

CLASS "A"
OFFICE SPACE
FOR LEASE

9465 W. EMERALD ST.
BOISE, ID 83709

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

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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PROPERTY OVERVIEW

Lee & Associates is pleased to present this Class "A" office space for lease. This office space includes cubicles, private offices, break room, and conference room. The building has large naturally lit shared common areas and private office suites throughout. Located in a trade area that is richly populated with quality labor and a dense residential population. Just minutes away from the interstates, Boise Towne Square, Downtown Boise, and The Village at Meridian.



PROPERTY HIGHLIGHTS

- Demisable to 2,000 SF
- Ample on-site parking
- Abundance of natural light
- Easy access to I-184 and I-84, just 1.5 miles away
- 3 minutes to the Boise Towne Square
- 7 minutes to The Village at Meridian

PROPERTY INFORMATION:

LEASE RATE:	\$19.50 per SF/yr
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LEASE TYPE:	FSEJ
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SUITE 160 SF:	2,000 SF - 6,450 SF
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TOTAL BUILDING SF:	38,891 SF
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LOT SIZE:	2.09 Acres
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TENANCY:	Multi-Tenant
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YEAR BUILT:	2005
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ZONING:	M-1D
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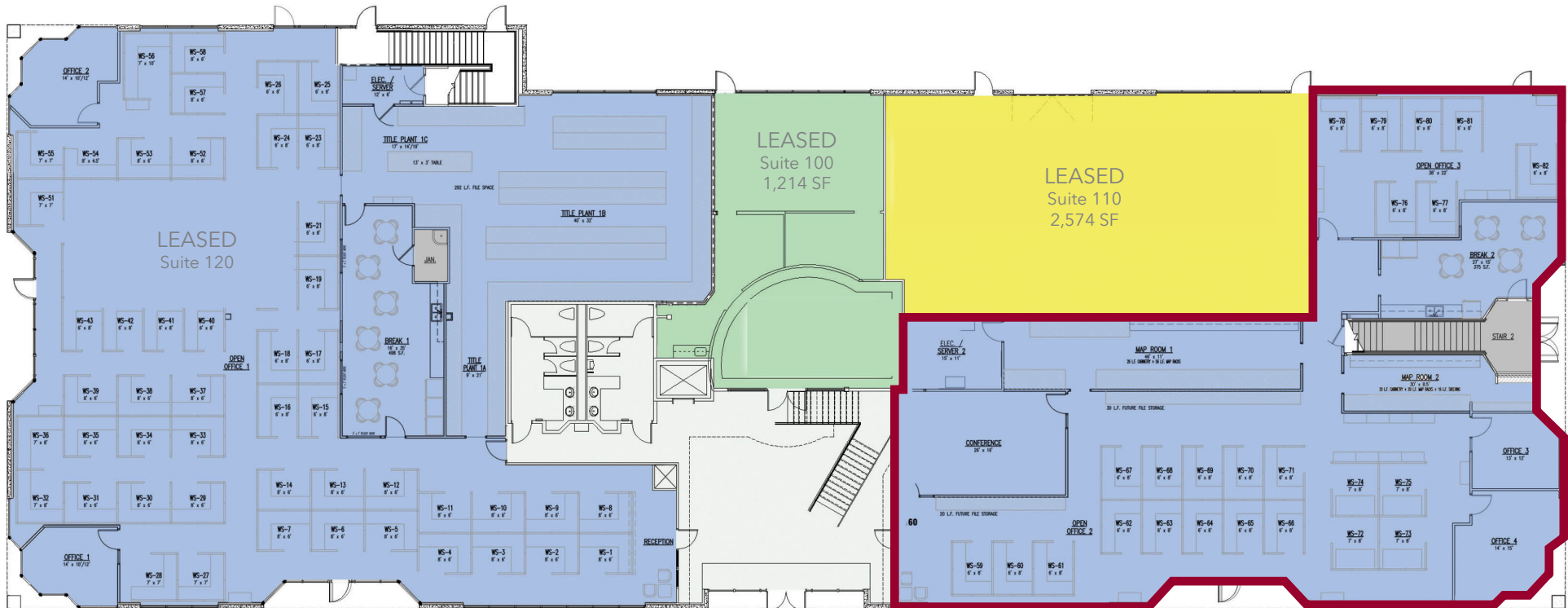
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AVAILABLE
Suite 160

FLOOR PLAN - 1ST FLOOR

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MAIN ENTRANCE

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AERIAL

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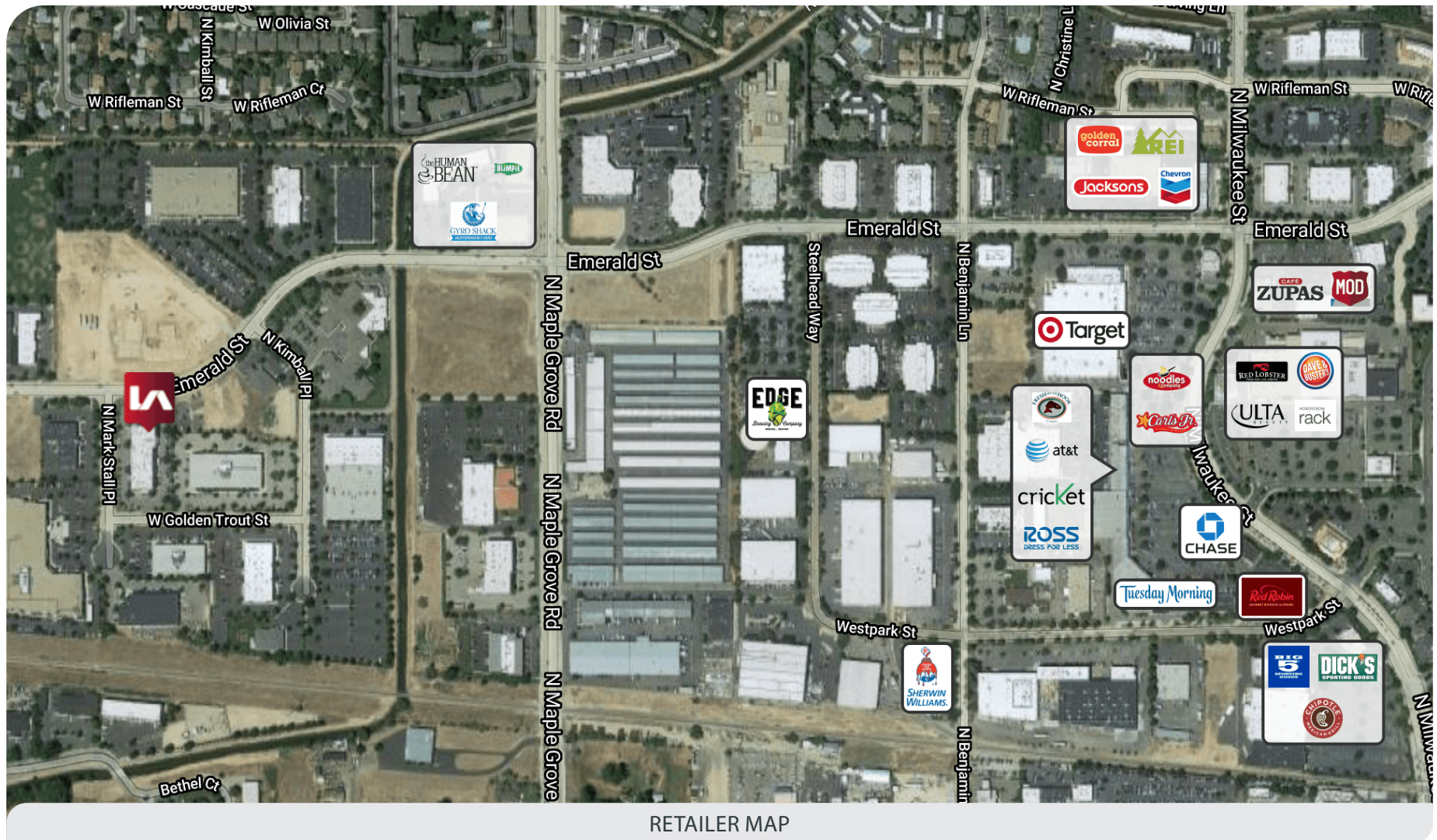
LOCATION MAP

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RETAILER MAP

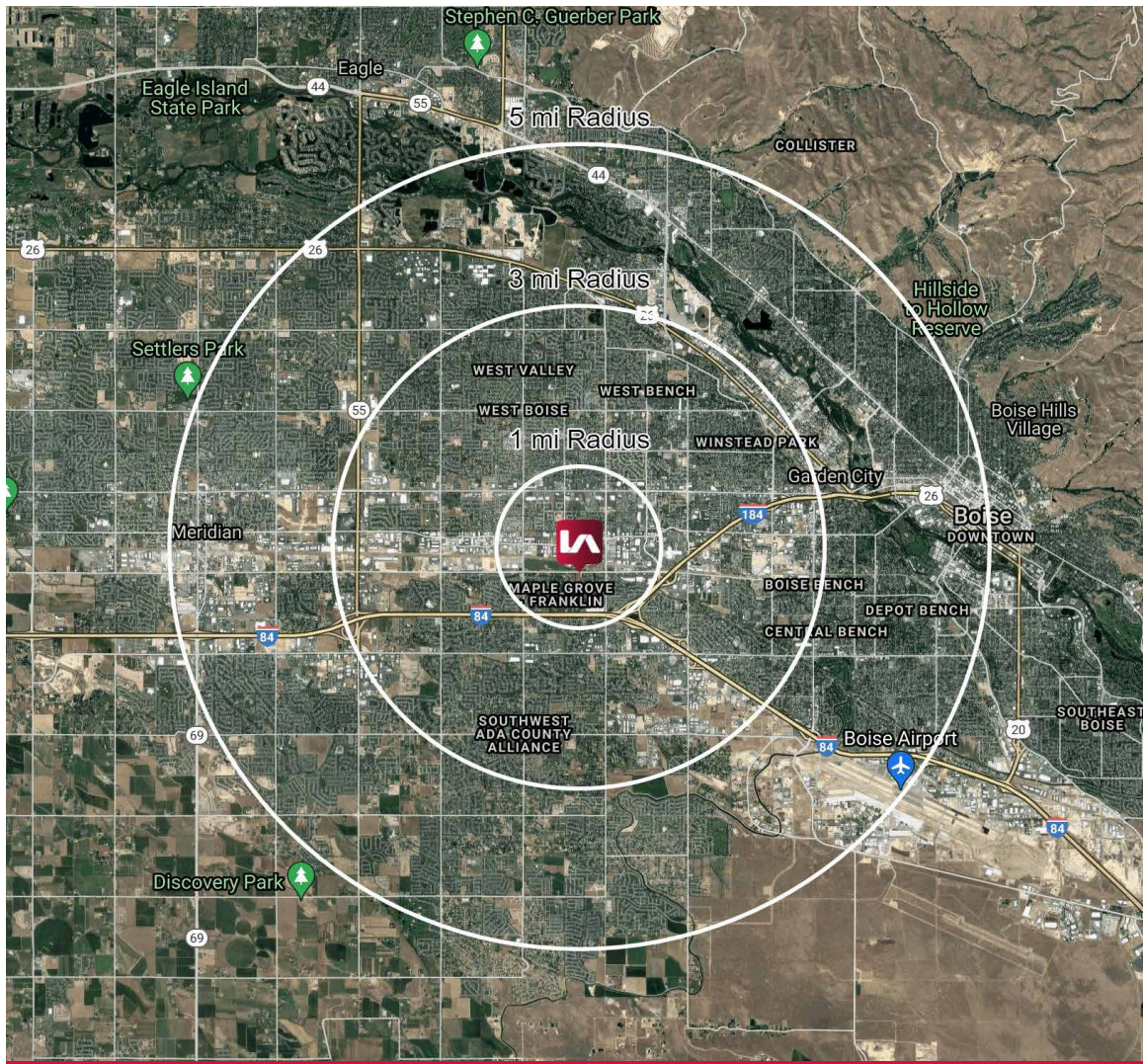
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 Total Population	49,799	268,187	489,387
2027 Population	57,992	313,741	576,318
Annual Growth 2022-2027	3.3%	3.4%	3.6%
Median Age	38.4	38.6	38.7
HOUSEHOLDS			
2022 Total Households	19,336	105,434	187,612
Annual HH Growth 2022-2027	3.3%	3.5%	3.6%
Median Household Income	\$59,539	\$65,356	\$73,220
Avg Household Size	2.5	2.5	2.6
2022 Avg HH Vehicles	2	2	2
HOUSING			
Median Home Value	\$249,948	\$299,499	\$335,943
Median Year Built	1988	1991	1995

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MARKET HIGHLIGHTS | BOISE, ID

Boise is Idaho's state capital and the third largest city in the Pacific Northwest with a population of 228,959 people. Located in southwestern Idaho along the Boise River this city is known for its access to the outdoors and vibrant downtown area. The Boise River Greenbelt is 25-mile stretch of trails and parks along the Boise River, providing great access throughout the city for bikers and pedestrians. The Boise Foothills have over 190 miles of hiking trails linking neighborhoods and public lands while offering the best views of the Treasure Valley.

- The Boise Metro Area is the 8th fastest growing area in the country with about 1,690 new residents a month
- The average time on market for Boise homes is 4 days, down 2 days from last year
- The housing markets median sales price in Boise rose more than \$110,000, or almost 31% from the previous year
- New Westside Downtown Urban Park project on 11th and Bannock now open
- Total # of new residential units are 184% higher than March 2020 when compared to March 2021
- Boise is ranked the 7th best metro for college graduate retention with over 58% of graduates staying in Boise to start their careers

boise.dev.com, weknowboise.com, citofboise.org

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