

OFFICE/FLEX SPACE OPPORTUNITY INDUSTRIAL FOR LEASE

10 N Liberty St, Boise, ID 83704



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



OFFERING SUMMARY

Suite:	110
Price:	\$.65 SF/Mo (NNN)
NNN Est. Cost	\$.20 SF
Lease Term:	Negotiable
Space Size:	1,680 SF
Zoning:	M-1D
Parking Spaces	78
Land Acres	1.50
Available Date:	Immediately
Showing Instructions:	Contact Agent

PROPERTY OVERVIEW

Lee & Associates Idaho is pleased to present 10 N. Liberty Street for lease. The building is located on Franklin Road east of Franklin & 184. This area has numerous retail businesses including, the Boise Towne Square Mall to the west and heavy residential to the south. Easy access to 184 and Downtown Boise.



Matt Mahoney | Managing Principal
mattm@leeidaho.com
C 208.340.9780

Austin Hopkins | Associate
austinh@leeidaho.com
C 208.995.5944

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.

INTERIOR PHOTOGRAPHS OFFICE/RETAIL OPPORTUNITY

10 N Liberty St, Boise, ID 83704



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



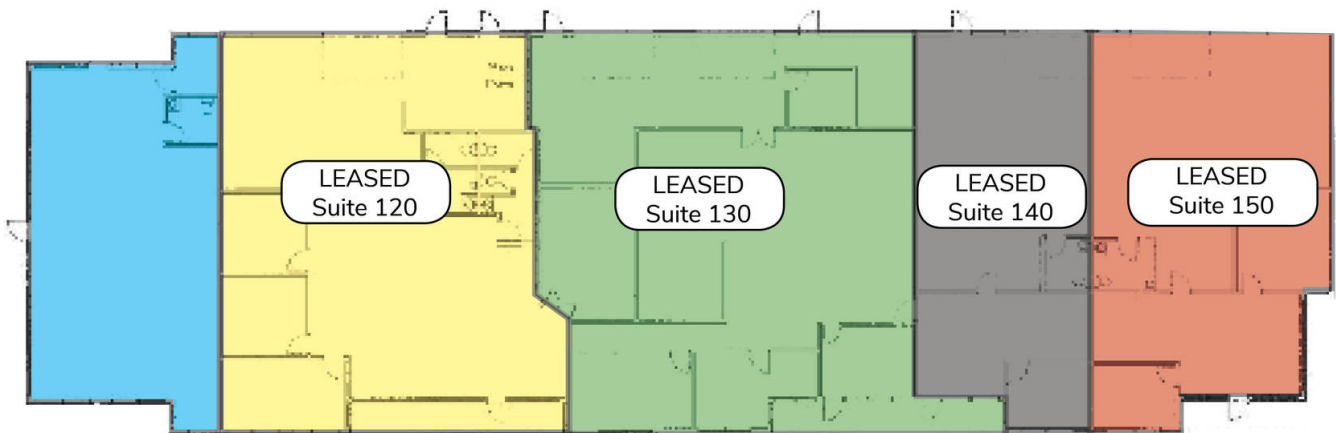
Matt Mahoney | Managing Principal
mattm@leeidaho.com
C 208.340.9780

Austin Hopkins | Associate
austinh@leeidaho.com
C 208.995.5944

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.

FLOOR PLAN INDUSTRIAL FOR LEASE

10 N Liberty St, Boise, ID 83704



Suite 110	Suite 120	Suite 130	Suite 140	Suite 150
1,680 SF	2,340 SF	4,025 SF	1,590 SF	2,220 SF
\$.65 SF/Mo (NNN)	Not Available	Not Available	Not Available	Not Available
\$.20 Est. NNN	Not Available	Not Available	Not Available	Not Available

Matt Mahoney | Managing Principal
mattm@leeidaho.com
C 208.340.9780

Austin Hopkins | Associate
austinh@leeidaho.com
C 208.995.5944

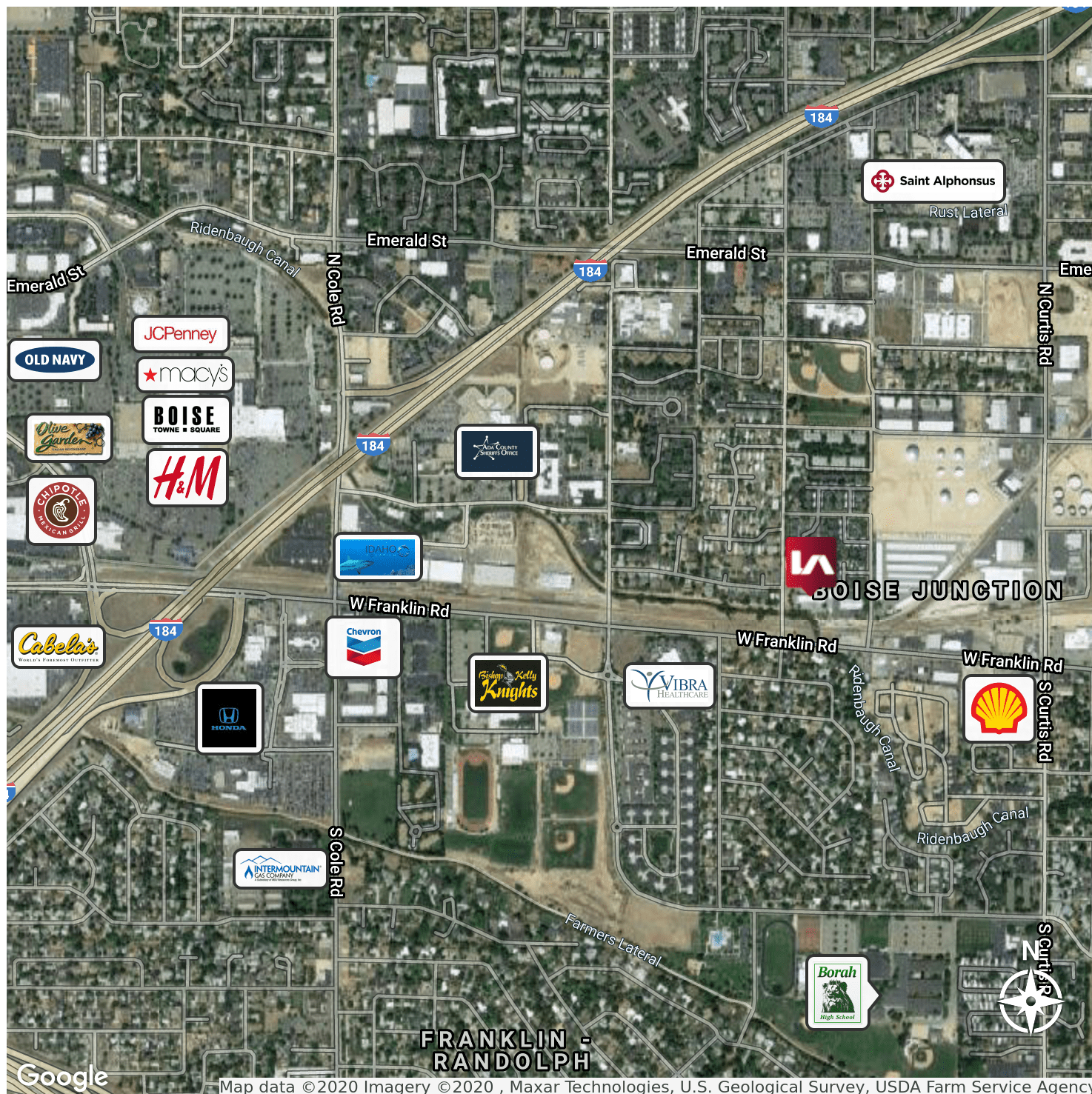
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

RETAIL MAP INDUSTRIAL FOR LEASE

10 N Liberty St, Boise, ID 83704



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



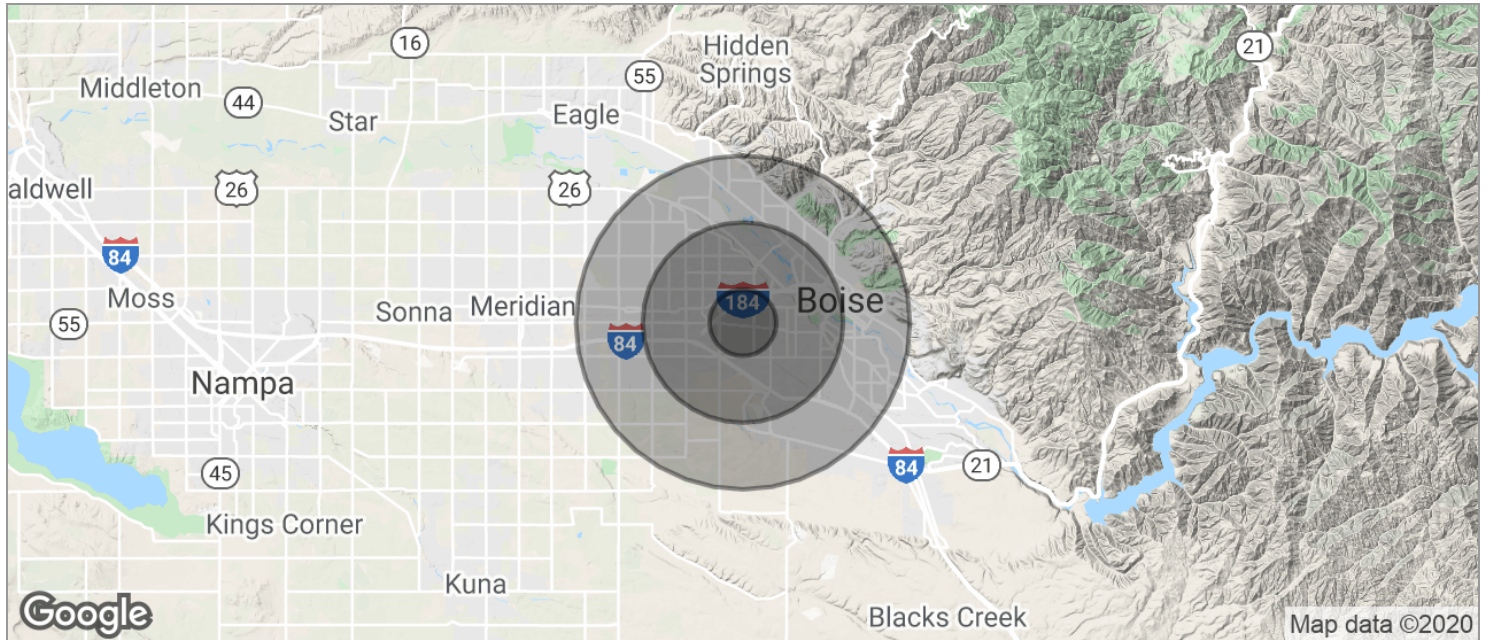
Matt Mahoney | Managing Principal
mattm@leeidaho.com
C 208.340.9780

Austin Hopkins | Associate
austinh@leeidaho.com
C 208.995.5944

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.

DEMOGRAPHICS INDUSTRIAL FOR LEASE

10 N Liberty St, Boise, ID 83704



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	12,489	89,718	217,634
MEDIAN AGE	30.4	34.0	34.8
MEDIAN AGE (MALE)	29.2	33.0	34.0
MEDIAN AGE (FEMALE)	32.1	35.1	35.6
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	5,113	38,661	92,213
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$41,449	\$50,056	\$57,224
AVERAGE HOUSE VALUE	\$174,768	\$171,851	\$212,929

* Demographic data derived from 2010 US Census

Matt Mahoney | Managing Principal
mattm@leeidaho.com
C 208.340.9780

Austin Hopkins | Associate
austinh@leeidaho.com
C 208.995.5944

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.

TREASURE VALLEY INFORMATION INDUSTRIAL FOR LEASE

10 N Liberty St, Boise, ID 83704



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

TREASURE VALLEY STATISTICS

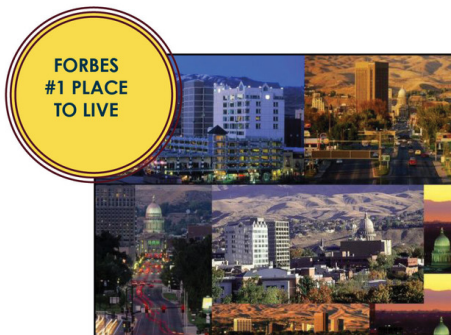
EMPLOYMENT AND ECONOMIC STRENGTH

SINCE 2006, THE ADA COUNTY LABOR FORCE HAS GROWN BY OVER 31,000, WITH 3.4% GROWTH BETWEEN 2015 AND 2016 ALONE. IN THE PAST DECADE, ADA COUNTY HAS INCREASED THE NUMBER OF JOBS BY ALMOST 19,000, AN IMPRESSIVE FIGURE CONSIDERING THIS TIME FRAME INCLUDED THE WORST RECESSION IN RECENT HISTORY.

ADA COUNTY HAS MORE JOBS THAN ITS LABOR FORCE CAN SUPPORT, REQUIRING COMMUTERS FROM NEIGHBORING COUNTIES TO FILL THEM. IDAHO IS VOTED THE 6TH MOST INVENTIVE STATE IN THE COUNTRY, AND 1ST IN PATENTS PER CAPITA (COMMERCE.IDAHO.GOV).

IDAHO'S ECONOMY IS ONE OF THE STRONGEST IN THE NATION, THANKS TO A COMBINATION OF LOW TAXES, A BALANCED STATE BUDGET, AND A COMMON SENSE REGULATORY ENVIRONMENT. IDAHO BOASTS THE 2ND LOWEST PROPERTY TAX IN THE COUNTRY, 6TH BEST ECONOMIC OUTLOOK.

NOT ONLY IS IDAHO THE 3RD HIGHEST FOR PROJECTED JOB GROWTH RATE AND THE MOST IMPROVED STATE FOR BUSINESS, IT WAS ALSO VOTED THE MOST FRIENDLY STATE FOR SMALL BUSINESS. IDAHO STANDS BESIDE BUSINESS RATHER THAN STANDING IN THE WAY. WWW.COMMERCE.IDAHO.GOV



KEY MARKET ACCESS

IDAHO'S EASY ACCESS TO KEY MARKETS THROUGHOUT THE UNITED STATES AND BEYOND IS A MAJOR FACTOR IN BUSINESSES DECISION TO LOCATE HERE. WITH 5 INTERSTATES, 20 US HIGHWAYS, 30 STATE HIGHWAYS 7 COMMERCIAL AIRPORTS AND OVER 1,500 MILES OF RAIL, IDAHO HAS A STABLE TRANSPORT SYSTEM TO SUPPORT ANY SHIPPING NEEDS.

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. WWW.COMMERCE.IDAHO.GOV

Matt Mahoney | Managing Principal
mattm@leeidaho.com
C 208.340.9780

Austin Hopkins | Associate
austinh@leeidaho.com
C 208.995.5944

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.