

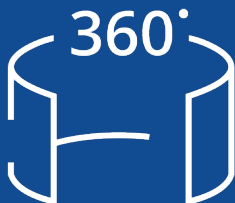


For Sale/Lease

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View Virtual Tour!

Owner-User or Lease Opportunity

## Falcon Building

815 E. Park Blvd. | Boise, ID 83712

### Highlights:

- Class A office building ready for immediate owner-user occupancy or tenant occupancy!
- On-site parking adjacent to building
- Former corporate headquarters for the largest employer in the State of Idaho, St. Luke's
- River views, outdoor seating, Fiber run to building, and access to the greenbelt
- Take a virtual tour now by [clicking here](#)

# For Sale/Lease

## Property Information

<b>Property Type</b>	Office
<b>Building Size</b>	5,187- 38,000 SF
<b>Land Size</b>	1.403 acres
<b>Parking</b>	114 stalls for building (3 per 1,000 SF)

Sale Price **\$11,400,000 or (\$300/SF)**

## Space Available

Suite	Size	Rate
100	10,355 SF*	\$19.00/SF/YR NNN
200	13,625 SF	\$18.00/SF/YR NNN
300	14,083 SF	\$19.00/SF/YR NNN

\* divisible to 5,187 SF

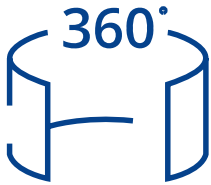
## Demographics

	1 Miles	3 Miles	5 Miles
Population	16,123	86,671	155,840
Households	7,080	39,394	67,838
Avg. Income	\$88,449	\$98,064	\$99,741

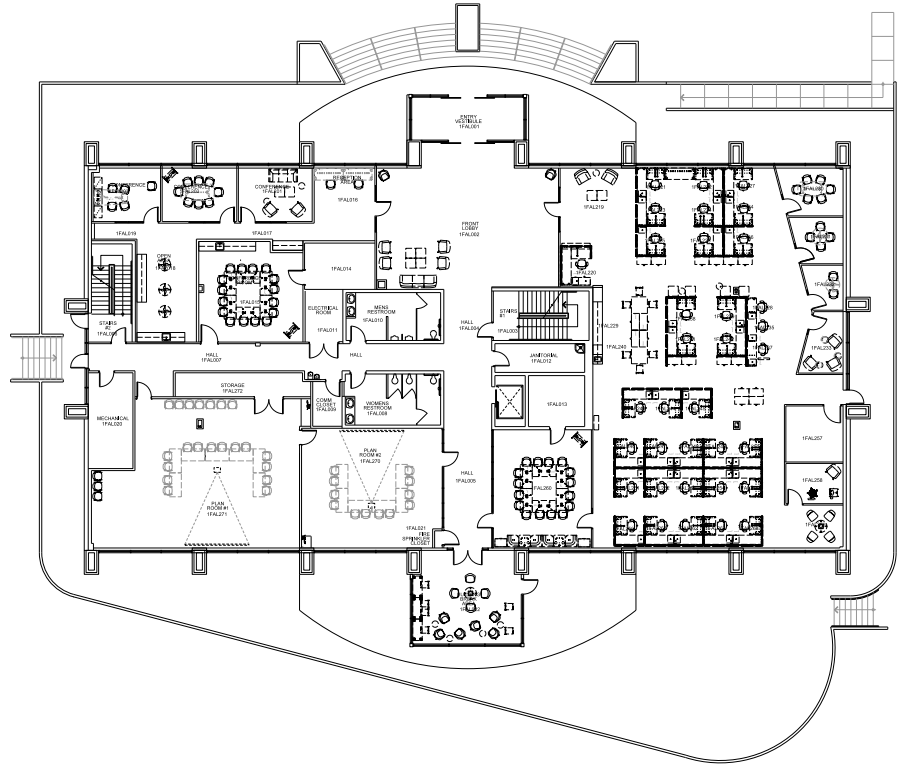


# Floor Plans

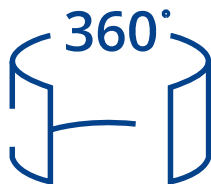
## 1st Floor



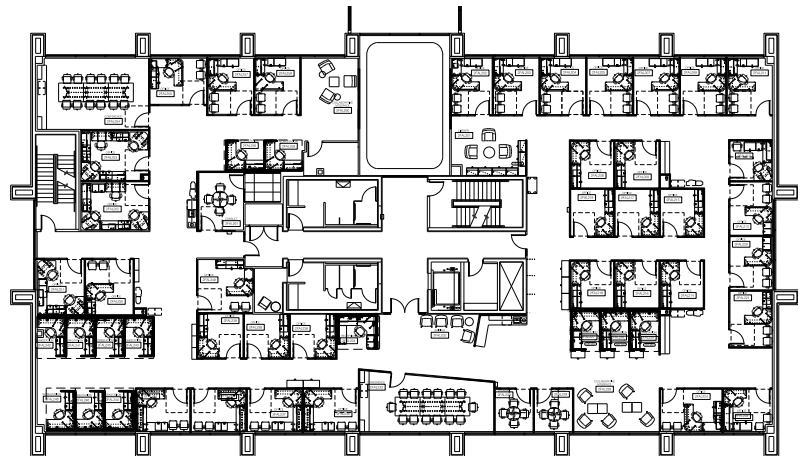
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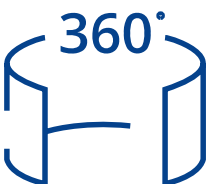
## 2nd Floor



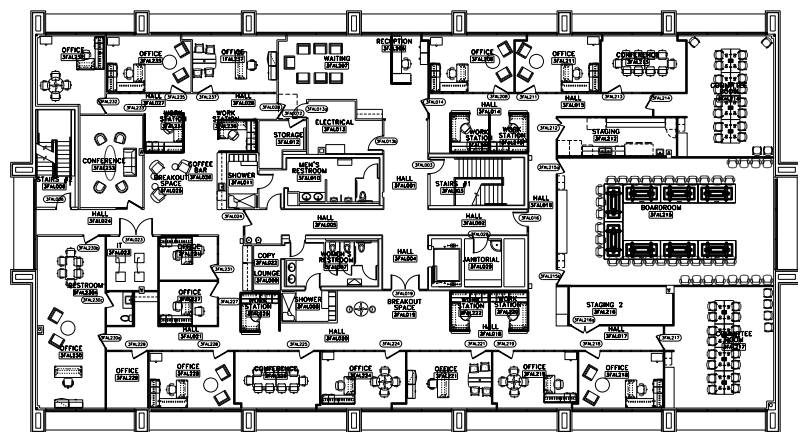
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## 3rd Floor



[View Virtual Tour!](#)



# Property Gallery



# Location

 [Google Map](#)

 [Street View](#)



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