

OFFICE FOR LEASE

1602 W Hays Street, Boise, ID 83702



AVAILABLE SF: 516 - 1,400 SF

LEASE RATE: \$968 - 2,625 Per Month (Full Service)

BUILDING SIZE: 5,730 SF

ZONING: A-1

CROSS STREETS: Harrison Blvd & Hays St

PROPERTY OVERVIEW

North End office building. Centrally located in the North End. Ride your bike or walk to work! Onsite parking. Frontage at the busy intersection of Hays and Harrison Blvd.

PROPERTY FEATURES

- Suite 101 - 516 SF, includes reception and 3 offices.
- Suite 200, 201, and 202 - Combined for 1400 SF, includes reception, 5 offices, work room, and private bathroom with shower.
- Full service leases excluding janitorial.
- Pylon signage on Hays.

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

JASON KNORPP
Agent
208.283.8121
jason@teknorinc.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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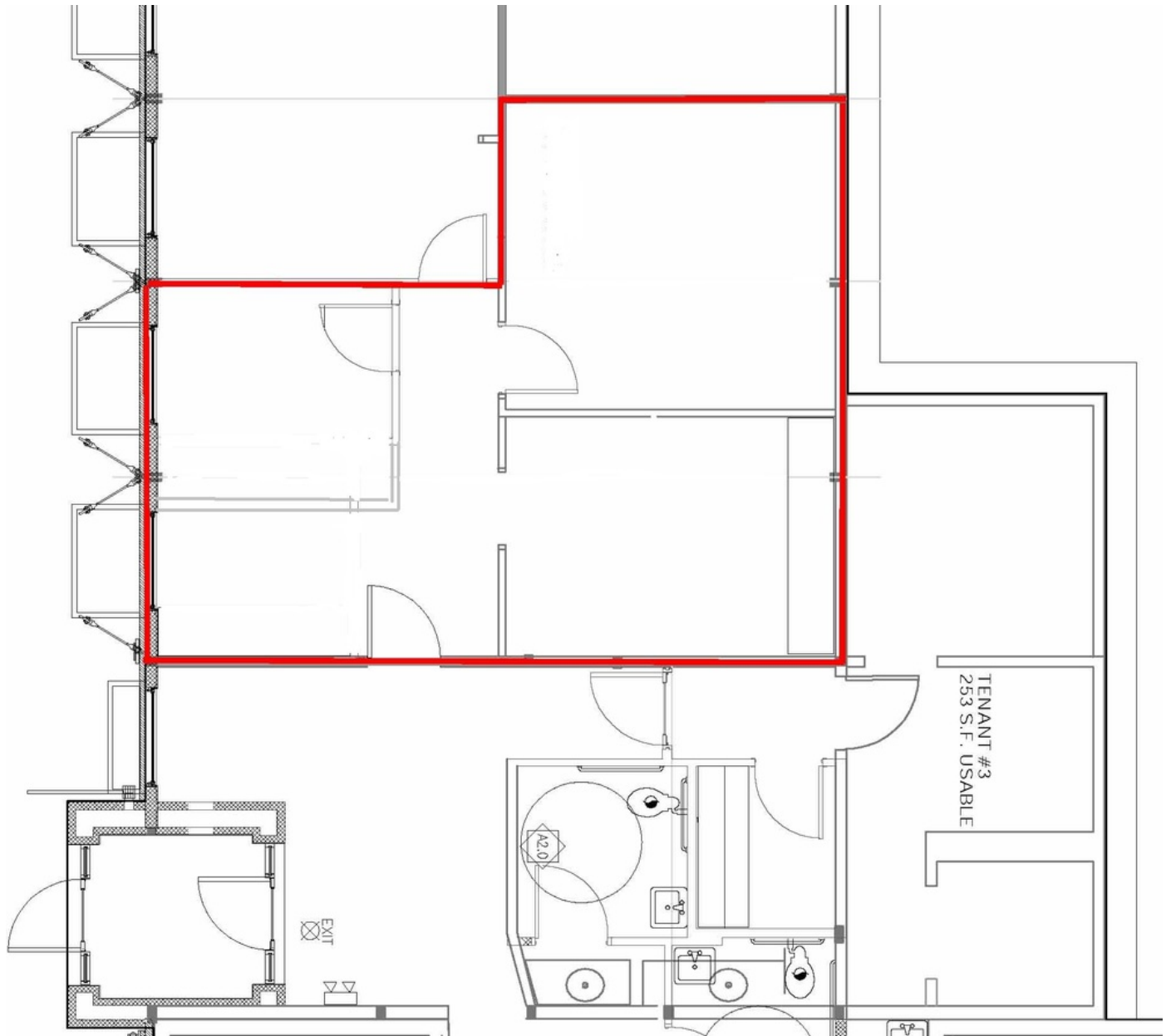
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SUITE 101- 516 SF

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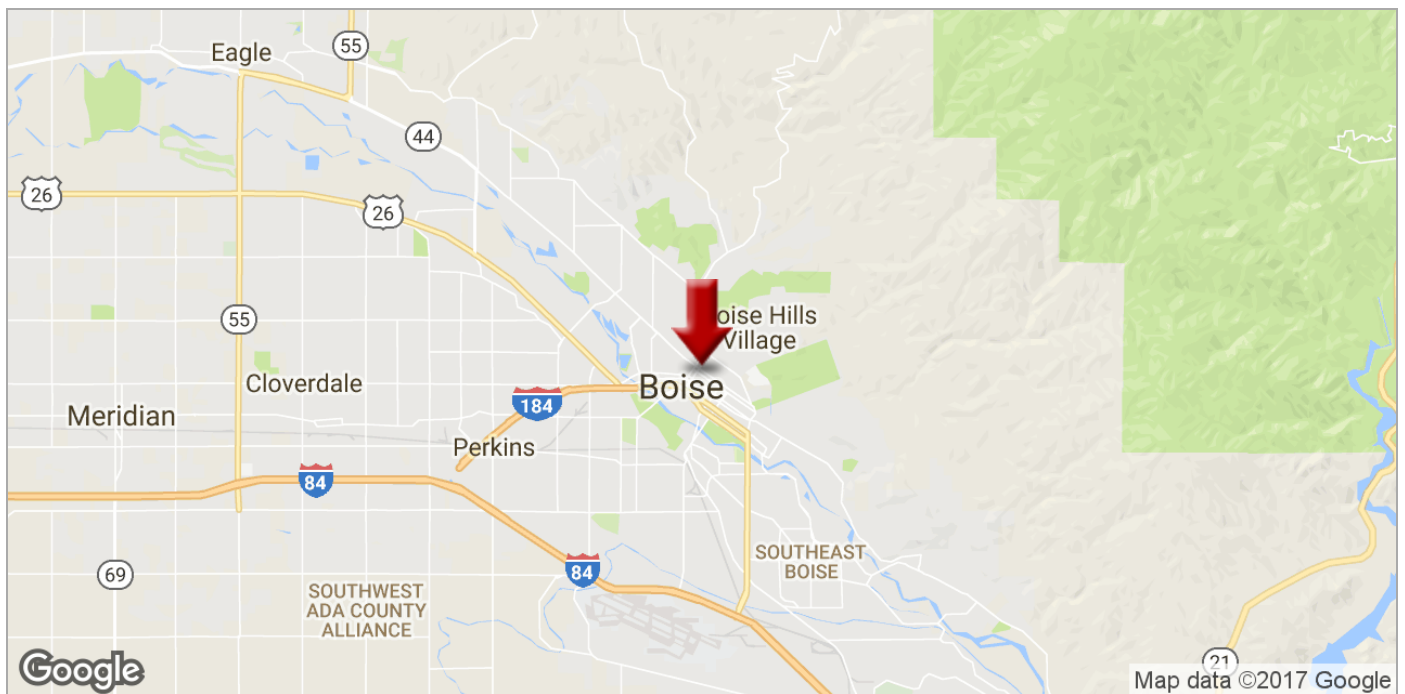
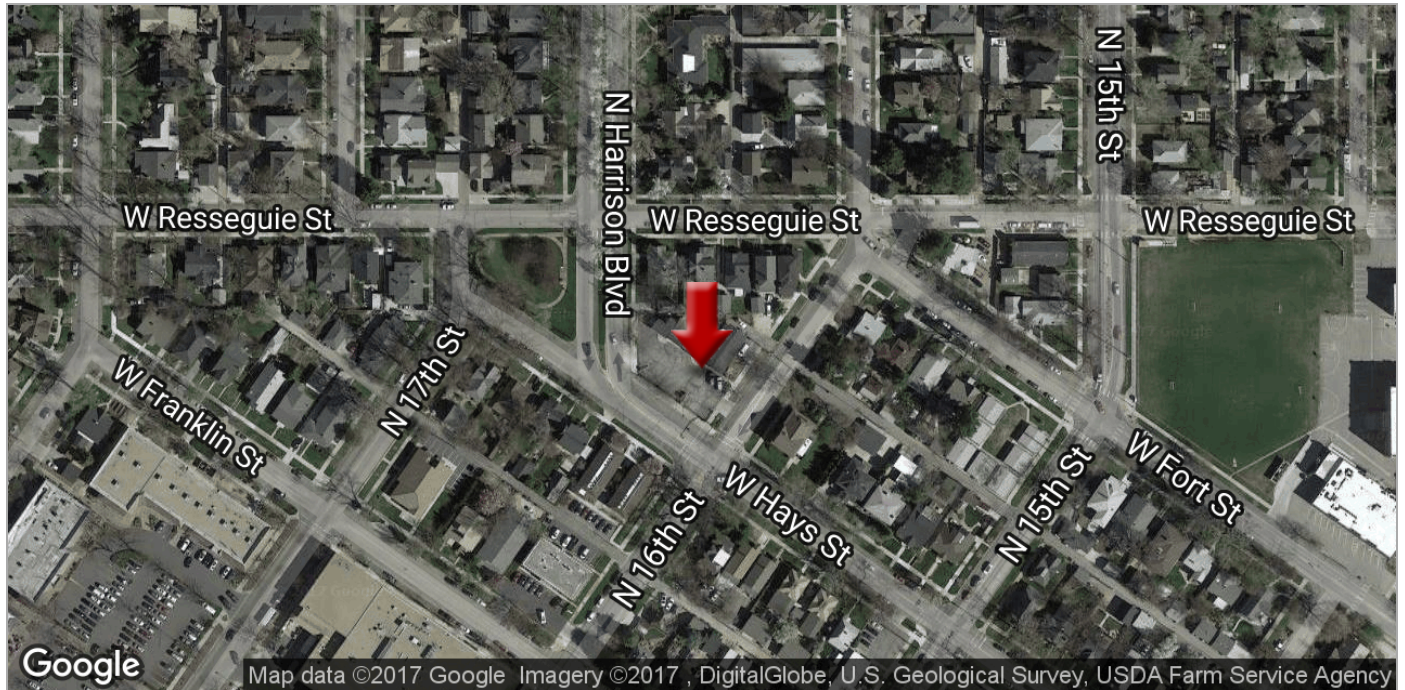
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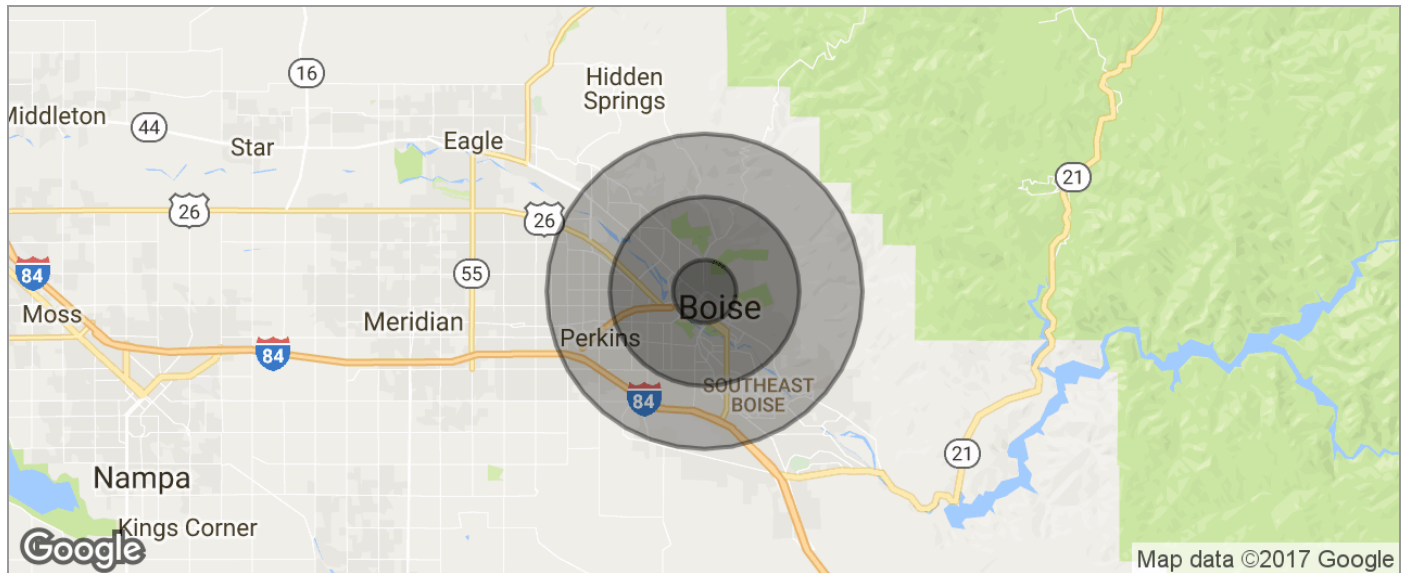
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,011	77,866	166,465
MEDIAN AGE	35.6	33.7	34.9
MEDIAN AGE (MALE)	34.9	33.3	34.2
MEDIAN AGE (FEMALE)	35.8	34.1	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,482	36,517	74,778
# OF PERSONS PER HH	1.9	2.1	2.2
AVERAGE HH INCOME	\$58,857	\$58,936	\$60,811
AVERAGE HOUSE VALUE	\$316,111	\$268,392	\$249,684
RACE	1 MILE	3 MILES	5 MILES
% WHITE	94.2%	92.3%	91.7%
% BLACK	1.2%	1.2%	1.2%
% ASIAN	1.7%	2.7%	2.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.4%	0.5%
% OTHER	0.4%	0.9%	1.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	3.6%	5.9%	6.9%

* Demographic data derived from 2010 US Census

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