

OFFICE FOR LEASE 2504 W. KOOTENAI ST.

Boise, ID 83705



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

LEASE RATE: \$15.00 SF/yr
LEASE TYPE: Modified Gross

PROPERTY INFORMATION

COUNTY: Ada
SUBMARKET: Boise

BUILDING DATA

BUILDING SF: 3,988 SF
YEAR BUILT: 1955
ZONING: C-2D

LISTING DATA

AVAILABLE SF: 2,000 SF

CONTACT AGENT FOR SHOWING INSTRUCTIONS!

PROPERTY OVERVIEW

Lee & Associates is pleased to present this Boise bench office space for lease. This office space provides a reception area, conference room, private office, break room, open office area, parking, and restroom. Located at Kootenai and Vista, this property is conveniently located on the Boise bench, just a few minutes drive to Boise Airport, downtown Boise, and multiple desirable area amenities.

PROPERTY HIGHLIGHTS

- 22,909 VPD on Vista Ave.
- 1.5 Miles to Downtown Boise
- 1.7 Miles to Airport (BOI)

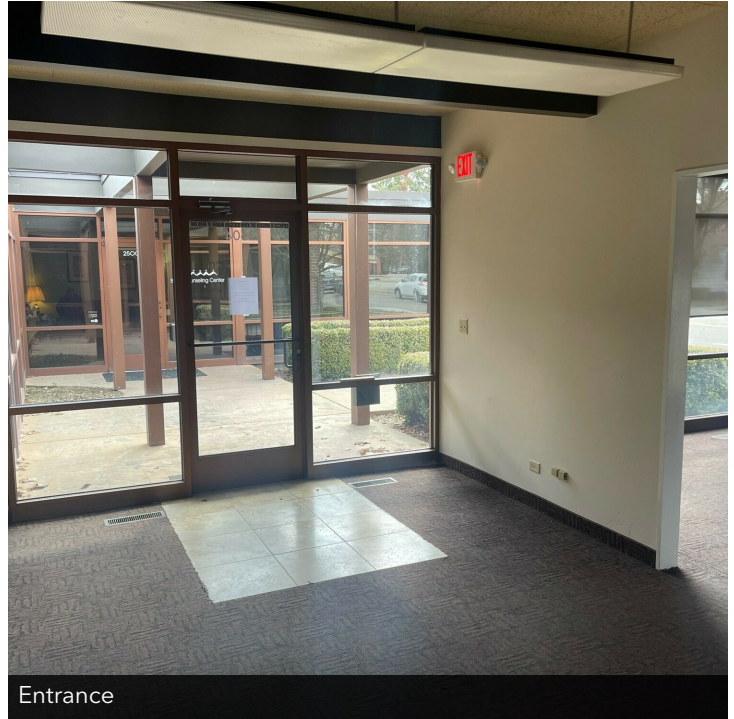
Michael L. Bergmann, SIOR | Principal | Director of Recruitment
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No liability of any kind is to be imposed on the broker herein.

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2504 W. KOOTENAI ST.
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Courtyard/Entrance



Entrance



Office



Office

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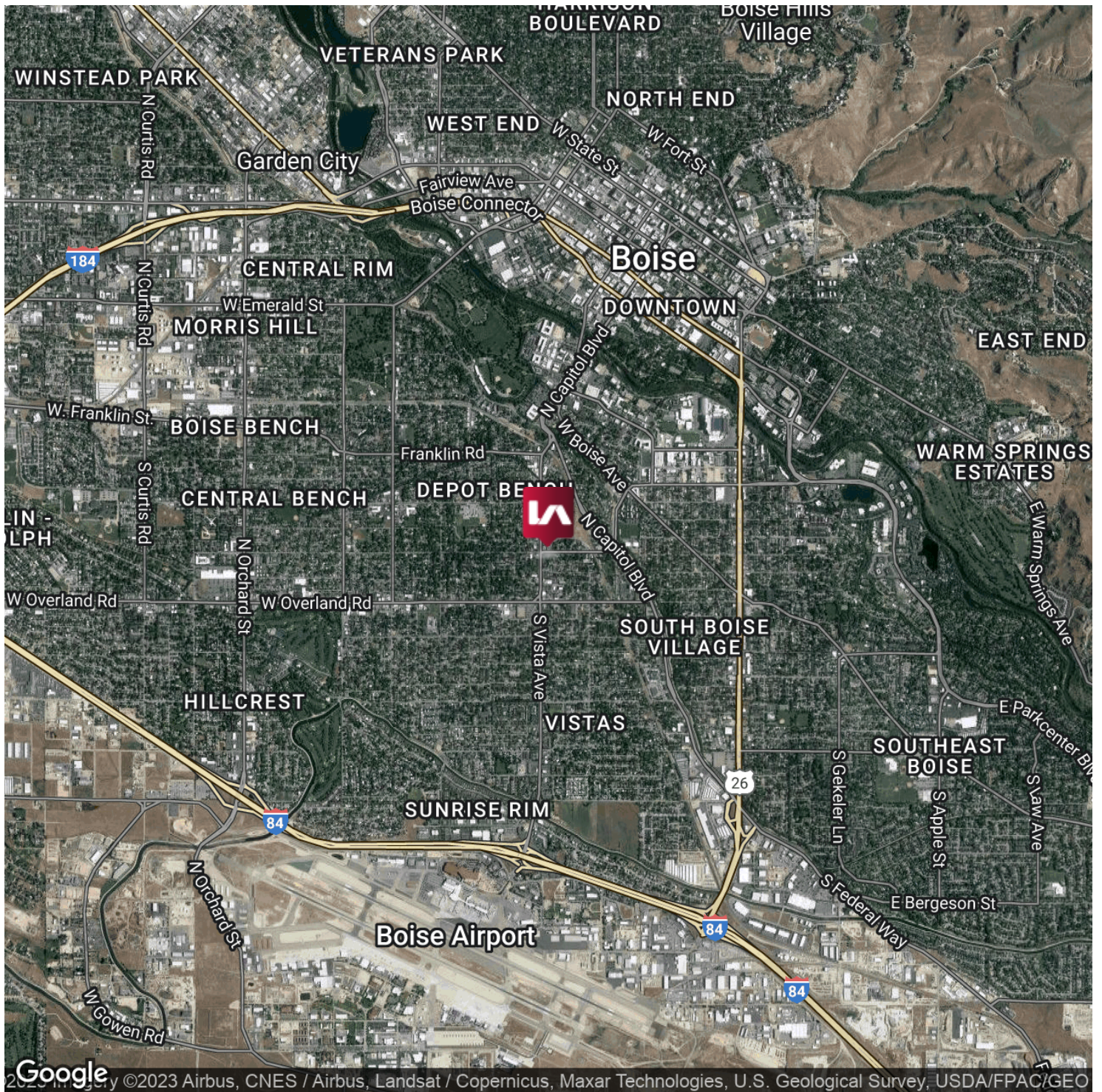
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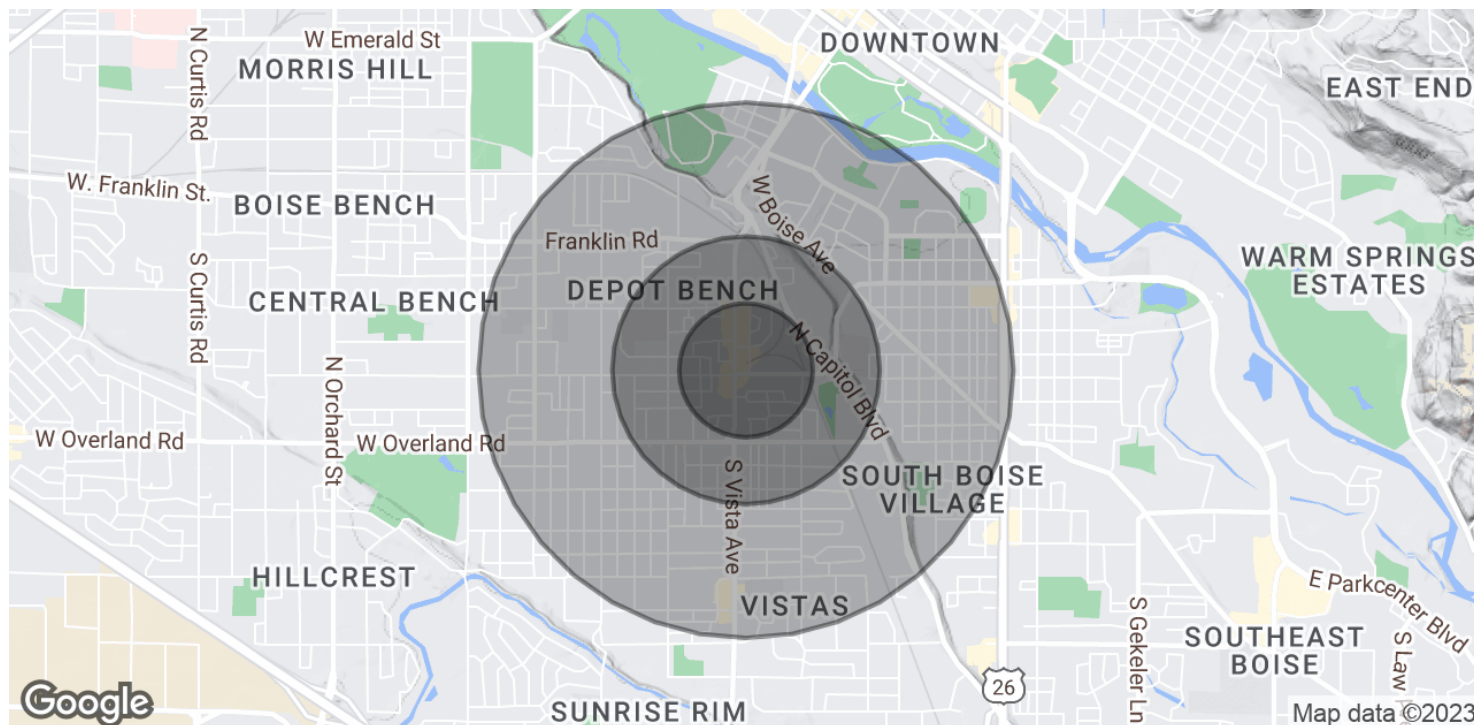
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POPULATION

	1 MILE	3 MILES	5 MILES
2022 Population	19,155	97,615	179,867
Annual Growth 2022-2027	3.4%	3.3%	3.3%
2027 Projected Population	22,399	113,632	209,288
Median Age	35.7	38.6	39.4
Bachelor's Degree or Higher	33%	38%	38%

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
2022 Total Households	8,352	44,342	77,223
Median Household Income	\$47,384	\$55,177	\$61,787
Median Year Built	1971	1975	1978

* Demographic data derived from 2023 CoStar Group

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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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