

OFFICE FOR LEASE SHOWROOM/OFFICE FLEX SPACE

8529 W State St, Boise, ID 83714



PROPERTY SUMMARY

Available SF:	3,370 SF +/- 2,325 SF Of Outbuilding
Outbuildings	Exterior Shop 1,625 SF Approx Storage 700 SF
Lease Rate:	\$3,450 per month
Lease Type:	NNN
Estimated NNN's:	\$0.13/SF/Month
Parking:	25 Free Surface Spaces
Bathrooms	3
Zoning:	C-2
Available Date:	July 1, 2017

Chase Erkins | Principal
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PROPERTY HIGHLIGHTS

- Previously used as a showroom and parts warehouse for a plumbing company
- Great for all trades including electrician, plumber, HVAC company, etc.
- Large laydown yard
- Entry to the shop has 2, 8X8 overhead doors and 1 man door

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COMMERCIAL REAL ESTATE SERVICES
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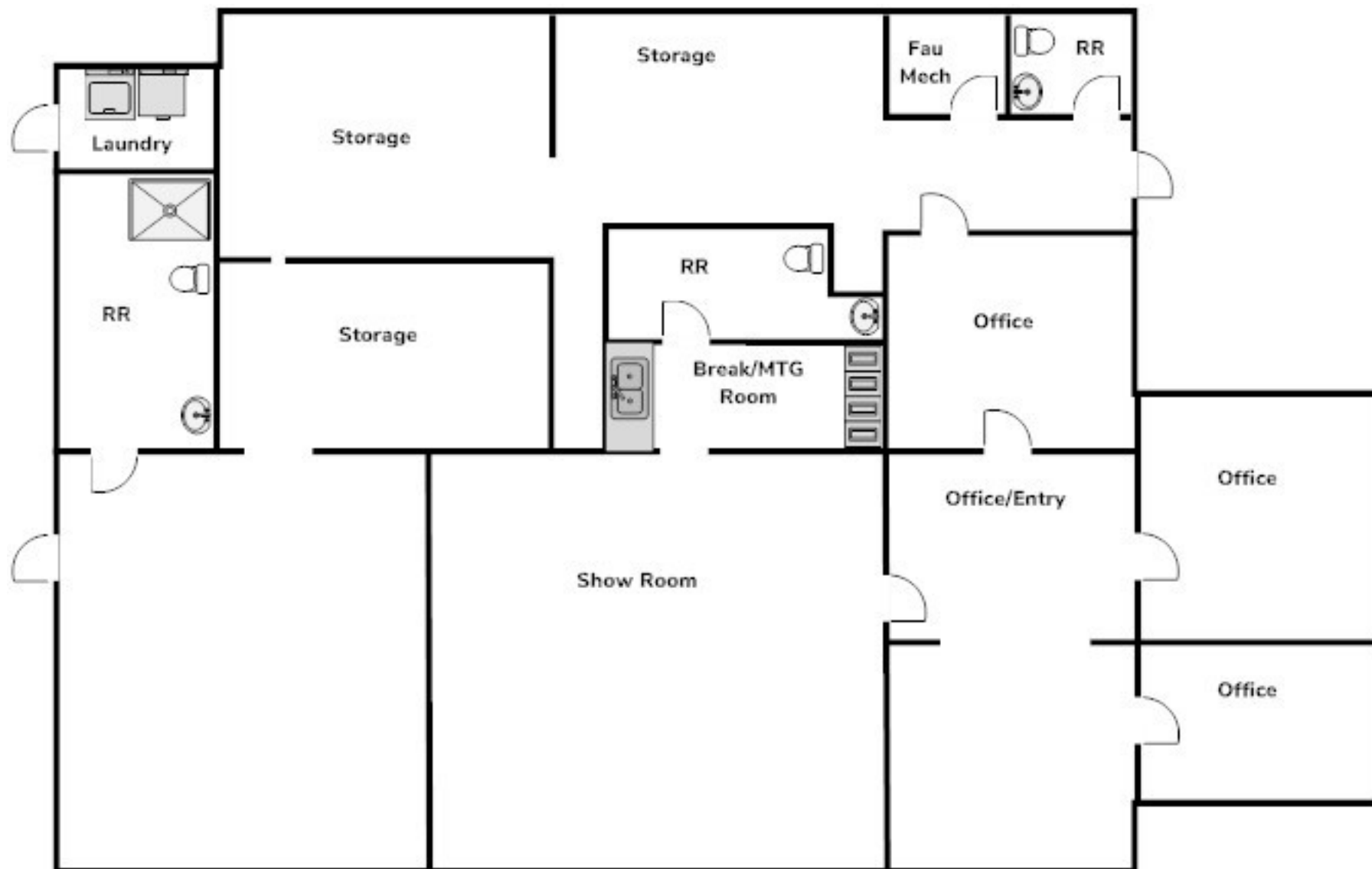
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,693	56,055	146,673
MEDIAN AGE	41.1	39.7	37.2
MEDIAN AGE (MALE)	36.5	38.6	36.6
MEDIAN AGE (FEMALE)	45.6	40.8	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,907	22,907	59,449
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$67,215	\$69,386	\$67,532
AVERAGE HOUSE VALUE	\$260,451	\$227,970	\$224,613

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