

INDUSTRIAL SPACE FOR LEASE 1851 S. CENTURY WAY

Boise, ID 83709



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

LEASE RATE: \$0.90 SF/month (NNN)

PROPERTY INFORMATION

COUNTY: Ada

BUILDING DATA

TOTAL BLDG. SF: 17,265 SF

YEAR BUILT: 1978

ZONING: I-1

LISTING DATA

1ST LVL. OFFICE: 1,305 SF

2ND LVL. OFFICE: 1,280 SF

WAREHOUSE: 1,345 SF

TOTAL: 3,930 SF

PROPERTY OVERVIEW

Lee and Associates is pleased to present this prime flex space, conveniently located just off I-84 at the Cole Road exit. The easy access to the roll-up door and warehouse, combined with an efficient office layout, offers an excellent opportunity for a variety of tenants.

PROPERTY HIGHLIGHTS

- 20' Clear height
- Freeway visibility
- Abundance of on-site parking

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Austin Hopkins | Principal
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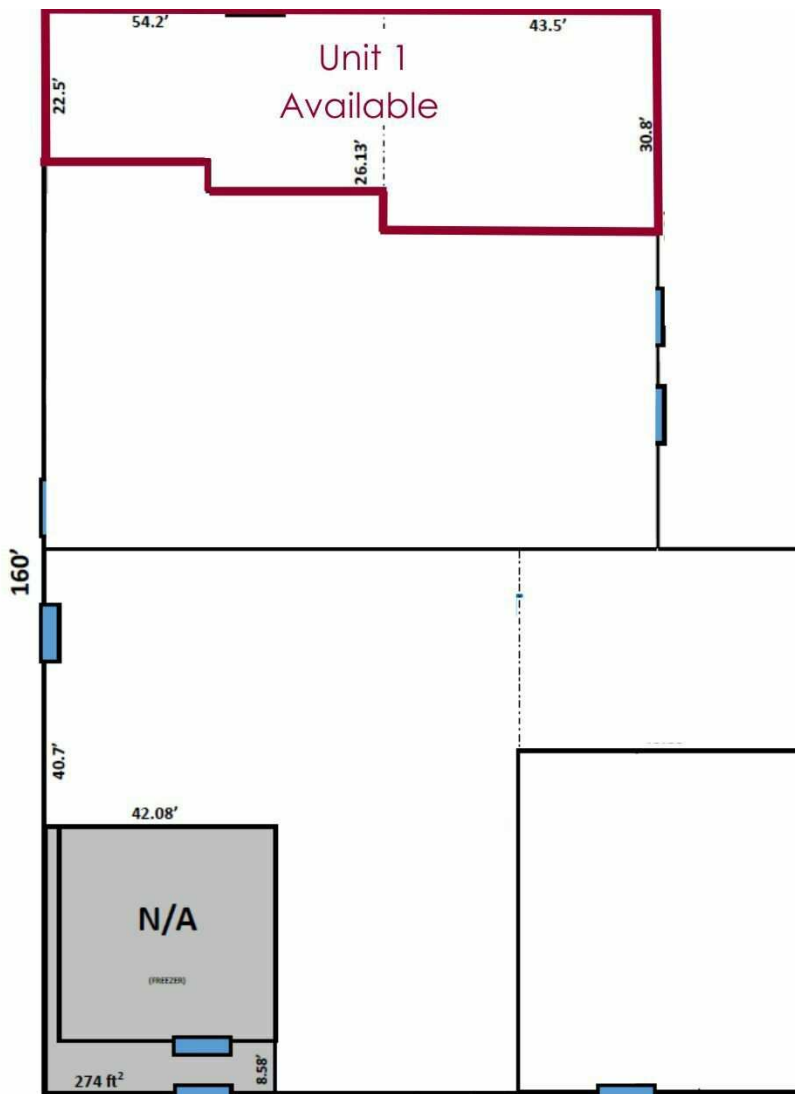
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No liability of any kind is to be imposed on the broker herein.

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1851 S. Century Way	3,930 SF	NNN	\$0.90 SF/month

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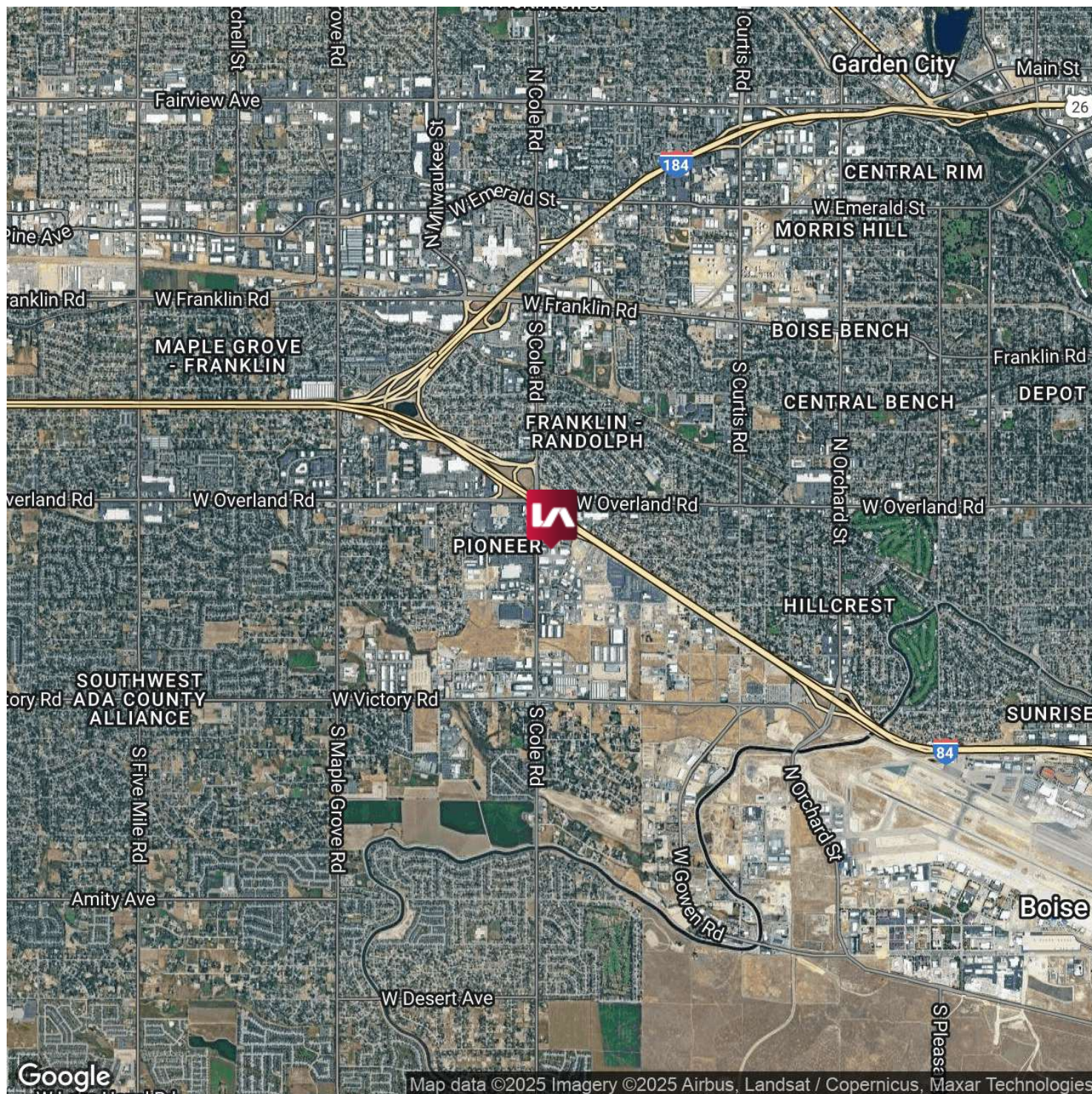
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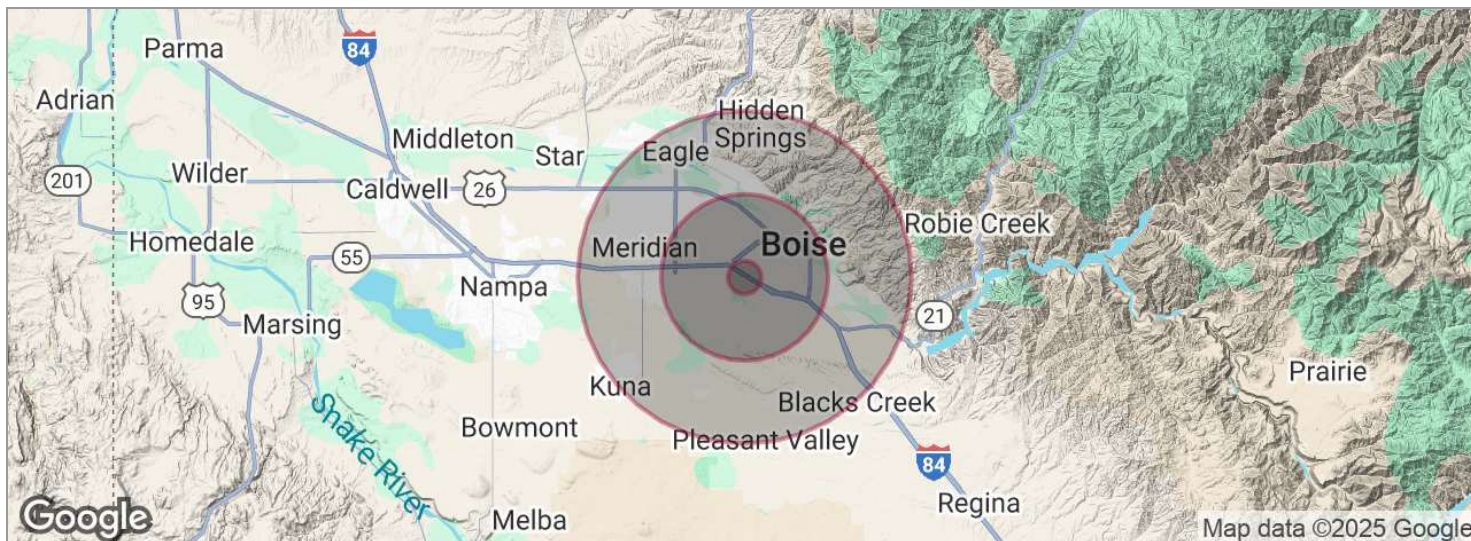
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	7,858	190,971	414,534
Median age	36.3	34.2	35.2
Median age (Male)	33.2	33.6	34.6
Median age (Female)	39.6	34.9	35.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	3,058	77,933	166,115
# of persons per HH	2.6	2.5	2.5
Average HH income	\$54,136	\$56,910	\$68,819
Average house value	\$174,420	\$202,413	\$238,771

* Demographic data derived from 2020 ACS - US Census

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