



MIXED-USE - MULTI-TENANT

Property Highlights

Available	3,385 SF
Lease Rate	\$8.50/SF
Lease Type	NNN Est. \$1.83/SF
Building Size	8,400 SF Total (7,524 SF Rentable)
Year Built	1985
Parcel #	O1028244276
Parking/Lot	Ample - On-Site/1.649 Acres
Availability	Immediate
LockBox	No, Contact Agents to Schedule Tours

Listing Features

- Mixed use multi-tenant flex building available for lease in southeast Boise
- Available space consists of private offices, reception area, kitchenette, conference room, storage area with mezzanine and two private restrooms
- Access to grade-level overhead door could be made available for conversion to warehouse-flex use
- Excellent visibility from Interstate 84 near exit 53
- Easily accessible from Vista Avenue and Airport Way
- Surrounding businesses include Jackson Jet Center, Boise Airport, Chevron, Rodeway Inn, Best Western, Copper Kitchen, Denny's, McDonald's & Quality Inn



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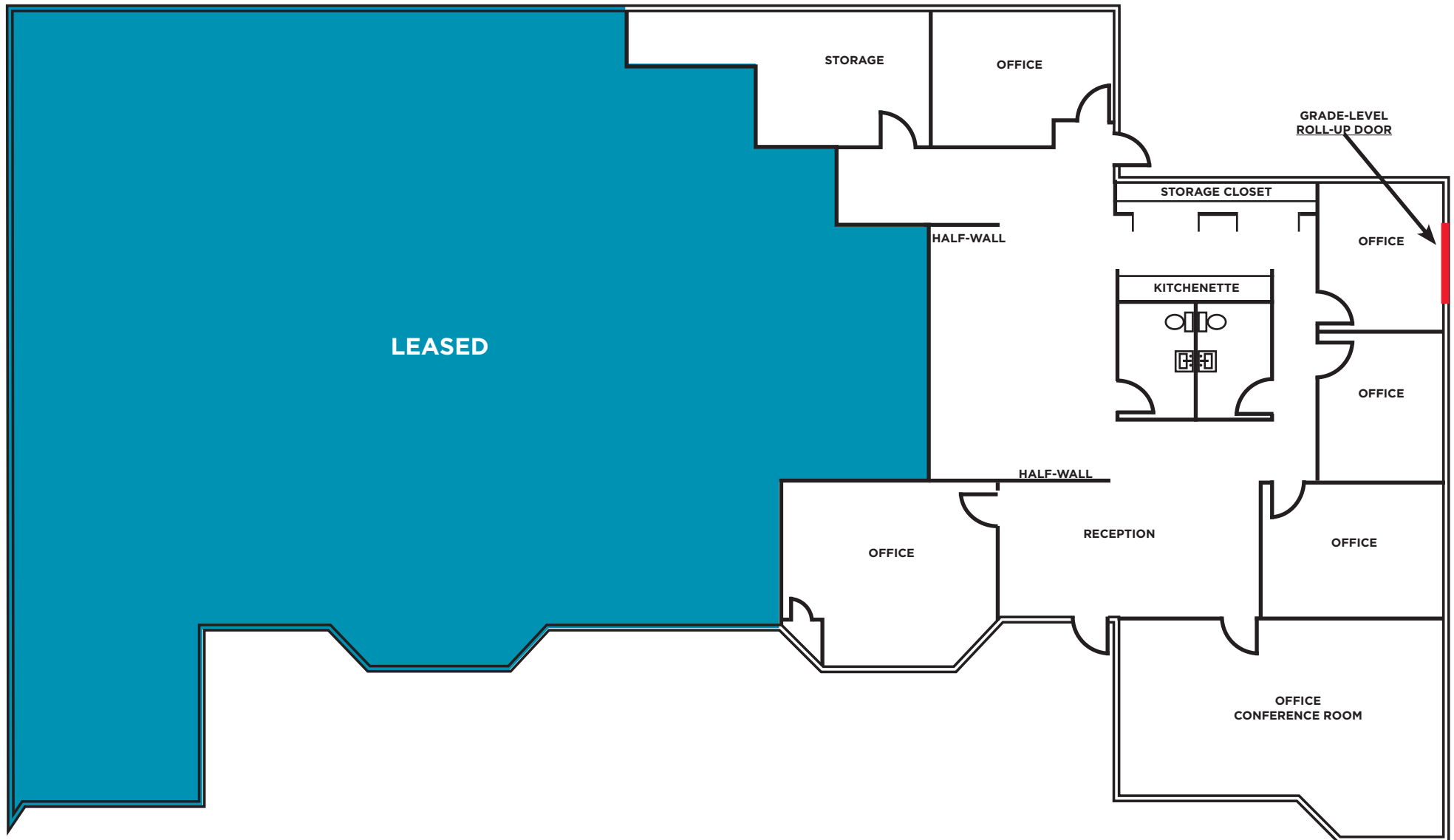
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Wright Street Office-Flex Space

3657-3669 West Wright Street, Boise, Idaho 83705

3669 West Wright St - 3,385 SF Available - \$8.50/SF NNN (Est. \$1.83/SF)



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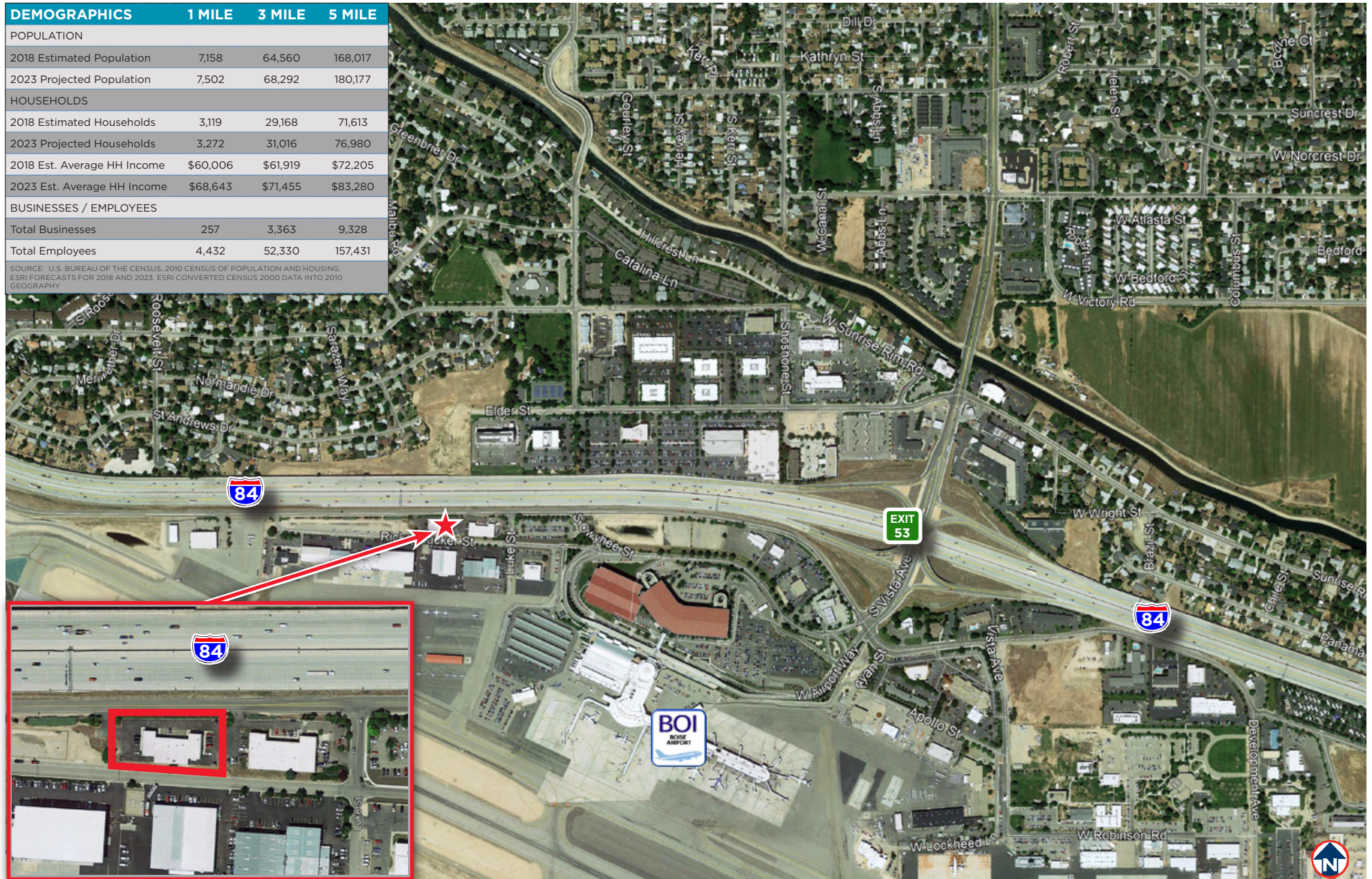
FOR LEASE

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2018 Estimated Population	7,158	64,560	168,017
2023 Projected Population	7,502	68,292	180,177
HOUSEHOLDS			
2018 Estimated Households	3,119	29,168	71,613
2023 Projected Households	3,272	31,016	76,980
2018 Est. Average HH Income	\$60,006	\$61,919	\$72,205
2023 Est. Average HH Income	\$68,643	\$71,455	\$83,280
BUSINESSES / EMPLOYEES			
Total Businesses	257	3,363	9,328
Total Employees	4,432	52,330	157,431

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING. ESRI FORECASTS FOR 2018 AND 2023. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY.



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