

OFFICE SPACE FOR LEASE 2404 BANK DR.

Boise, ID 83705



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

LEASE RATE: \$22.50 SF/yr (FSEJ)
LEASE TYPE: FSEJ

PROPERTY INFORMATION

COUNTY: Ada
MARKET: Central Boise

BUILDING DATA

TOTAL BLDG. SF: 20,707 SF
YEAR BUILT: 1974
SITE AREA: 0.99 AC
ZONING: L-OD
PARKING: 4.49/ 1,000 SF

LISTING DATA

AVAILABLE SUITE: 210
SUITE SIZE: 2,132 SF

PROPERTY OVERVIEW

Lee & Associates is pleased to present these established, centrally located, office spaces for lease. Located near the intersection of Vista Ave. & Overland Rd. and it's minutes from Downtown Boise, Boise State University, and the I-84. The building includes monument signage space, large floor-to-ceiling windows, fire sprinklers throughout, and off-street parking. Nearby amenities consist of The Vista Village Shopping Center, Albertsons, Rite Aid, Jimmy John's, Wells Fargo, and more.

PROPERTY HIGHLIGHTS

- Available March 1, 2026
- Brand new kitchen!
- Monument signage
- Shared parking lot
- Plenty of natural light
- 1.4 Miles to I-84
- 1.5 Miles to Boise Airport (BOI), 1.7 Miles to Downtown Boise

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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.

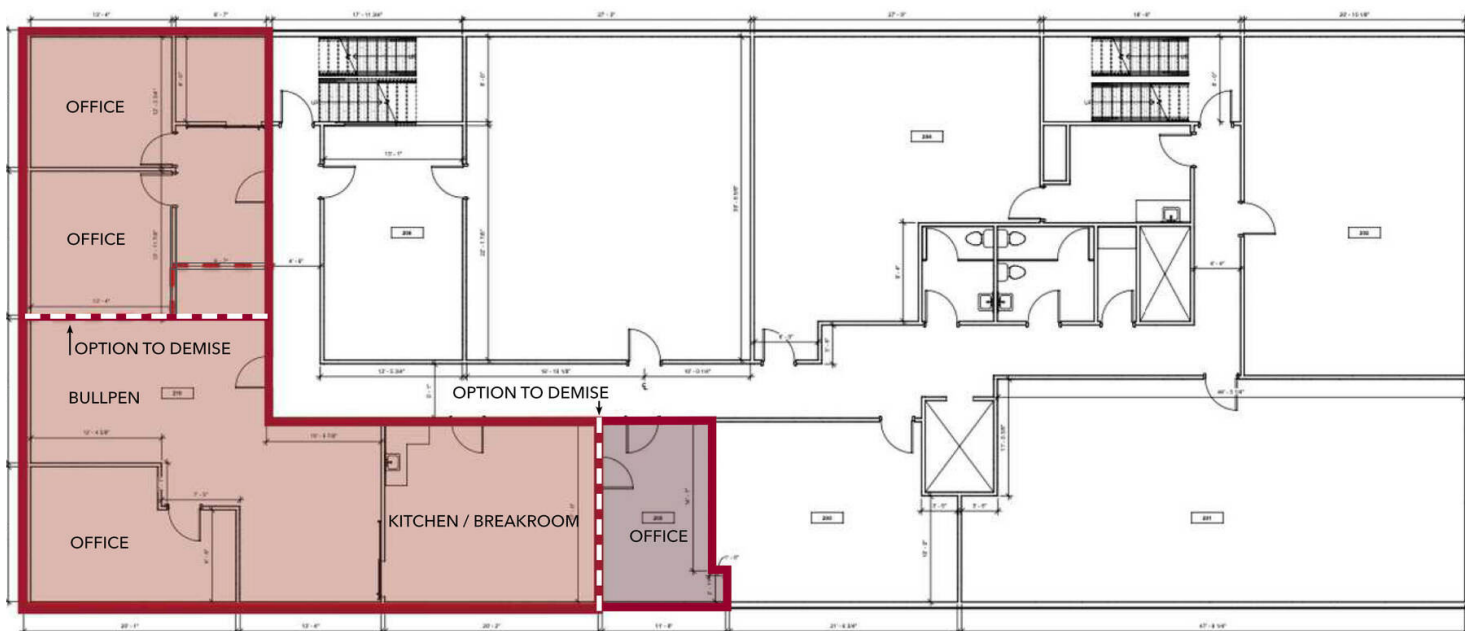
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AVAILABLE SPACE

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 210 C 208.405.3104	2,132 SF	FSEJ	\$22.50 SF/yr

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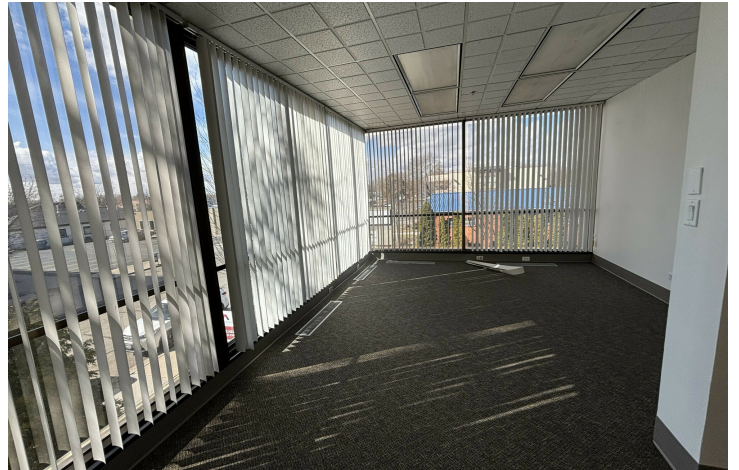
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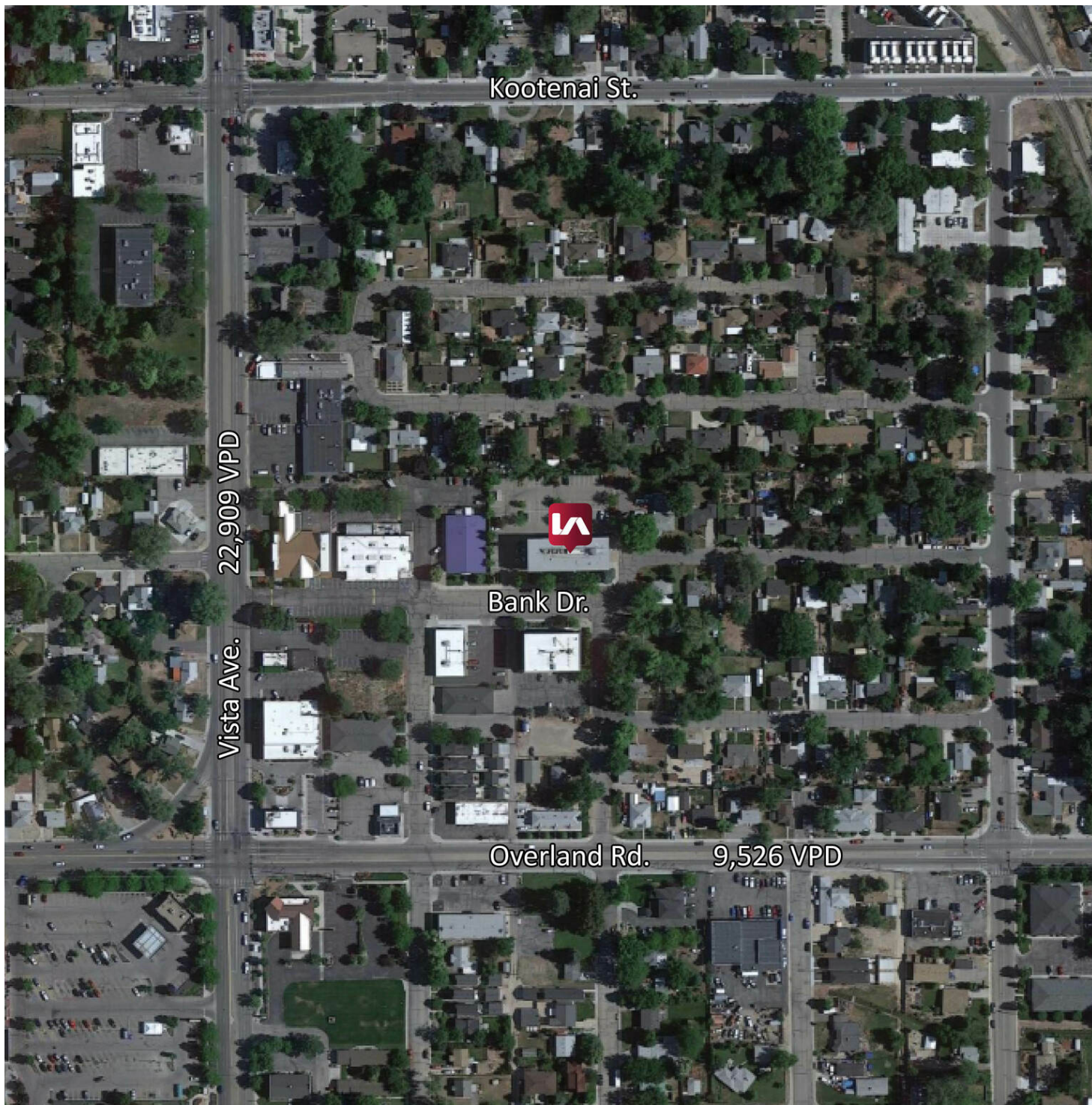
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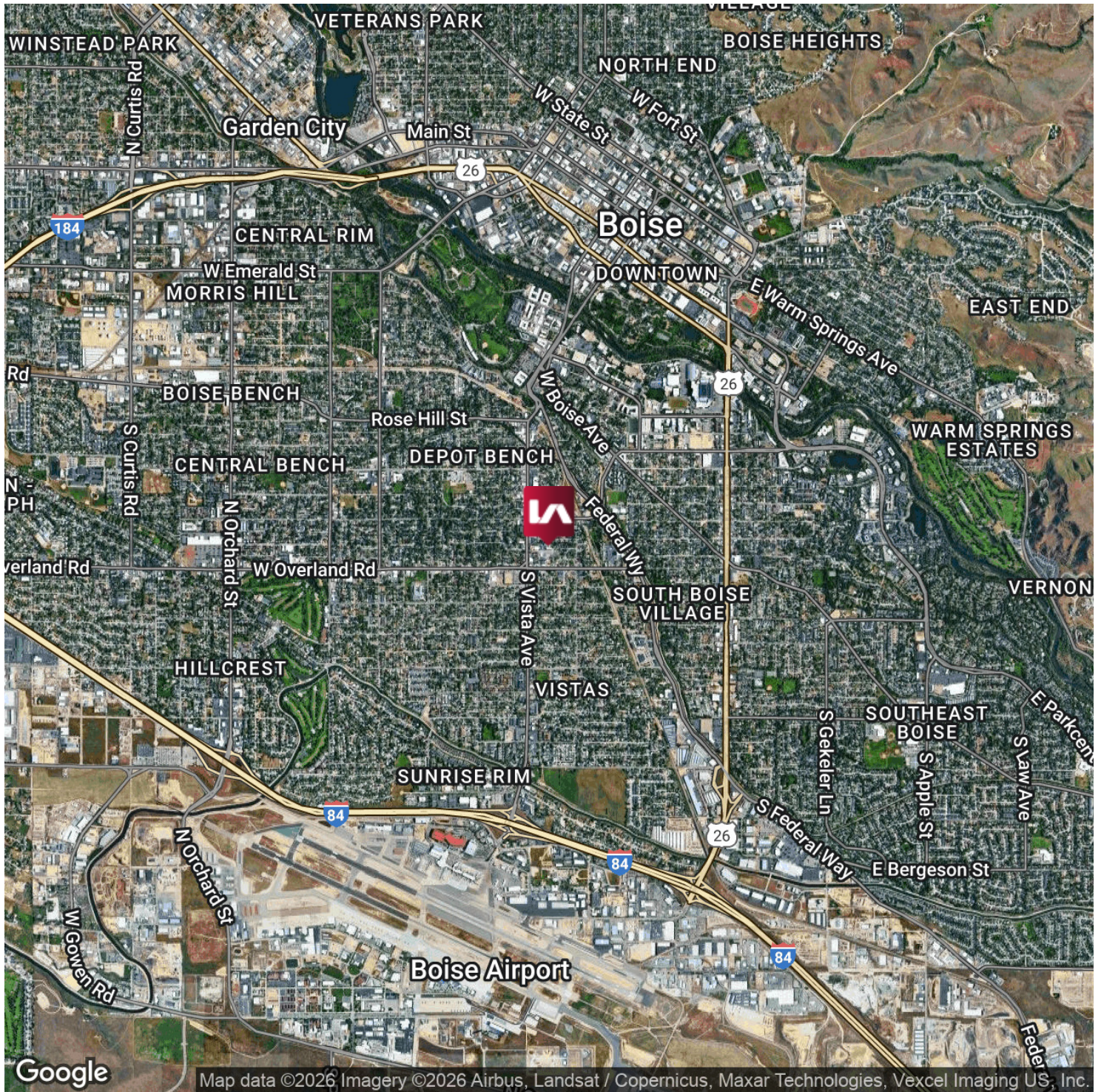
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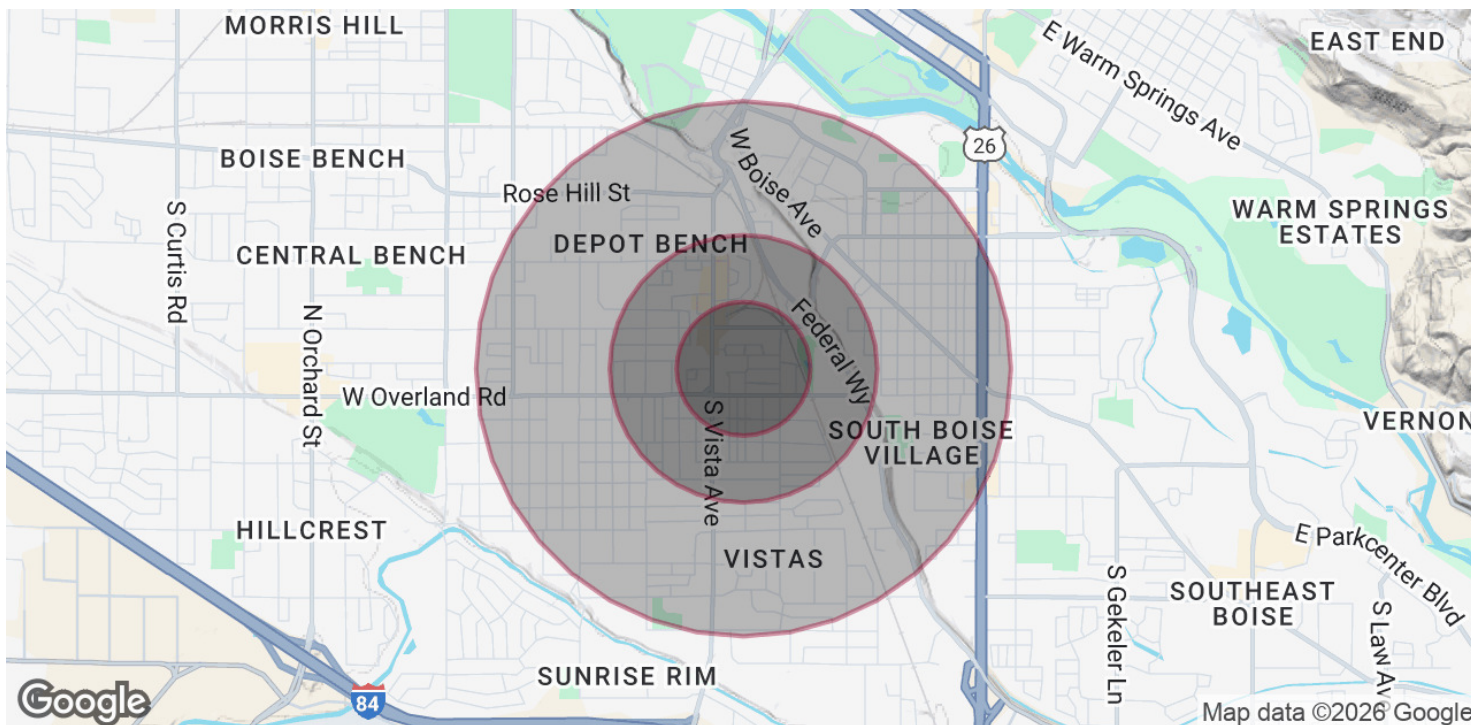
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	883	3,564	17,746
Average Age	34.4	34.2	30.7
Average Age (Male)	34.3	34.1	31.4
Average Age (Female)	34.5	34.6	31.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	374	1,527	7,106
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$70,430	\$70,455	\$58,117
Average House Value	\$223,385	\$221,600	\$206,646

2020 American Community Survey (ACS)

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