER PURPOSES.



OFFICE



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

380 E. Parkcenter Boulevard
Suite 290
Boise, ID 83706

www.icrellc.com

(208) 429.8603 / office / (208) 429-8604 fax

LISTING AGENT:

Guy Livingston, SIOR

guy@icrellc.com

o / 208.286.2262

c / 208.830.4420



7150 WEST POTOMAC DRIVE

7150 WEST POTOMAC DRIVE, BOISE, ID 83704

ADDITIONAL PHOTOS



7150 W. Potomac Dr.

OFFICE



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

380 E. Parkcenter Boulevard
Suite 290
Boise, ID 83706
www.icrell.com
(208) 429.8603 / office / (208) 429-8604 fax

LISTING AGENT:

Guy Livingston, SIOR
guy@icrell.com
o / 208.286.2262
c / 208.830.4420



7150 WEST POTOMAC DRIVE

7150 WEST POTOMAC DRIVE, BOISE, ID 83704

ADDITIONAL PHOTOS



OFFICE



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

380 E. Parkcenter Boulevard
Suite 290
Boise, ID 83706
www.icrellc.com
(208) 429.8603 / office / (208) 429-8604 fax

LISTING AGENT:

Guy Livingston, SIOR
guy@icrellc.com
o / 208.286.2262
c / 208.830.4420



7150 WEST POTOMAC DRIVE

7150 WEST POTOMAC DRIVE, BOISE, ID 83704

INTERIOR PHOTOS



OFFICE



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

380 E. Parkcenter Boulevard
Suite 290
Boise, ID 83706
www.icrellc.com
(208) 429.8603 / office / (208) 429-8604 fax

LISTING AGENT:

Guy Livingston, SIOR

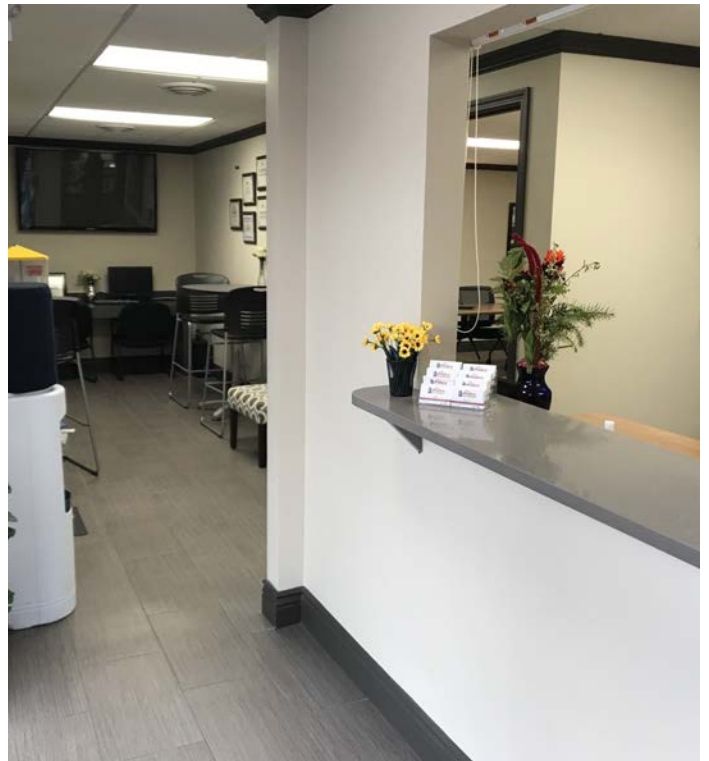
guy@icrellc.com
o / 208.286.2262
c / 208.830.4420



7150 WEST POTOMAC DRIVE

7150 WEST POTOMAC DRIVE, BOISE, ID 83704

INTERIOR PHOTOS



OFFICE



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

380 E. Parkcenter Boulevard
Suite 290
Boise, ID 83706
www.icrellc.com
(208) 429.8603 / office / (208) 429-8604 fax

LISTING AGENT:

Guy Livingston, SIOR

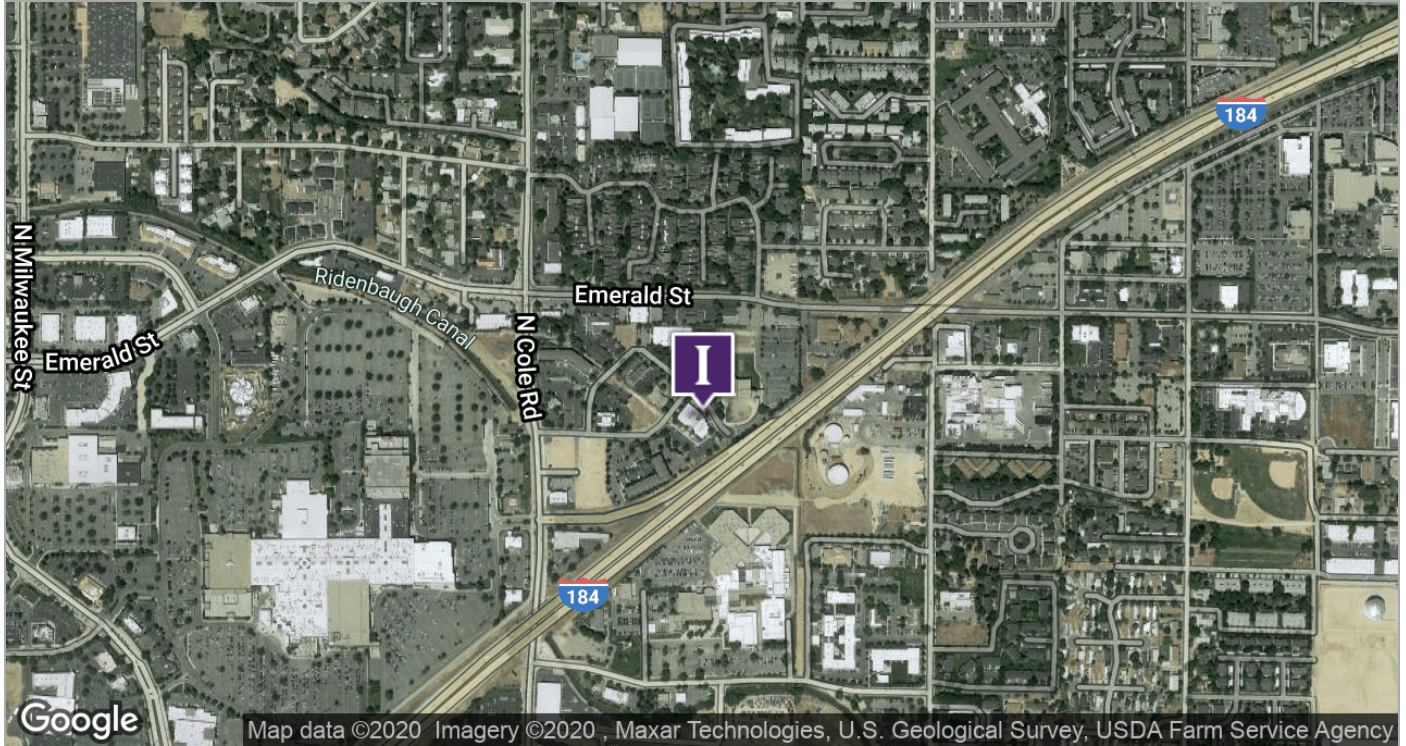
guy@icrellc.com
o / 208.286.2262
c / 208.830.4420



7150 WEST POTOMAC DRIVE

7150 WEST POTOMAC DRIVE, BOISE, ID 83704

LOCATION MAPS



Map data ©2020 Imagery ©2020, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



Map data ©2020

OFFICE



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

380 E. Parkcenter Boulevard
Suite 290
Boise, ID 83706
www.icrellc.com
(208) 429.8603 / office / (208) 429-8604 fax

LISTING AGENT:

Guy Livingston, SIOR
guy@icrellc.com
o / 208.286.2262
c / 208.830.4420