

OFFICE FOR LEASE

ORCHARD STREET PLAZA

355 N Orchard St, Boise, ID 83706

PROPERTY SUMMARY

Building Size:	11,612 SF
Lot Size:	0.72 Acres
Space Available:	5,490 SF Multiple Suites Available
Lease Term:	Negotiable
Lease Rate:	\$10.00 - \$11.00 SF/yr
Lease Type:	Full Service Excluding Janitorial
Parking:	50 Surface Spaces
Zoning:	C-2
Parcel ID:	R7777813462
Available Date:	Immediately
Showing Instructions:	Contact Agent



PROPERTY HIGHLIGHTS

- Centrally located on Morris Hill & Orchard
- Just minutes from Downtown Boise, shopping and residential neighborhoods
- 1 mile from I-84 access
- Excellent visibility with ample parking for tenants and guests
- Free shared conference center and break room

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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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Lease Rate: \$10.00 - 11.00 SF/YR (FULL SERVICE)

Total Space 5,490 SF

Lease Type: Full Service

Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 101	Office Building	\$11.00 SF/YR	Full Service	1,915 SF	Negotiable
Suite 107	Office Building	\$11.00 SF/YR	Full Service	2,217 SF	Negotiable
Suite 200	Office Building	\$10.00 SF/YR	Full Service	668 SF	Negotiable
Suite 208	Office Building	\$10.00 SF/YR	Full Service	690 SF	Negotiable

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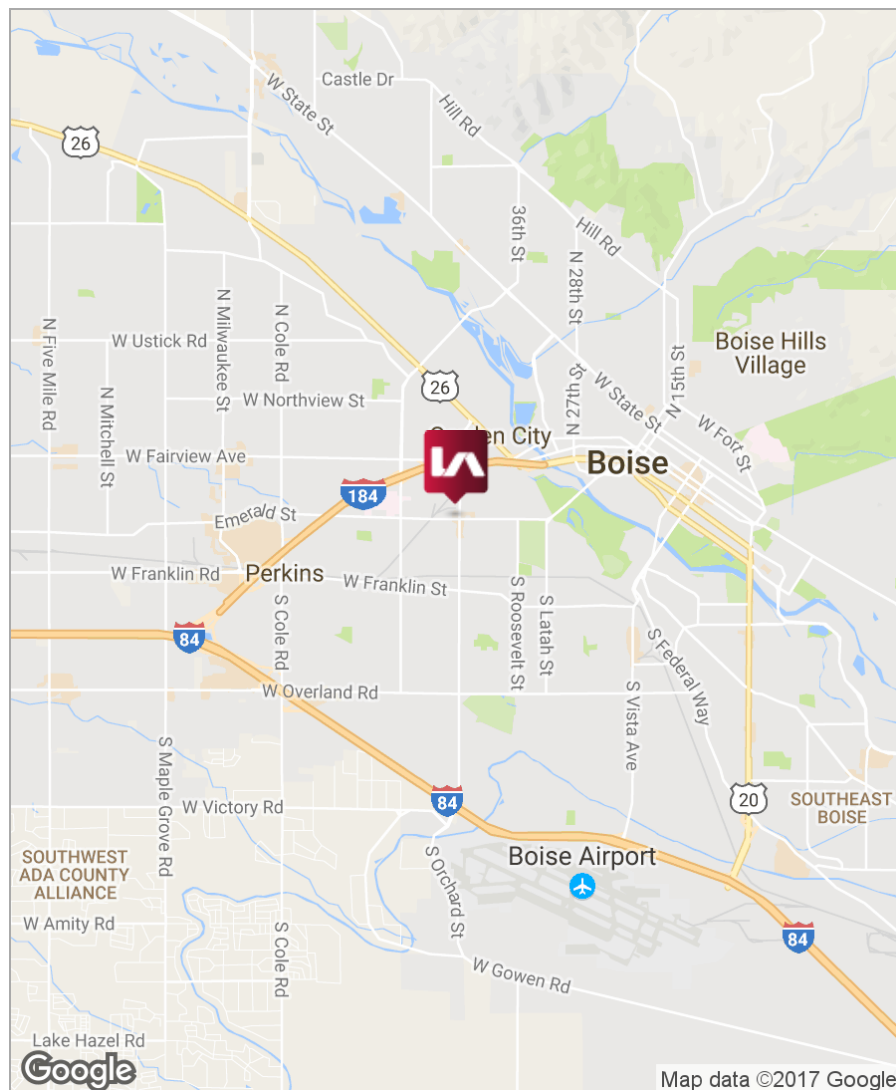
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,725	99,123	202,227
MEDIAN AGE	31.7	33.2	34.9
MEDIAN AGE (MALE)	29.8	32.6	34.0
MEDIAN AGE (FEMALE)	34.7	34.1	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,866	44,079	88,241
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$41,955	\$49,692	\$57,469
AVERAGE HOUSE VALUE	\$173,114	\$192,027	\$217,783

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