

# FOR LEASE OFFICE/WAREHOUSE SPACE NEAR AIRPORT

1834 West Airport Way, Boise, ID 83705



## PROPERTY SUMMARY

|                                 |                                 |
|---------------------------------|---------------------------------|
| Suite 1834:                     | 2,100 SF                        |
| Lease Rate:                     | \$0.65 SF/Month                 |
| Lease Type:                     | NNN (Est. \$0.15 SF/Month)      |
| Available:                      | Immediately                     |
| Fenced And<br>Gated Yard Space: | +/- 7,110 SF<br>\$0.05 SF/Month |
| Building Size:                  | 11,940 SF                       |
| Zoning:                         | C-3D                            |
| Showing Instructions:           | Lockbox                         |



## PROPERTY HIGHLIGHTS

- Private office and bathroom with potential showroom
- Hardwood and carpet flooring throughout office
- Rare 14' x 16' loading door
- 18' clearance height
- Full sprinkler system

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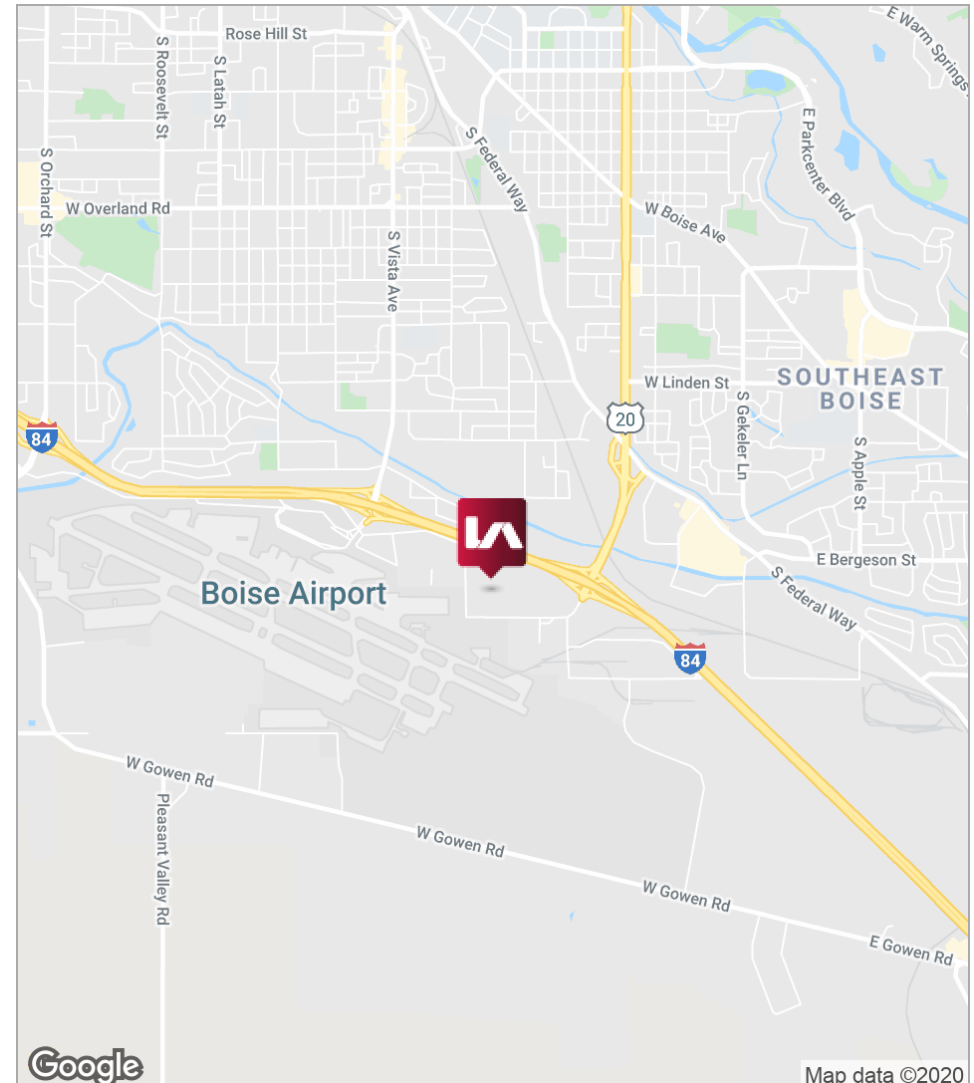
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



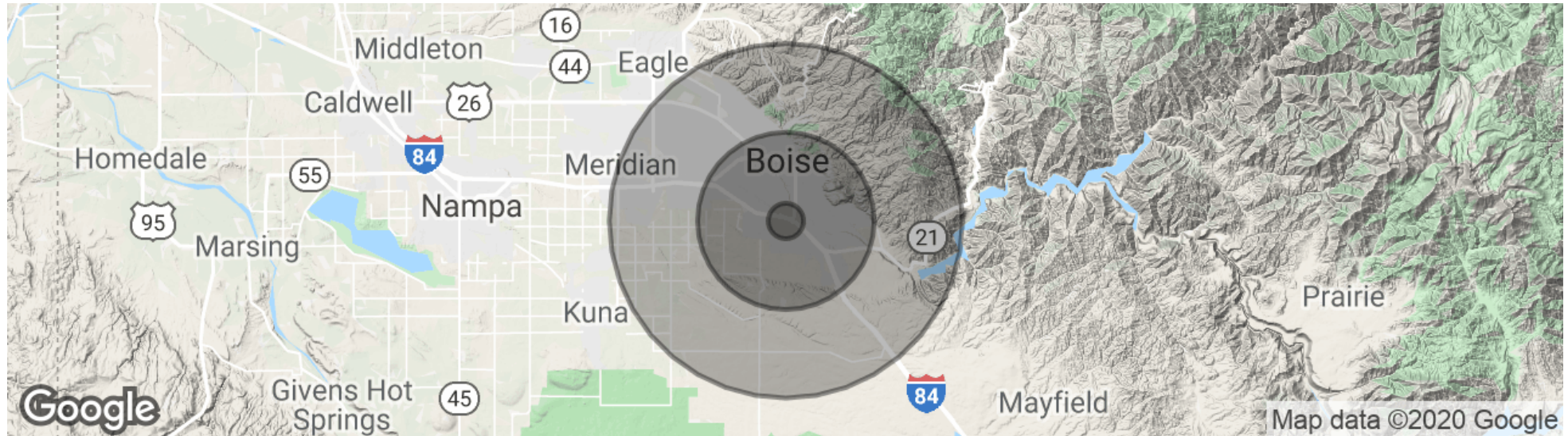
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## POPULATION

|                     | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population    | 4,077  | 128,124 | 311,012  |
| Median age          | 35.5   | 34.4    | 35.4     |
| Median age (Male)   | 33.5   | 33.5    | 34.6     |
| Median age (Female) | 36.5   | 35.3    | 36.1     |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 1,769     | 57,285    | 129,086   |
| # of persons per HH | 2.3       | 2.2       | 2.4       |
| Average HH income   | \$59,463  | \$61,740  | \$65,395  |
| Average house value | \$188,309 | \$248,241 | \$236,641 |

\* Demographic data derived from 2010 US Census

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