

OFFICE FOR LEASE FAIRVIEW OFFICE PARK

10096 W. Fairview Ave., Boise, ID 83704



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

LEASE RATE: \$18.00 SF/yr
LEASE TYPE: Full Service

PROPERTY INFORMATION

COUNTY: Ada
SUBMARKET: Boise

BUILDING DATA

BUILDING SF: 4,890 SF
YEAR BUILT: 2004
UNITS: 3
ZONING: C-2D

LISTING DATA

DATE AVAILABLE: June 1, 2023
AVAILABLE SF: 1,105 SF - 4,890 SF

CONTACT AGENT FOR SHOWING INSTRUCTIONS!

RJ Walker | Associate
rjw@leeidaho.com
C 208.488.5758

Matt Mahoney | Managing Principal, SIOR
mattm@leeidaho.com
C 208.340.9780

PROPERTY OVERVIEW

Lee & Associates is pleased to present these professional office spaces for lease. The building consists of three suites that are all equipped with reception desks, private offices, break rooms, and bathrooms. All or any two suites can be combined to maximize square footage to meet your needs. Situated on Fairview Ave., this opportunity is centrally located between Boise, Meridian, and Eagle. It is approximately a five-minute drive to The Village at Meridian, Boise Towne Square, and other surrounding amenities.

PROPERTY HIGHLIGHTS

- Suites can be combined to maximize space
- Ample Parking
- Excellent signage opportunity
- 34,036 VPD on Fairview Ave.
- 2.3 Miles to I-84
- 7.5 Miles to Boise Airport
- Available June 1, 2023

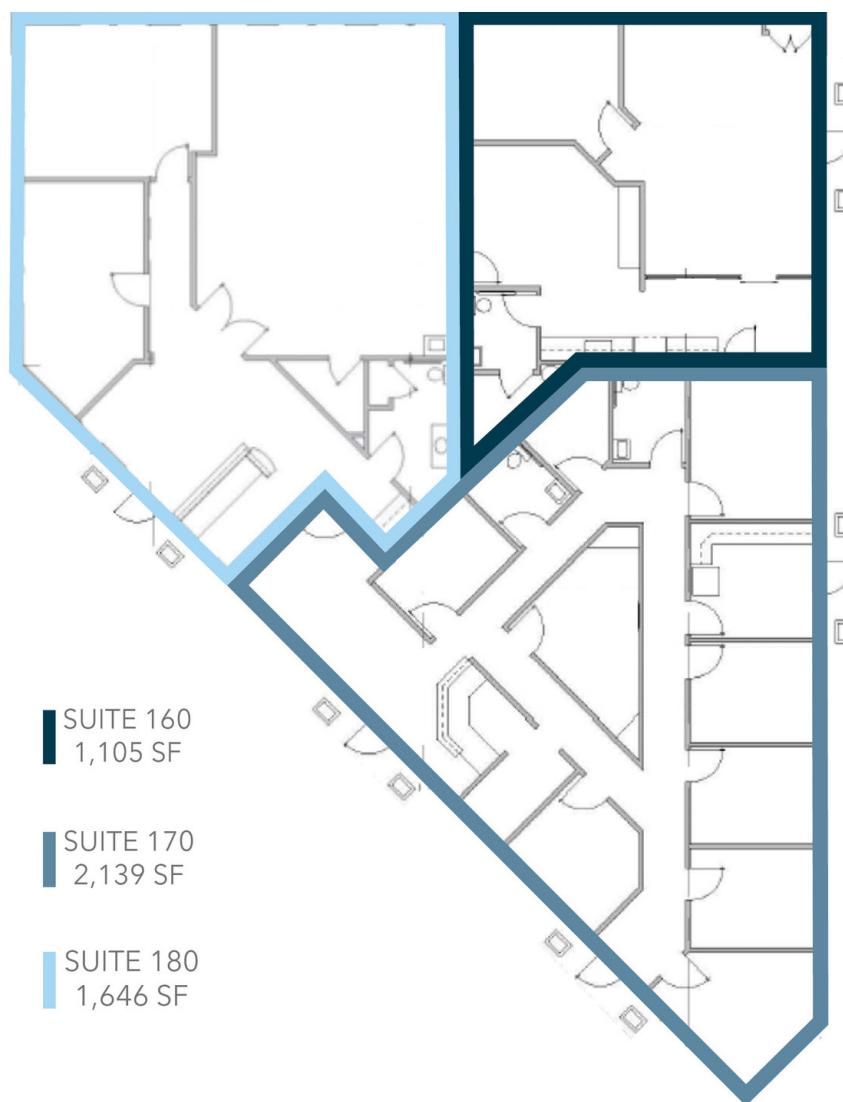
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No liability of any kind is to be imposed on the broker herein.

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SUITE 160
1,105 SF

SUITE 170
2,139 SF

SUITE 180
1,646 SF

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 160	1,105 SF	FSEJ	\$18.00 SF/yr	Available June 1, 2023
Suite 170	2,139 SF	FSEJ	\$18.00 SF/yr	Available June 1, 2023
Suite 180	1,646 SF	FSEJ	\$18.00 SF/yr	Available June 1, 2023

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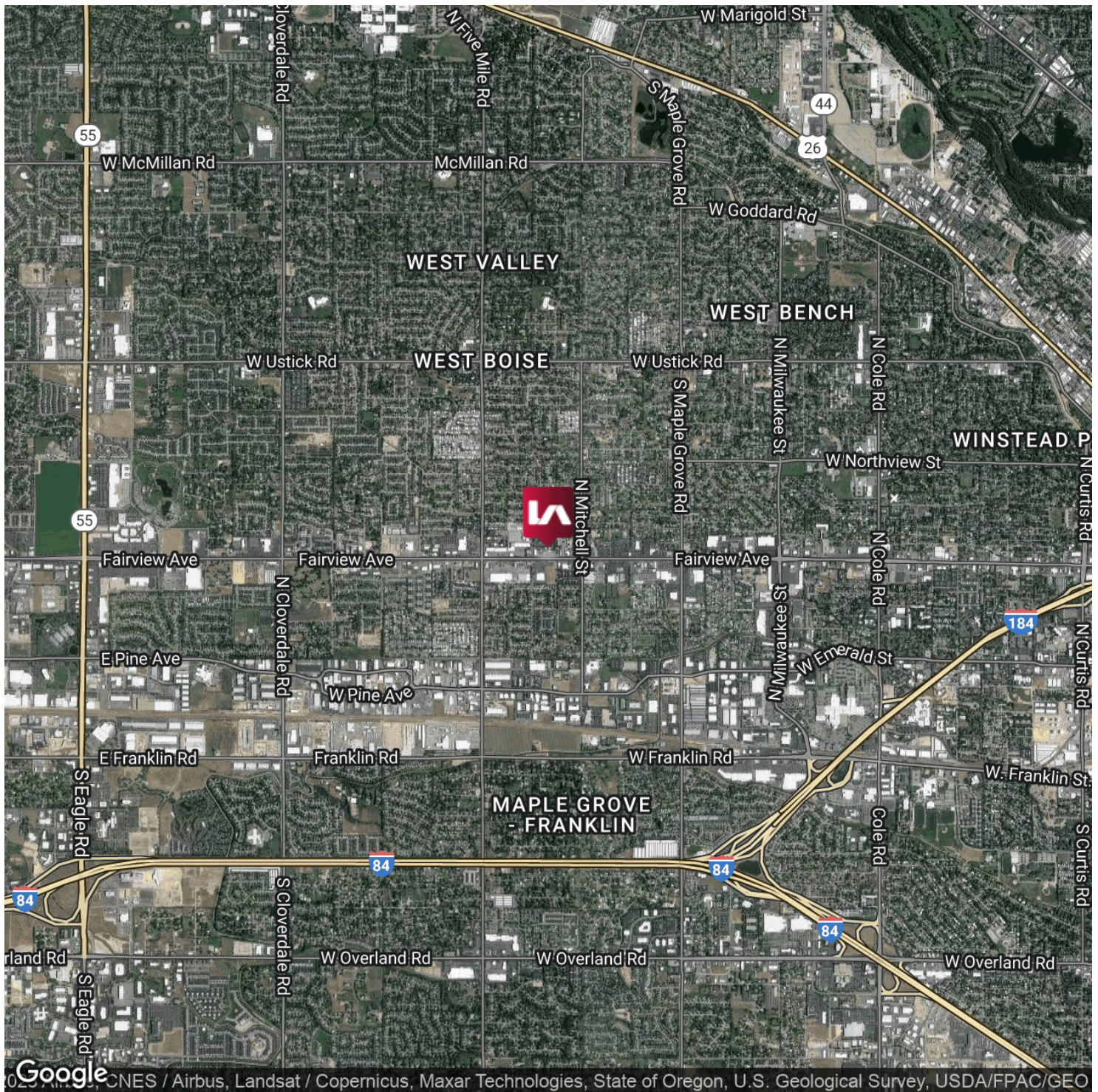
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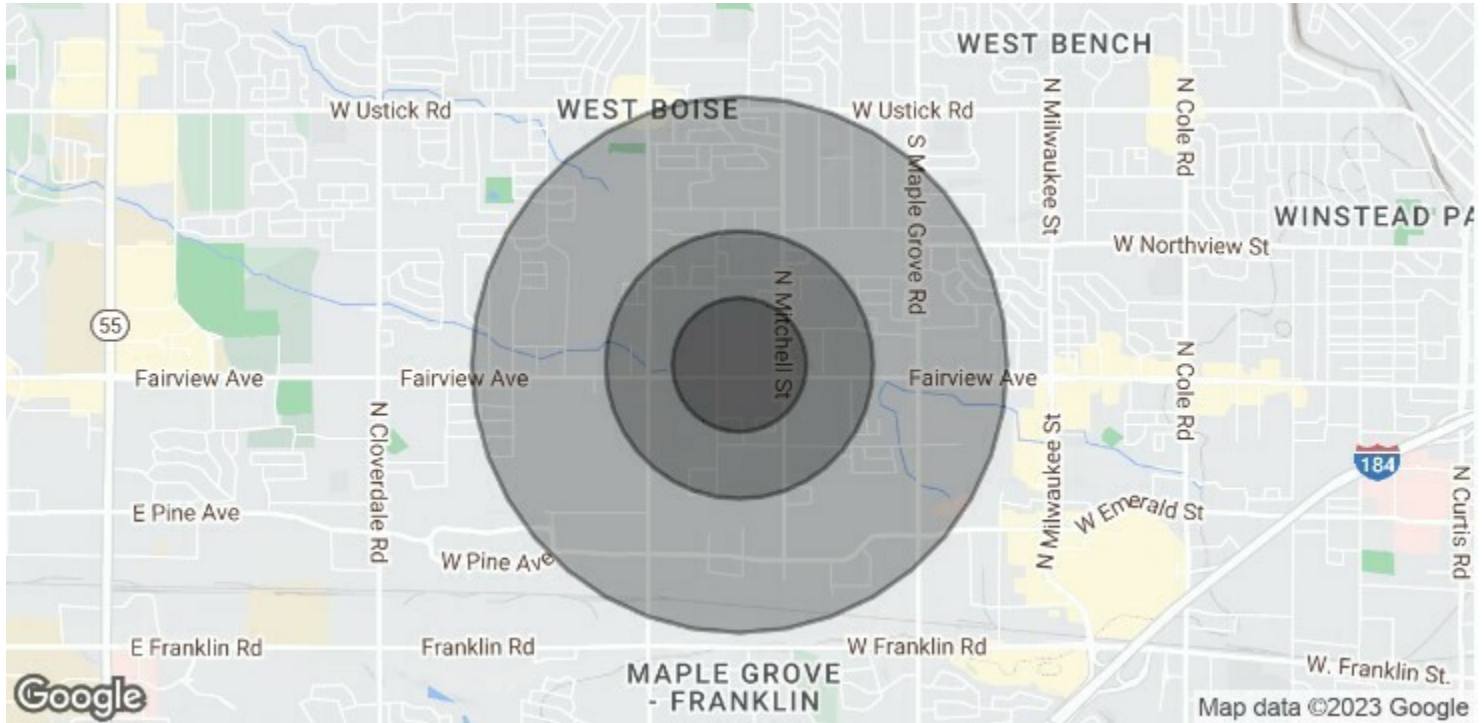
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Demographics

	1 Mile	3 Miles	5 Miles
Population			
Population	16,722	107,932	267,371
Annual Growth (2022 - 2027)	3.2%	3.4%	3.5%
Projected Population (2027)	19,438	126,128	313,641
Median Age	37.6	38.9	38.8
Bachelor's Degree or Higher	20%	30%	33%
Households & Income			
Total Households	6,710	34,082	83,607
Annual Growth (2022-2027)	3.3%	3.4%	3.5%
Median Household Income	\$55,636	\$65,499	\$66,927
Median Year Built	1991.0	1990.0	1992.0

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Boise, Idaho

Boise is Idaho's state capital and the third largest city in the Pacific Northwest with a population of 228,959 people. Located in southwestern Idaho along the Boise River this city is known for its access to the outdoors and vibrant downtown area. The Boise River Greenbelt is 25-mile stretch of trails and parks along the Boise River, providing great access throughout the city for bikers and pedestrians. The Boise Foothills have over 190 miles of hiking trails linking neighborhoods and public lands while offering the best views of the Treasure Valley.

Boise has a thriving art community with murals throughout the city and Freak Alley, the largest outdoor gallery in the Northwest, located in Downtown. With skiing and snowboarding at Bogus Basin less than 45 minutes away and Sun Valley less than three hours away, Boise Idaho has much to offer for outdoor adventure enthusiasts.

Boise News & Statistics

- The Boise Metro Area is the 8th fastest growing area in the country with about 1,690 new residents a month
- The average time on market for Boise homes is 4 days, down 2 days from last year
- The housing markets median sales price in rose more than \$110,000, or almost 31% from the previous year
- New Westside Downtown Urban Park project on 11th and Bannock to be completed June 2021
- Total # of new residential units are 184% higher than March 2020 when compared to March 2021
- Ranked the 7th best metro for college graduate retention 58% of graduates staying in Boise to start their careers
- New mixed-income housing development on the corner of Franklin and Orchard to be completed July 2023

boise.dev.com, weknowboise.com, cityofboise.org

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