

6305 W. Overland Rd., Boise, ID 83709



OFFERING SUMMARY

AVAILABLE SF:	3,311 sq. ft.
LEASE RATE:	\$12.00 SF/yr (NNN)
LOT SIZE:	0.47 Acres
YEAR BUILT:	2003
BUILDING SIZE:	7,072 SF
ZONING:	C-2D

PROPERTY OVERVIEW

The available suite is 3,311 sq. ft. consisting of 7 offices, breakroom, 2 conference rooms, vaulted ceilings and two (2) restrooms. Please note the available space is the darkened space on the floor plan. A nearby park is located within walking distance. This building is near the Cole and Overland Rd. intersection with I-84 access. It is also near Costco, the Post Office, the Boise Town Square Mall, restaurants, entertainment, grocery stores, and much more. A five year lease for 3,761 sf. ft. has been signed by the Idaho Commission of Aging. Please call Tricia Callies (208) 412-4771 for more information.

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

TRICIA CALLIES
Director, CCIM, CPM
O: 208.412.4771
C: 208.412.4771
callies@mindspring.com

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.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

6305 W. Overland Rd., Boise, ID 83709

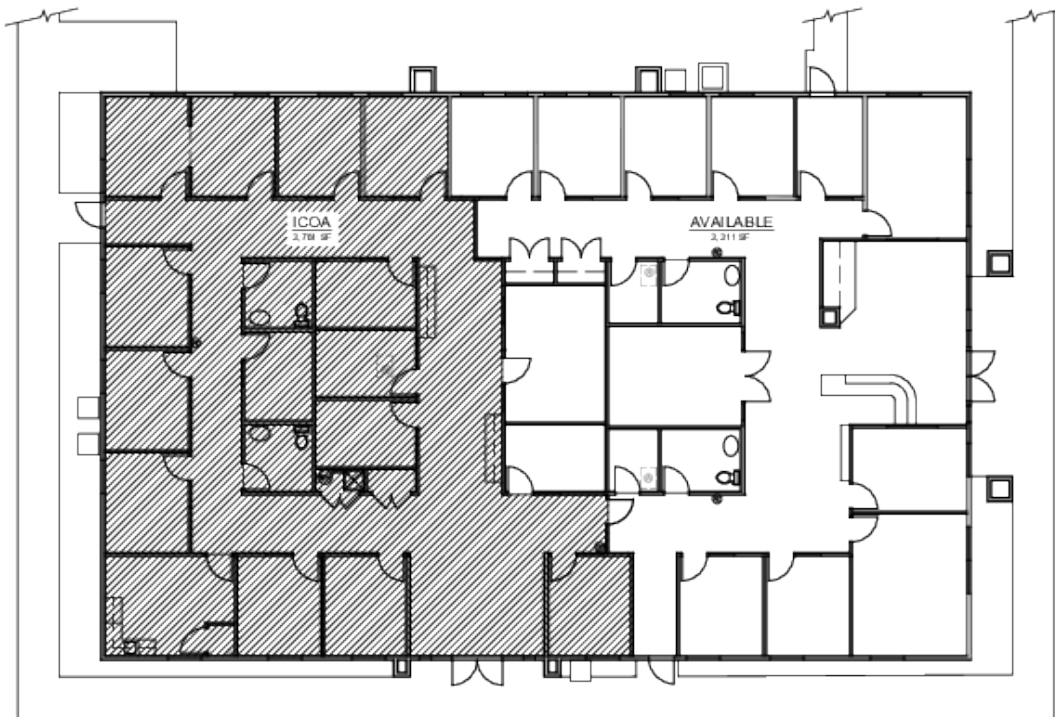


KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

TRICIA CALLIES
Director, CCIM, CPM
O: 208.412.4771
C: 208.412.4771
callies@mindspring.com

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.

Each Office Independently Owned and Operated kwcommercial.com



PRM BUILDING- AVAILABLE TENANT SPACE

02/05/2020

SCALE: 1/16" = 1'-0"



KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

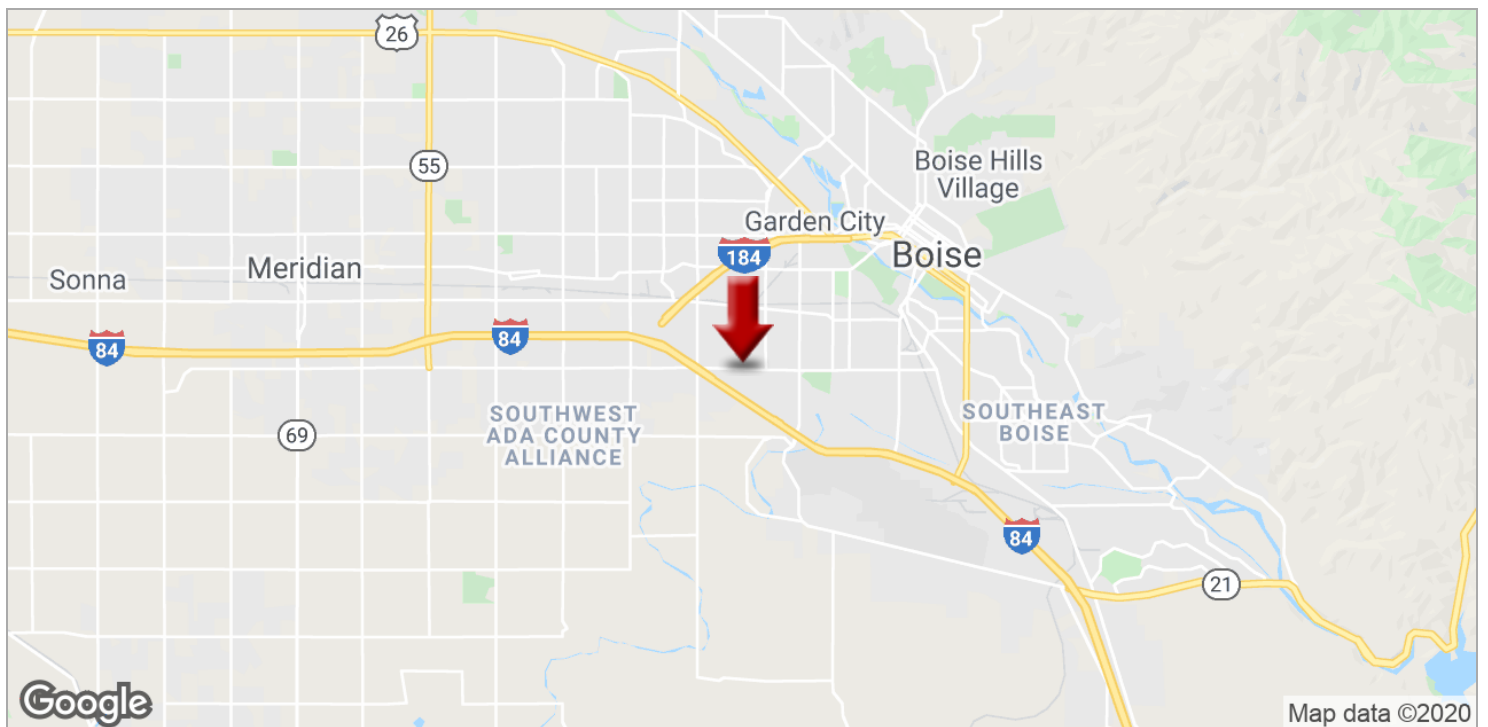
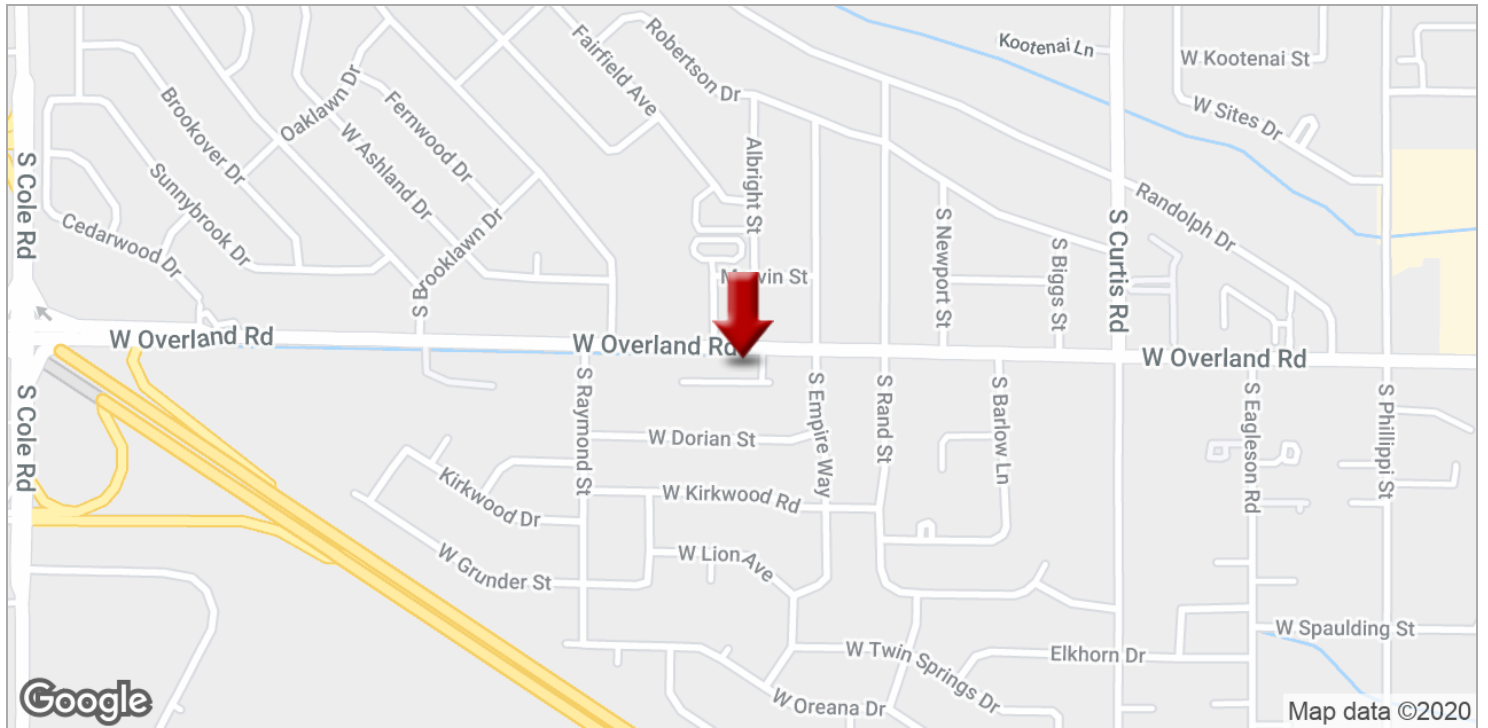
TRICIA CALLIES
Director, CCIM, CPM
O: 208.412.4771
C: 208.412.4771
callies@mindspring.com

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.

Each Office Independently Owned and Operated kwcommercial.com



6305 W. Overland Rd., Boise, ID 83709

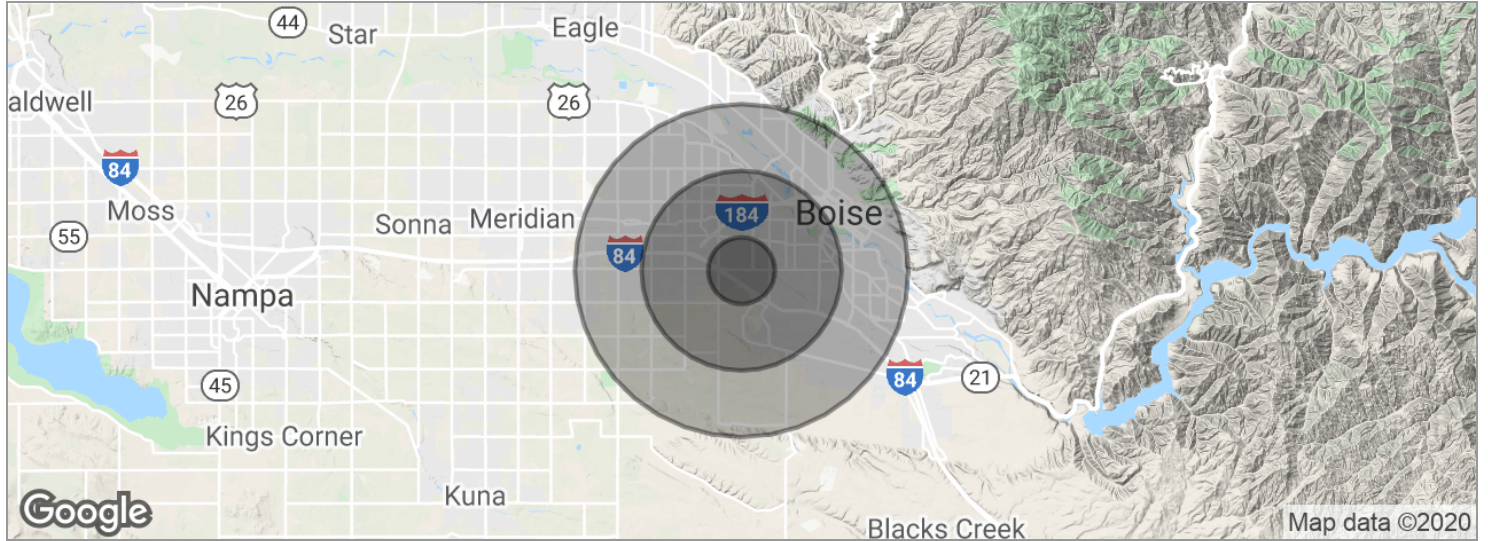


KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

TRICIA CALLIES
Director, CCIM, CPM
O: 208.412.4771
C: 208.412.4771
callies@mindspring.com

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.

6305 W. Overland Rd., Boise, ID 83709



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,771	77,952	204,629
Median age	34.7	33.6	34.2
Median age (male)	32.3	32.5	33.5
Median age (Female)	37.7	35.1	35.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,047	33,027	85,953
# of persons per HH	2.4	2.4	2.4
Average HH income	\$48,553	\$50,618	\$56,239
Average house value	\$171,816	\$182,353	\$210,158

* Demographic data derived from 2010 US Census

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

TRICIA CALLIES
Director, CCIM, CPM
O: 208.412.4771
C: 208.412.4771
callies@mindspring.com

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.

Confidentiality & Disclaimer

BOISE, ID

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Boise in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

TRICIA CALLIES
Director, CCIM, CPM
O: 208.412.4771
C: 208.412.4771
callies@mindspring.com

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.