

OFFICE FOR LEASE 246 SENECA SPRINGS WAY

Star, ID 83669



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

SPACE:	Suite 101
LEASE RATE:	\$1.10 SF/Mo
LEASE TYPE:	NNN
NNN ESTIMATED:	\$0.22 SF/Mo
AVAILABLE SF:	1,500

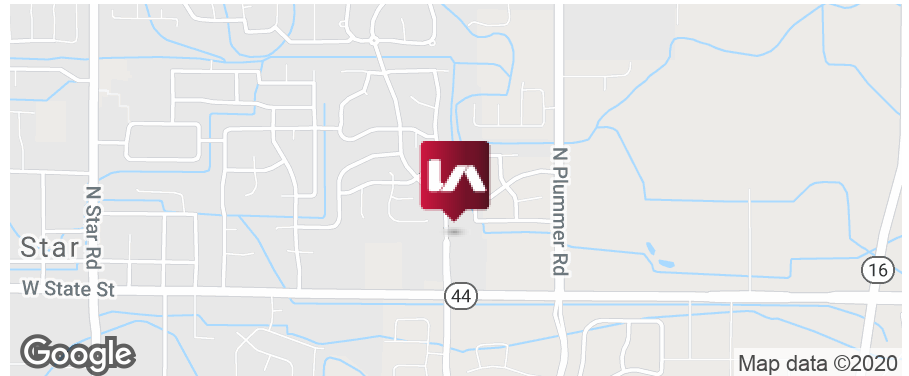
PROPERTY INFORMATION

COUNTY:	Ada
MARKET:	Star
PARCEL:	R7532410050

BUILDING DATA

TOTAL BUILDING SF:	4,500 SF
YEAR BUILT:	2019
ZONING:	MU

SHOWING INSTRUCTIONS: Lock-box on door



PROPERTY OVERVIEW

Lee & Associates is pleased to present this 1,500 SF flex space for lease. Located near downtown Star, this newly built flex space features a great location for a variety of businesses including: real estate, property management, small business, contractor.

PROPERTY HIGHLIGHTS

- Available Immediately
- Office space is already built out
- 630 SF of Warehouse/870 SF of Office Space

Chase Erkins | Principal
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C 208.789.4900

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No liability of any kind is to be imposed on the broker herein.

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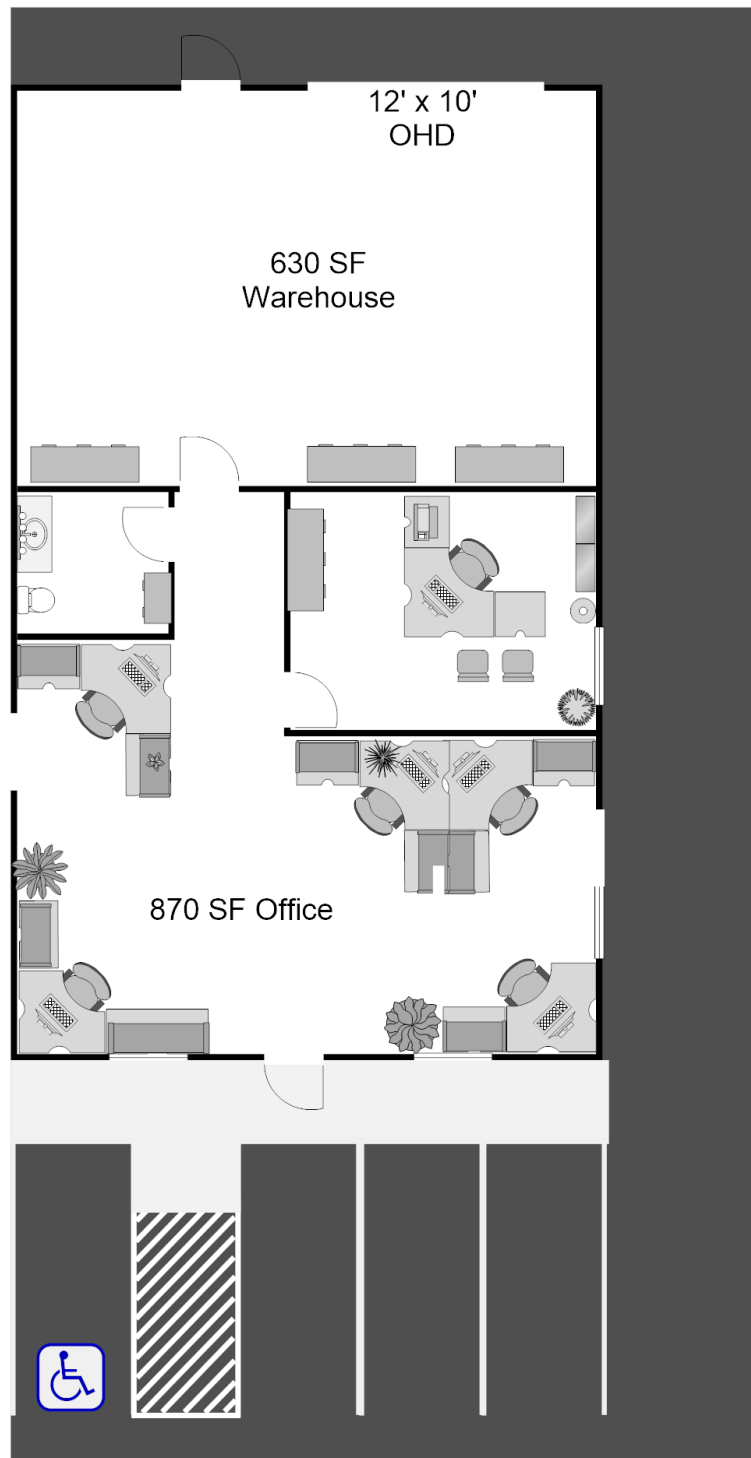
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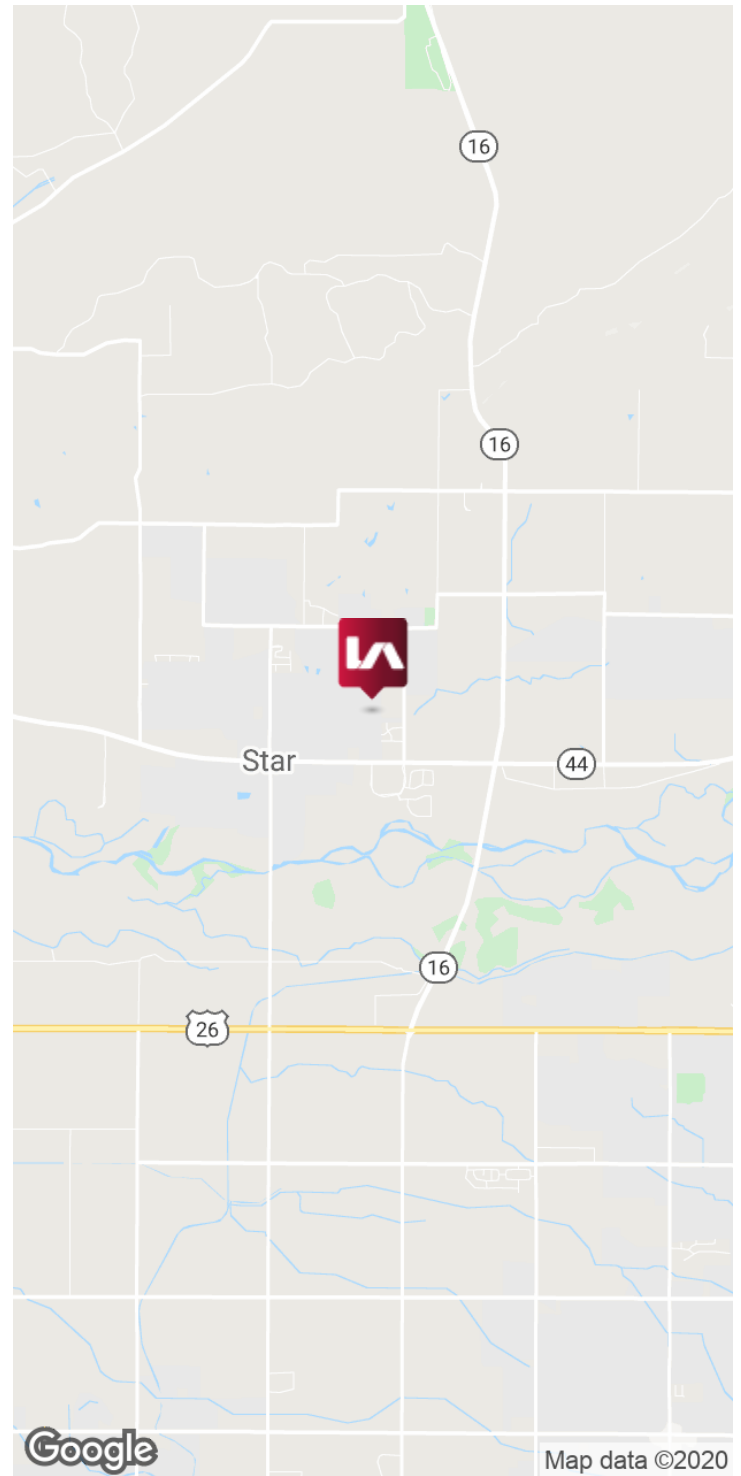
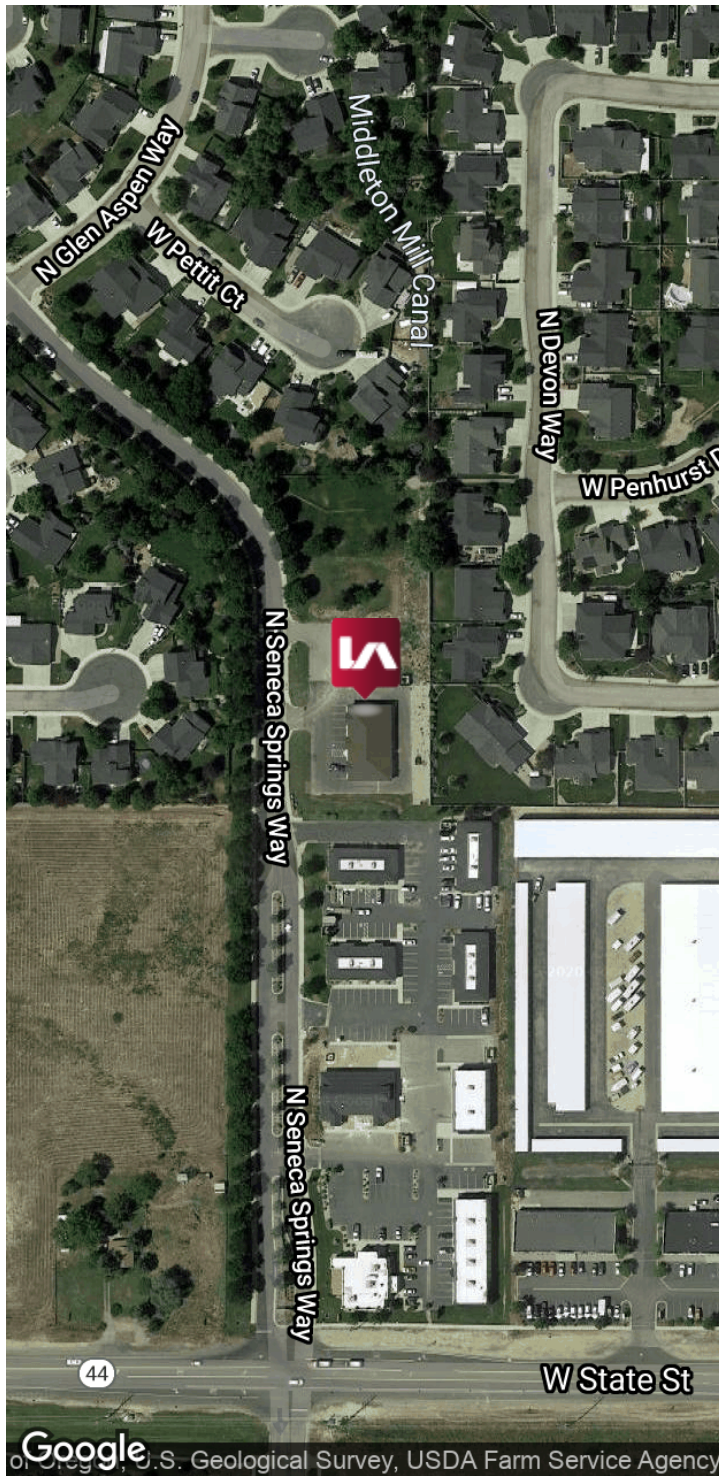
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The City of Star is located just west of Eagle and northwest of Meridian, it is perfectly placed near the heart of the Treasure Valley just 16 miles from Boise. It is the fastest growing city located within the Boise Metro Area (BMA) of Southwest Idaho, with an 51.4% increase in population since 2010. Home appreciation has risen 10.98% in the last ten years and future job growth is expected to be 50.76%.

Meridian and the Boise Valley are home to some of the region's top employers such as Micron Technology, JR Simplot, Blue Cross of Idaho, Hewlett Packard and Bodybuilding.com. Forbes consistently ranks the Boise Metro Area as one of the top places in the country to do business, high quality of life, raising a family, entertainment and recreation.

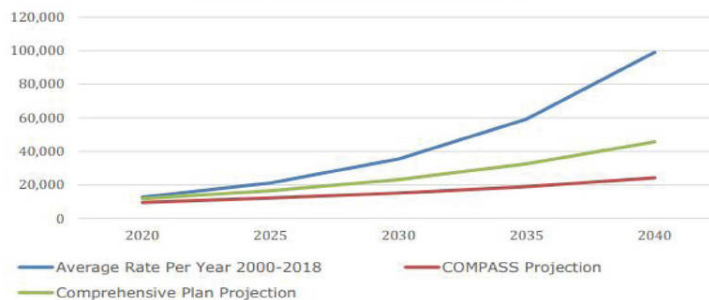
Being just next door to a variety of oppourtunities with the space and feel of a small town makes this the perfect location growth and deveopment.

MARKET HIGHLIGHTS | STAR SUBMARKET

- Located 15 minutes from Interstate-84
- 51.4% increase in population since 2010
- Median income of \$58,905.
- Unemployment rate extremely low at 2.4% (U.S. avg. is 3.9%)
- Star jobs have increased by 3.55% - Future job growth 50.76%
- Home appreciation the last 10 years has been 10.98%
- Star is ranked A+ by Livibilty on Crime
- #11 Most secure large city in the U.S.
- The air quality in Star is 28% better than the national average



POPULATION PROJECTIONS



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