

FOR LEASE

UNION SQUARE OFFICE BUILDING

9839 Cable Car Street | Boise, ID 83709



OFFERING SUMMARY

Total Building Size:	6,002 SF
Space Available:	2,520 SF
Lease Rate:	\$15.95/SF
Improvement Allowance:	\$45.00/SF
Lease Type:	Full Service Excluding Janitorial and Utilities
Lease Term:	5 Years
Available Date:	Immediately
Sign:	Monument Signage Available on Overland

PROPERTY OVERVIEW

Lee & Associates is pleased to present 2,520 square feet of newly constructed office space available in the Union Square center located at Overland Road & Goldking Way. The development is conveniently located between Five Mile & Maple Grove and is served by a newly installed traffic signal. Quality construction, easy access to the freeway, and ample parking available on the site.



JASON O'VERY
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jasono@leeidaho.com

LEE & ASSOCIATES®
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

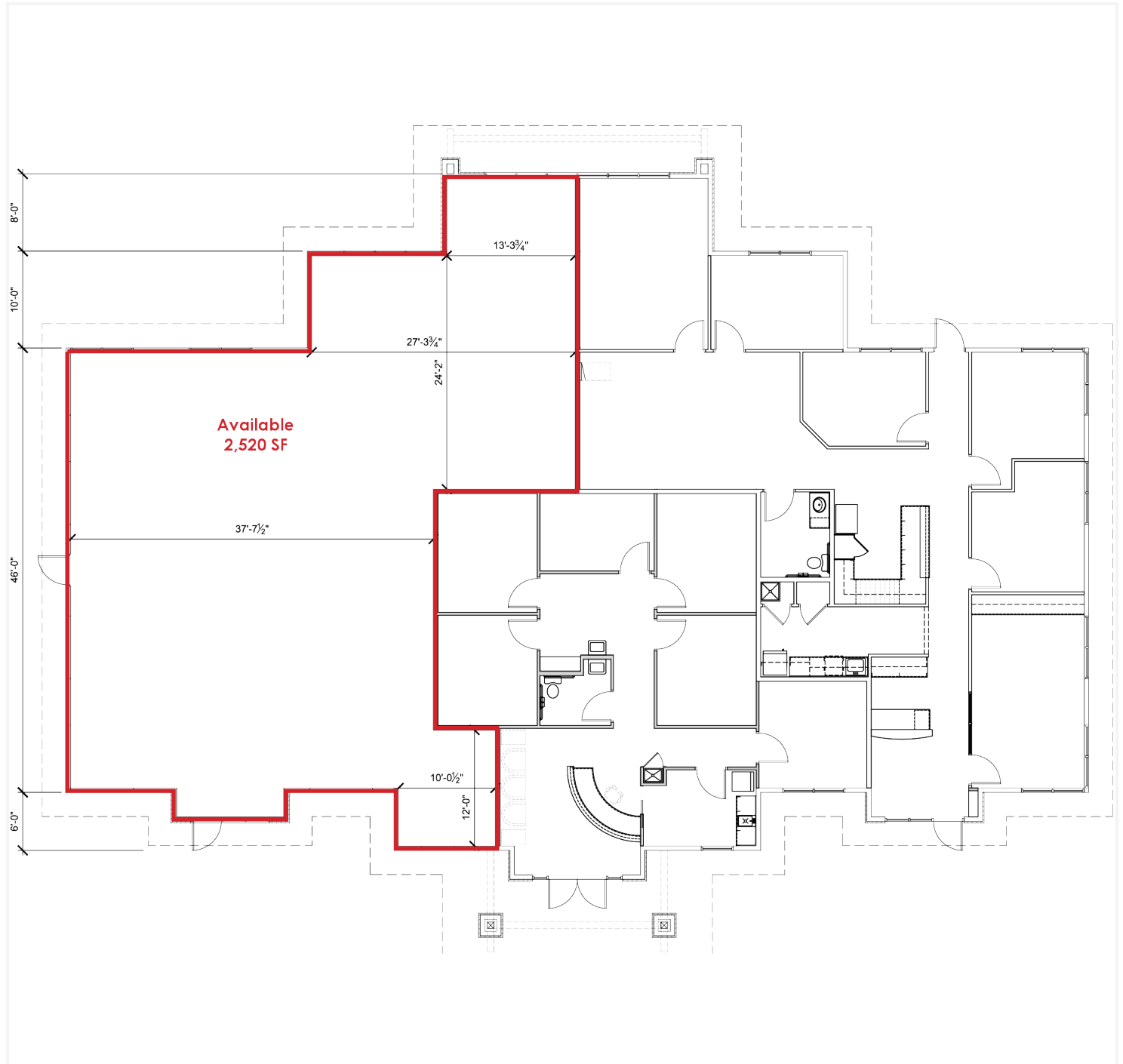
LIC # 01011260
802 W. Bannock Street, 12th Floor
Boise, ID 83702

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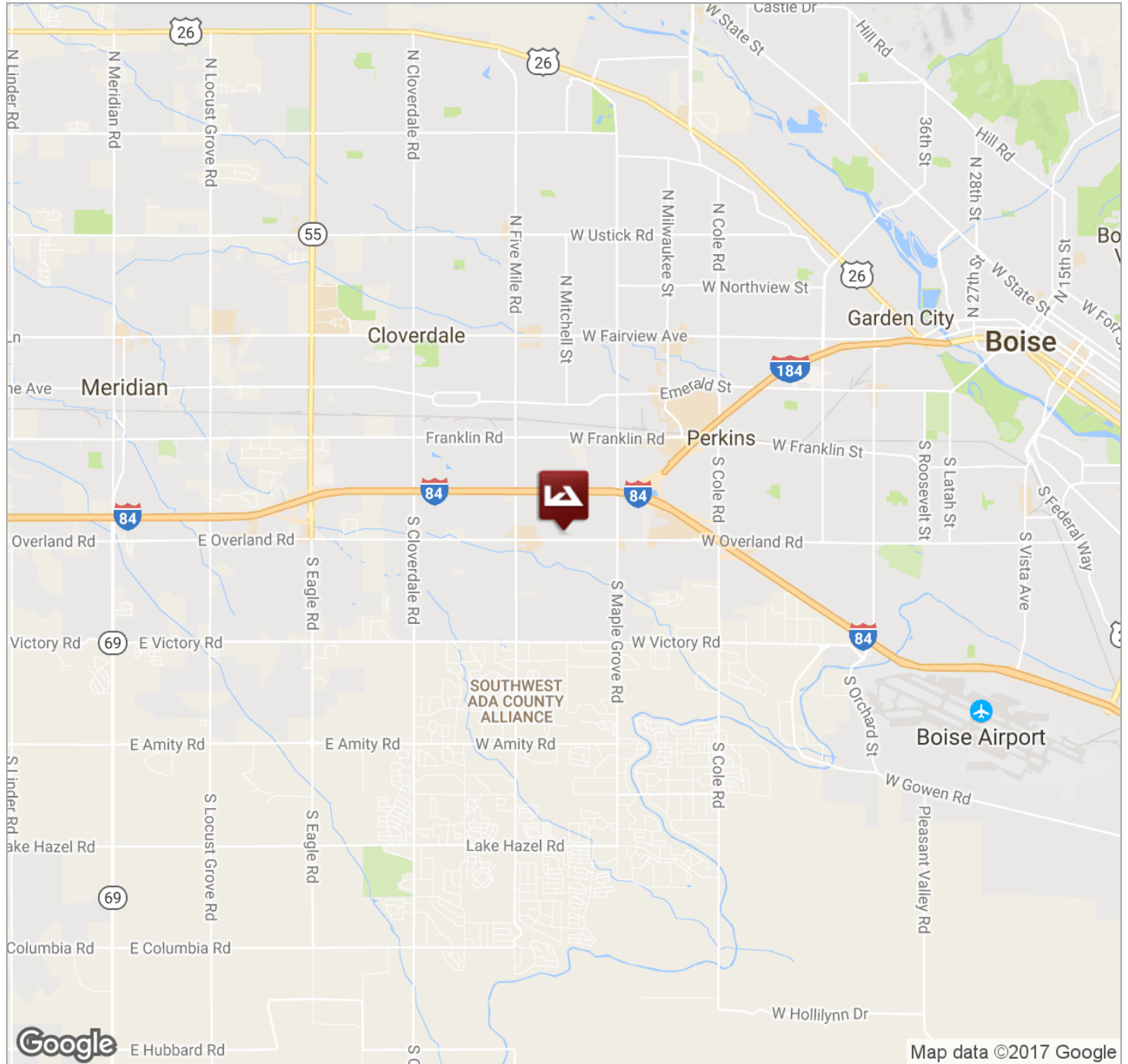
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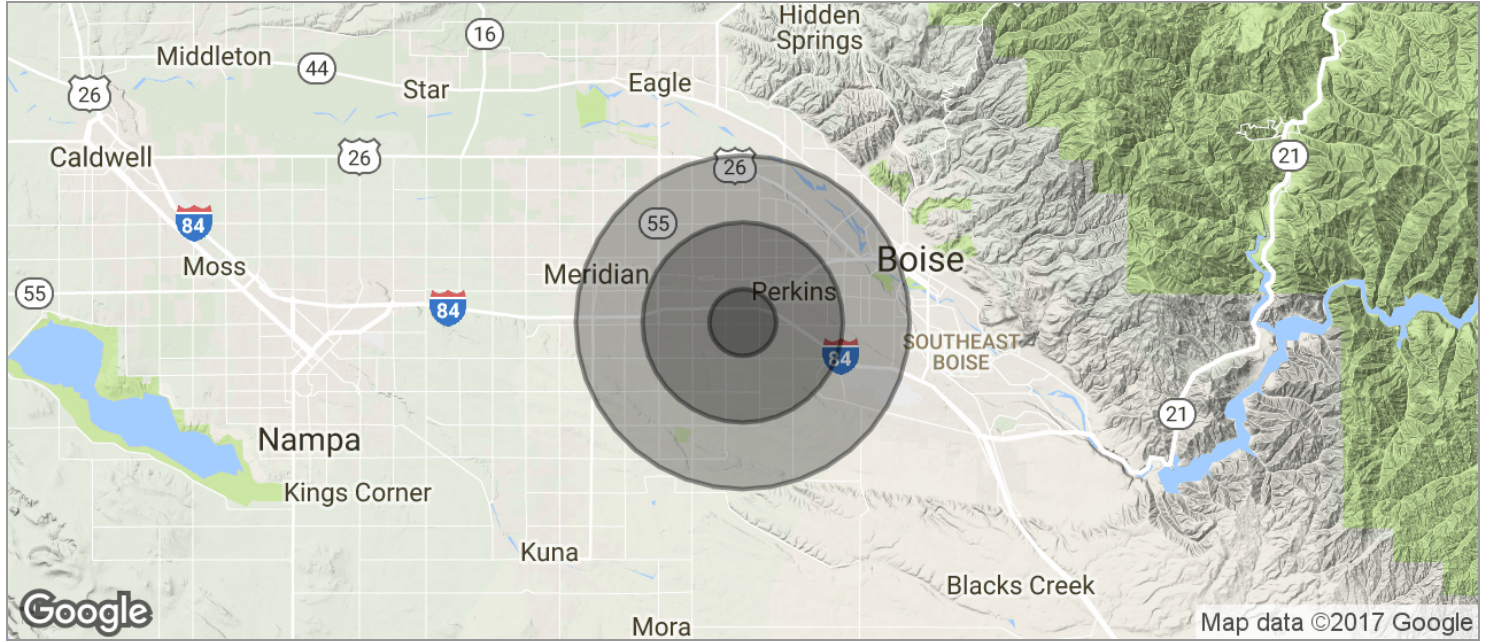
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	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	6,906	70,987	178,405
MEDIAN AGE	37.9	34.7	34.7
MEDIAN AGE (MALE)	34.6	33.6	34.1
MEDIAN AGE (FEMALE)	40.9	35.7	35.4
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	2,481	27,133	68,621
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$67,575	\$61,160	\$63,193
AVERAGE HOUSE VALUE	\$257,330	\$207,412	\$212,166

* Demographic data derived from 2010 US Census

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