

AHLQUIST.

4th & Idaho

MARK CLEVERLEY
208.850.6113
MARK@AHLQUISTDEV.COM

HOLT HAGA
208.371.4658
HOLT@AHLQUISTDEV.COM



Welcome to 4th & Idaho

Office | Medical | Retail

A NEW ERA OF EXCELLENCE

4th & Idaho is a landmark mixed-use development transforming the eastern skyline of Downtown Boise. This dual-tower project serves as the new central headquarters for ICCU, the state's largest credit union, while providing high-density luxury residential units and premium ground-floor retail. Situated on the "quiet side" of downtown, it bridges the gap between the urban core and the St. Luke's Medical District.

Ahlquist Development's Full-Service Ecosystem



In-House Architecture & Design: Real-time collaboration to ensure your brand is reflected in every corner of the suite.



YOUR MOVE, SIMPLIFIED.

TEST FIT: In 48-hours Our architectural team will provide a custom space-plan layout for your specific headcount and workflow—**AT ZERO COST TO YOU.**



Pre-Construction & Estimating: Instant transparency on build-out costs to eliminate "budget shock" later



CONSTRUCTION BUDGET: In 7 day, receive a detailed estimate of your total build-out costs



Vertical Construction Management: Total control over the supply chain and timelines to ensure target your 2026 move-in date.



White-Glove Property Management: Ongoing, on-site support to maintain the Class A standard your firm deserves.



4th & Idaho

Site Plan

Overview

LOCATION 320 W IDAHO ST.
BOISE, ID 83702

TOTAL SQ. FOOTAGE 161,405 SQ. FT.

LEASE RATE \$26.00 / SQ. FT NNN

ESTIMATED NNN'S \$8.60 / SQ. FT
(INCLUDING JANITORIAL)

TI ALLOWANCE \$60.00 / SQ. FT.

COMPLETION DATE OFFICE: AUGUST 2026

Available Office Tower

FLOOR 7 20,000 SQ. FT. AVAILABLE

FLOOR 8 20,000 SQ. FT. AVAILABLE

FLOOR 9 PENDING

FLOOR 10 4,500 SQ. FT. AVAILABLE

FLOOR 11 LEASED

FLOOR 12 LEASED

FLOOR 13 LEASED

4th & Idaho

The Site

Building Strategic Location & Connectivity

The "East Downtown" district is Boise's fastest-growing professional pocket. 4th & Idaho offers unparalleled access to major hubs:



Transit: 451 on-site parking stalls and 230 secured bike spaces.



Walkability: 80/100 Walk Score; minutes from the Idaho State Capitol, Julia Davis Park, and the foothills Ridge to Rivers Trail system.



Medical Proximity: Located 3 blocks from St. Luke's Regional Medical Center (\$1B expansion project underway).



Commuter Friendly: 15-minute drive to Boise Airport; 20-minute drive to Meridian/Eagle via I-84.



Tech-Forward: Integrated fiber Wi-Fi, electronic fob access, and modern Class A finishes.



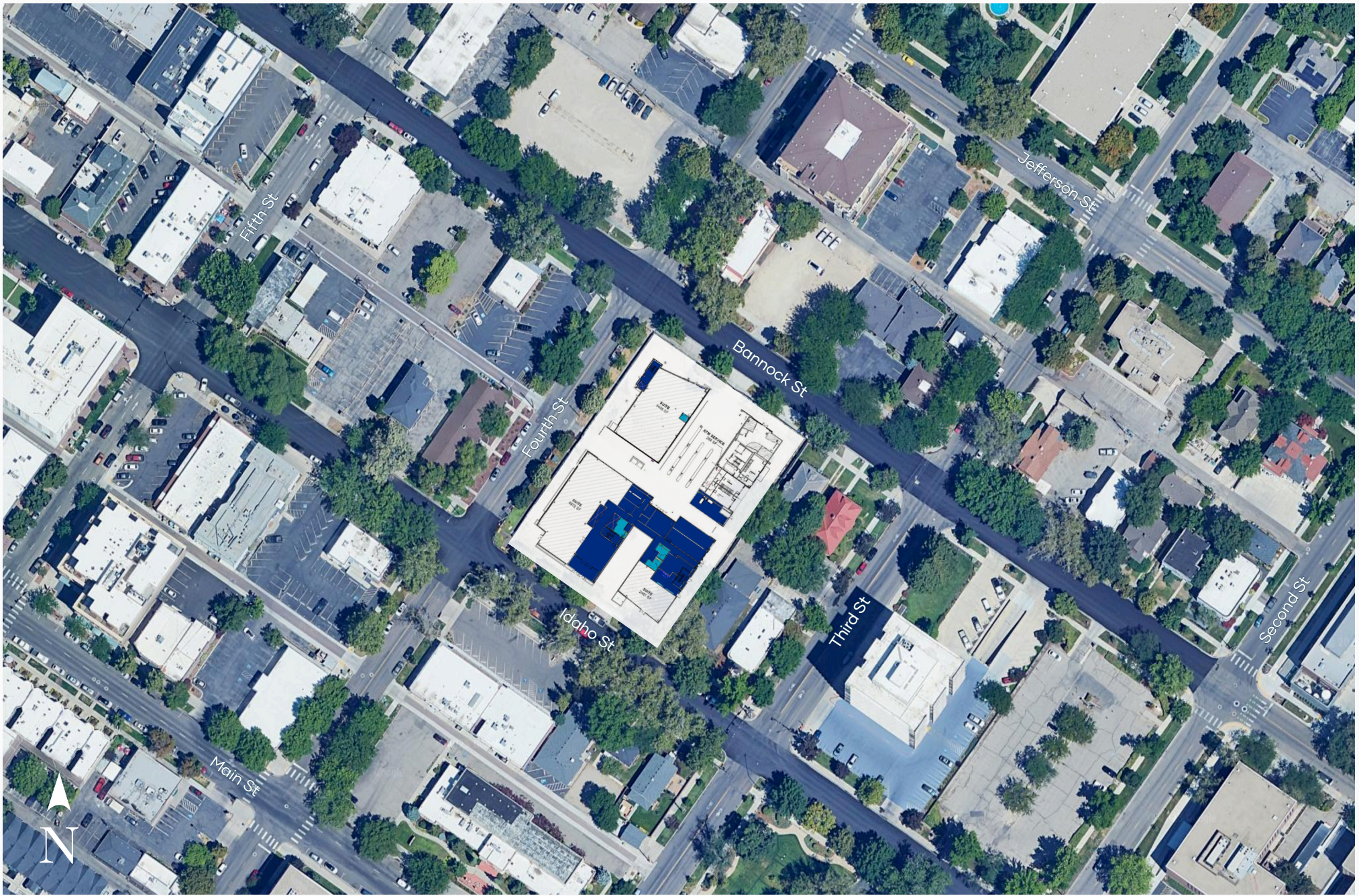
Views: Panoramic views of the Boise Foothills and Albertsons Stadium.



*Construction Status: December 2025

4th & Idaho

Site Plan



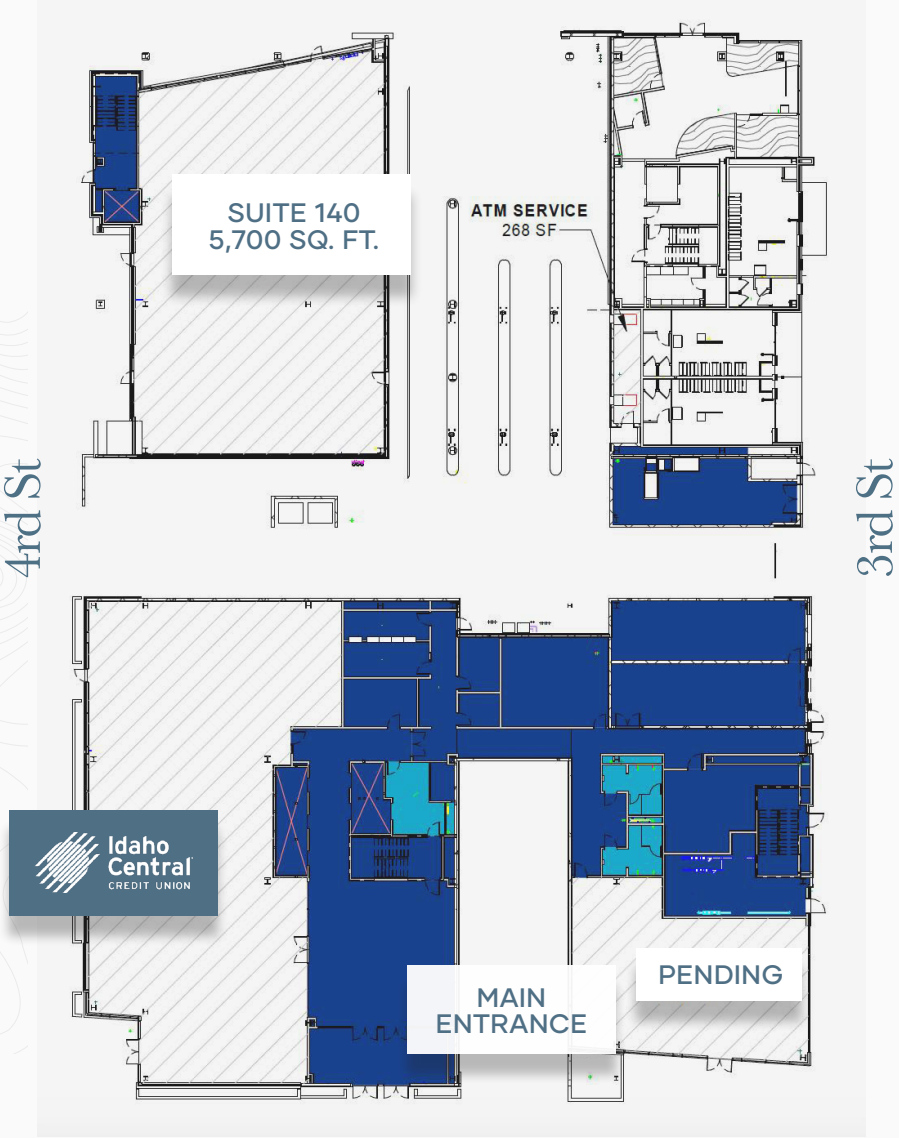
4th & Idaho

Site Plan

Building Floorplates Floors 1

Images of the building's floor plates showing availability.

Bannock St



4th & Idaho

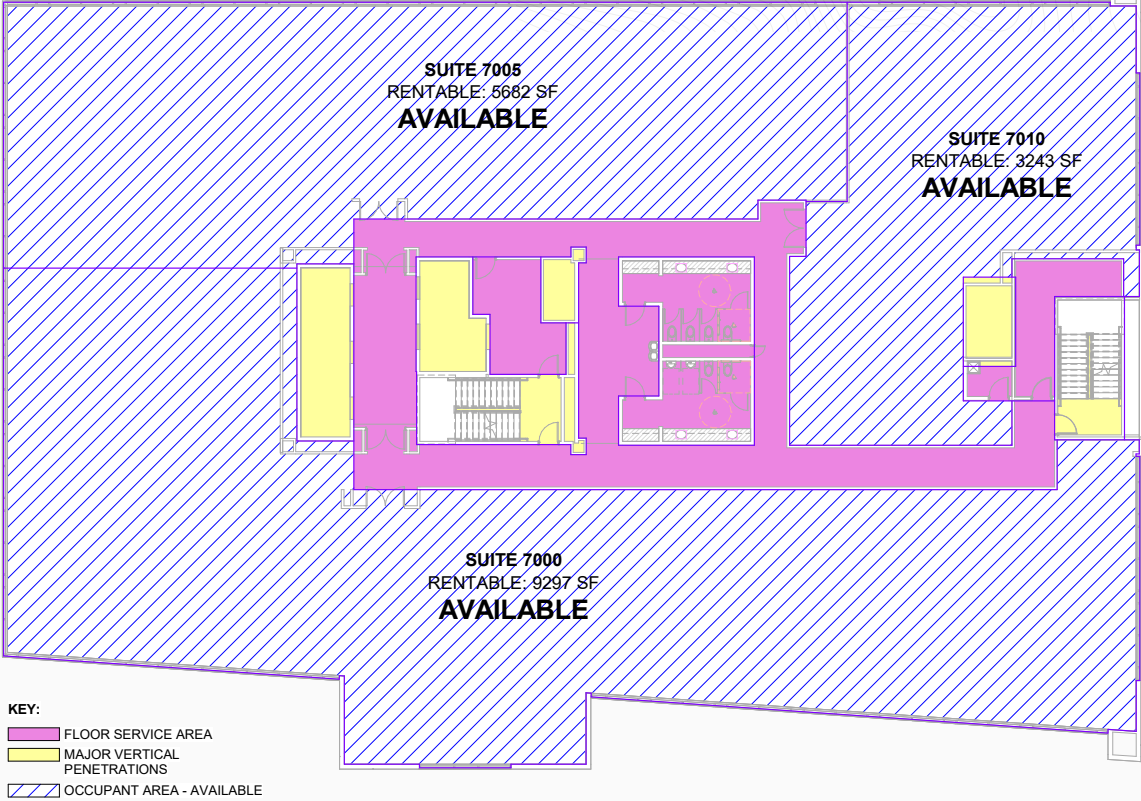
Idaho St

Site Plan

Building Floorplates

Floor 7

Images of the building's floor plates showing availability.



① LEVEL 7
1/16" = 1'-0"

Building Floorplates

Floor 8

Images of the building's floor plates showing availability.



① LEVEL 08
1/16" = 1'-0"

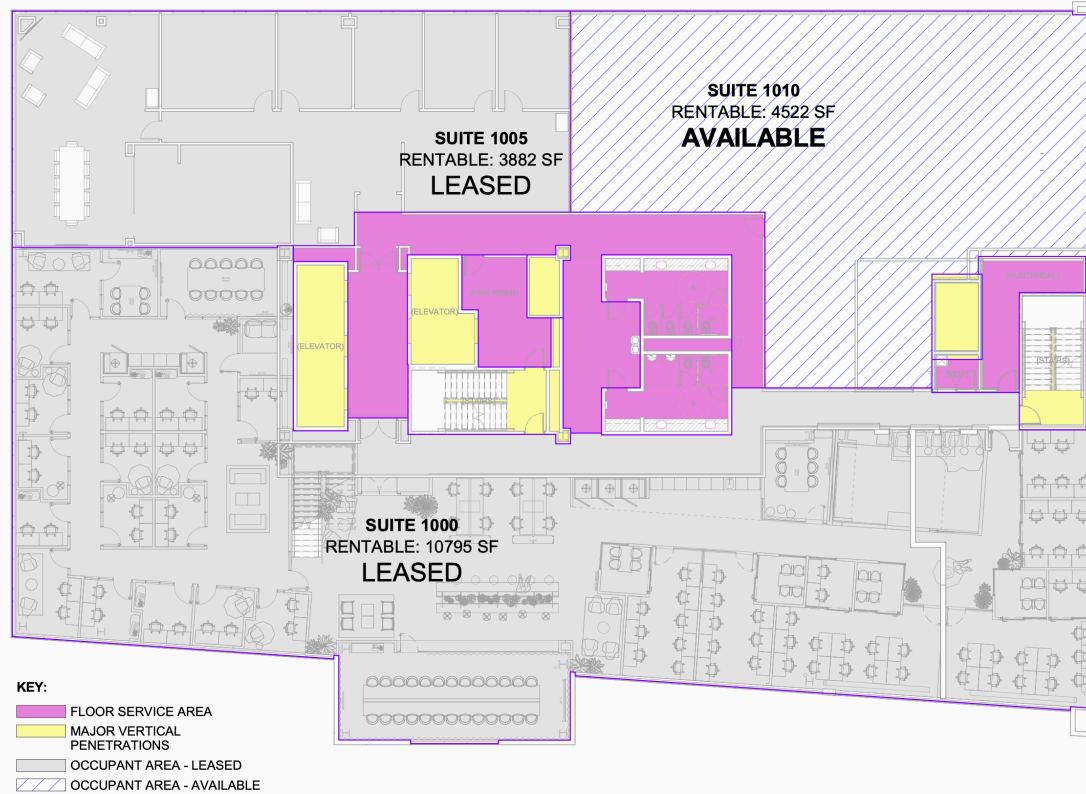
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Site Plan

Building Floorplates

Floor 10

Images of the building's floor plates showing availability.



① LEVEL 10
1/16" = 1'-0"

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Site Plan

Downtown Boise Looking West

KEY LOCATIONS

01. BODO DT BOISE
02. BODO CINEMA
03. P.F. CHANG'S
04. KNITTING FACTORY
05. TREEFORT MUSIC HALL
06. MOD PIZZA
07. TRADER JOE'S
08. PANDA EXPRESS
09. CHIPOTLE MEXICAN GRILL
10. THE BASQUE MARKET
11. BARDENAY
12. CITY CENTER PLAZA
13. IDAHO CENTRAL ARENA
14. DUTCH BROS COFFEE
15. JUMP
16. SIMPLOT
17. THE MATADOR
18. JUNIPER
19. DIABLO & SONS
20. EUREKA!
21. TUPLEO HONEY
22. THE FORK
23. FUNKY TACO
24. STATE CAPITOL
25. THE MELTING POT
26. THE LIVELY
27. FLYING M COFFEE
28. GUIDO'S PIZZA
29. CHICAGO CONNECTION
30. IDAHO SUPREME COURT BUILDING
31. WESTERN PROPER
32. BLUE SKY BAGELS BOISE, IDAHO



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Location

Downtown Boise Looking South

KEY
LOCATIONS

- 01. Dona Larson Park
- 02. Whole Foods Market
- 03. WinCo Foods
- 04. Ada County Courthouse
- 05. Boise State Football Stadium
- 06. Boise Discovery Center
- 07. Boise River
- 08. Boise State Main Campus
- 09. Boise Zoo
- 10. Julia Davis Park
- 11. Basque Block
- 12. Boise City Hall



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Location

Downtown Boise Looking East

KEY
LOCATIONS

- 01. Fort Boise Military Reserve
- 02. Community Center
- 03. VA Hospital
- 04. Veterans Home
- 05. Recruitment
- 06. Boise Foothills
- 07. St. Luke's Medical Campus
- 08. Boise "East End"

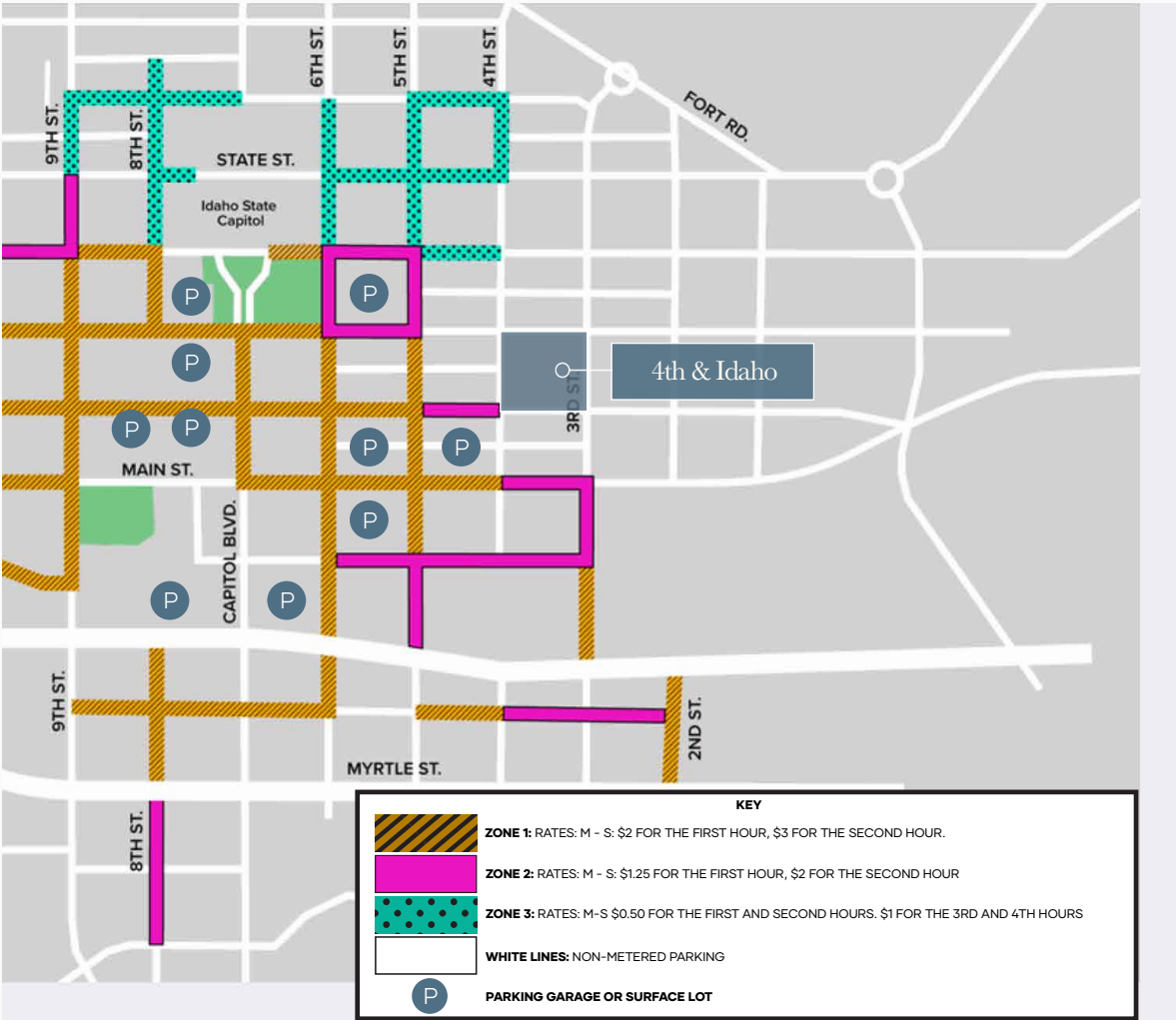


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Location

451 ON SITE PARKING STALLS

OVER 3,700 PARKING SPACES WITHIN A SIX MINUTE WALKING RADIUS.



4th & Idaho

Location

Treasure Valley
POPULATION 900,000

EAGLE

DRIVE TIME TO
4TH & IDAHO: 20MIN
POP: 33,000

BOISE FOOTHILLS

BOISE
POP: 240,000

MERIDIAN

DRIVE TIME TO
4TH & IDAHO: 15MIN
POP: 140,000

4th & Idaho

EAST BOISE

KUNA

DRIVE TIME TO
4TH & IDAHO: 25MIN
POP: 30,000

BOISE AIRPORT
DRIVE TIME TO 4TH & IDAHO: 15MIN

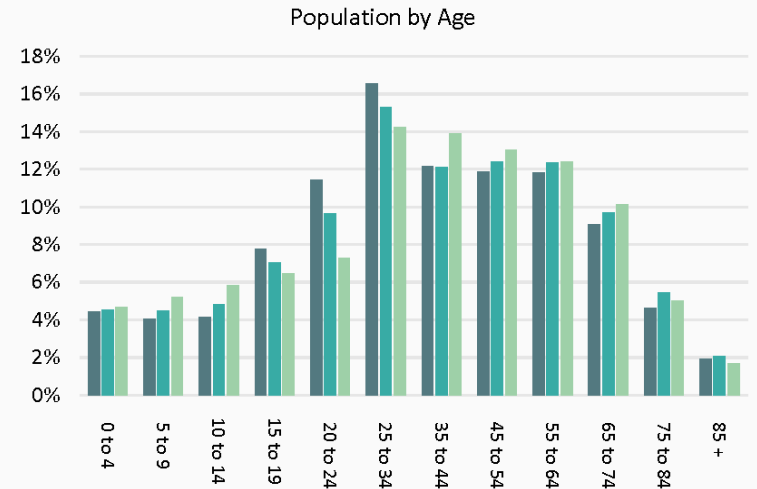
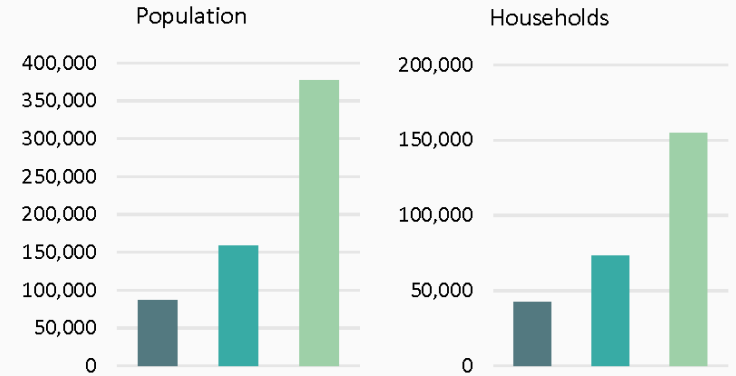
4th & Idaho

The Site

Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Current						
2023 Population	87,164	---	159,267	---	376,644	---
2028 Projected Population	88,366	---	158,729	---	389,936	---
Pop Growth (%)	1.4%	---	-0.3%	---	3.5%	---
2023 Households	42,290	---	72,959	---	154,597	---
2028 Projected Households	44,111	---	74,380	---	162,438	---
HH Growth (%)	4.3%	---	1.9%	---	5.1%	---
Daytime Population						
Daytime Population	97,225	---	165,777	---	329,933	---
Average Business Travelers	2,149	---	3,322	---	5,509	---
Average Leisure Travelers	381	---	494	---	604	---
Average Migrant Workers	0	---	0	---	21	---
Group Quarters Pop	381	---	494	---	604	---
Pop in Family Households	55,263	---	109,676	---	295,134	---
Pop Non-Family Households	27,958	---	43,918	---	72,168	---
Total Population by Age						
Median Age (2023)	36.7		38.3		39.1	
Ages by Year						
0 to 4	3,863	4.4%	7,266	4.6%	17,627	4.7%
5 to 9	3,531	4.1%	7,122	4.5%	19,658	5.2%
10 to 14	3,628	4.2%	7,678	4.8%	22,084	5.9%
15 to 19	6,794	7.8%	11,247	7.1%	24,436	6.5%
20 to 24	9,954	11.4%	15,419	9.7%	27,502	7.3%
25 to 34	14,438	16.6%	24,400	15.3%	53,729	14.3%
35 to 44	10,600	12.2%	19,289	12.1%	52,443	13.9%
45 to 54	10,365	11.9%	19,730	12.4%	49,012	13.0%
55 to 64	10,317	11.8%	19,653	12.3%	46,683	12.4%
65 to 74	7,917	9.1%	15,470	9.7%	38,138	10.1%
75 to 84	4,061	4.7%	8,697	5.5%	18,918	5.0%
85 +	1,696	1.9%	3,296	2.1%	6,415	1.7%



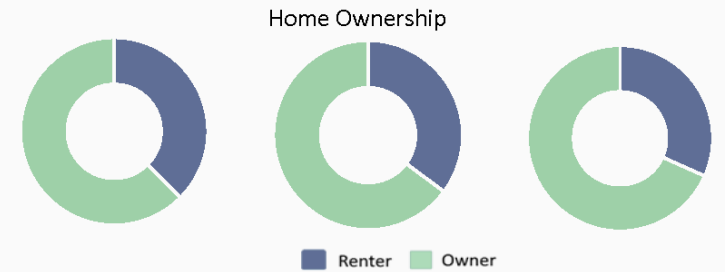
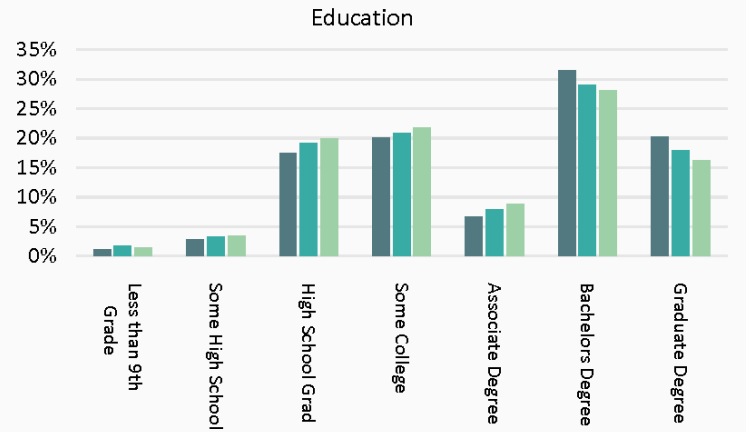
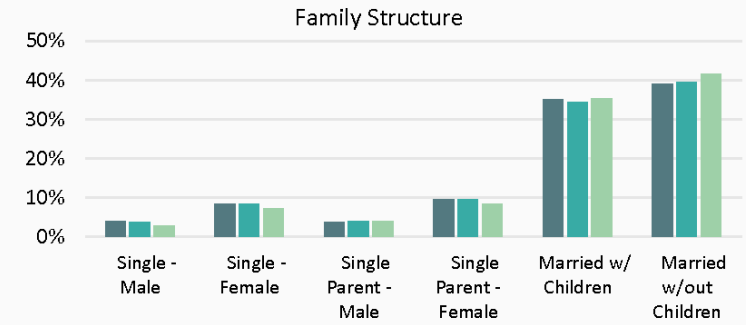
4th & Idaho

Demographics

Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Family Structure (2023)	19,353		37,345		96,236	
Single - Male	789	4.1%	1,405	3.8%	2,894	3.0%
Single - Female	1,628	8.4%	3,189	8.5%	7,129	7.4%
Single Parent - Male	733	3.8%	1,515	4.1%	3,828	4.0%
Single Parent - Female	1,847	9.5%	3,602	9.6%	8,209	8.5%
Married w/ Children	6,798	35.1%	12,869	34.5%	34,049	35.4%
Married w/out Children	7,557	39.0%	14,765	39.5%	40,126	41.7%
Education (2023)	59,394		110,536		265,338	
Less than 9th Grade	652	1.1%	2,026	1.8%	3,947	1.5%
Some High School	1,648	2.8%	3,690	3.3%	9,096	3.4%
High School Grad	10,347	17.4%	21,153	19.1%	52,911	19.9%
Some College	11,932	20.1%	23,056	20.9%	57,714	21.8%
Associate Degree	4,000	6.7%	8,730	7.9%	23,682	8.9%
Bachelors Degree	18,757	31.6%	32,090	29.0%	74,722	28.2%
Graduate Degree	12,058	20.3%	19,790	17.9%	43,265	16.3%
Home Ownership (2023)	59,842		101,289		208,492	
Housing Units Occupied	42,290	70.7%	72,959	72.0%	154,597	74.2%
Housing Units Vacant	1,706	2.9%	2,662	2.6%	4,941	2.4%
Occupied Units Renter	15,846	26.5%	25,669	25.3%	48,954	23.5%
Occupied Units Owner	26,444	44.2%	47,290	46.7%	105,643	50.7%
Unemployment Rate (2023)		3.0%		2.6%		2.1%
Employment, Pop 16+ (2023)	97,225		165,777		329,933	
Armed Services	171	0.2%	262	0.2%	905	0.3%
Civilian	55,059	56.6%	97,183	58.6%	218,574	66.2%
Employed	52,792	54.3%	93,623	56.5%	212,031	64.3%
Unemployed	2,267	2.3%	3,560	2.1%	6,543	2.0%
Not in Labor Force	20,087	20.7%	37,998	22.9%	93,040	28.2%
Businesses						
Establishments	5,991	---	9,901	---	18,404	---
Employees (FTEs)	66,162	---	105,555	---	176,340	---



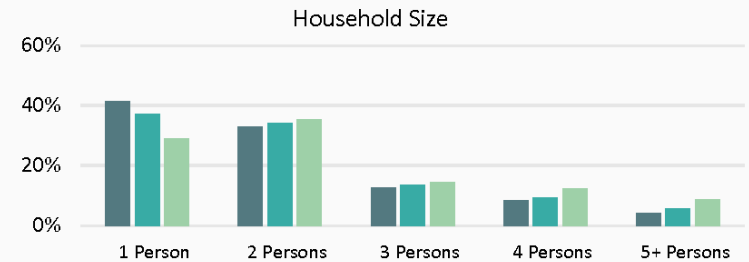
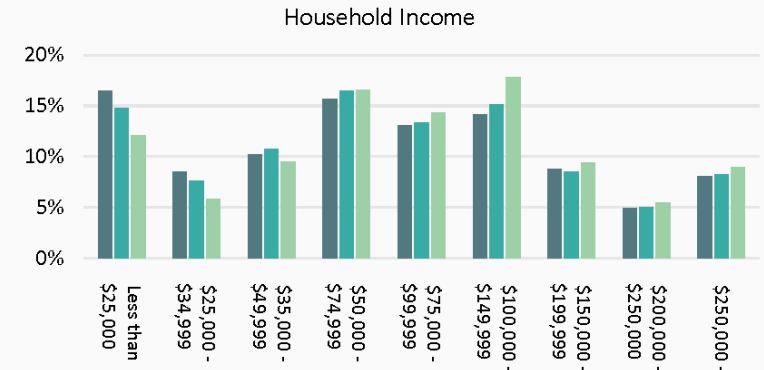
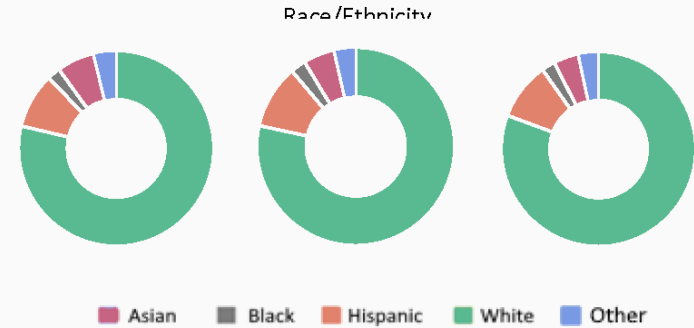
4th & Idaho

Demographics

Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Population by Race/Ethnicity (2023)						
White, Non-Hispanic	68,588	78.7%	124,843	78.4%	303,625	80.6%
Hispanic	7,986	9.2%	16,607	10.4%	36,107	9.6%
Black, Non-Hispanic	1,876	2.2%	3,985	2.5%	8,474	2.2%
Asian, Non-Hispanic	5,431	6.2%	8,176	5.1%	15,741	4.2%
Other	3,284	3.8%	5,656	3.6%	12,699	3.4%
Language at Home (2023)						
Spanish Linguistically Isolated	334	0.8%	716	1.0%	1,299	0.8%
Spanish Not Isolated	2,701	6.4%	4,989	6.8%	10,564	6.8%
Asian Linguistically Isolated	87	0.2%	198	0.3%	696	0.5%
Asian Not isolated	666	1.6%	998	1.4%	2,019	1.3%
Household Income (2023)						
Per Capita Income	\$57,372	---	\$53,573	---	\$50,814	---
Average HH Income	\$117,483	---	\$116,214	---	\$123,153	---
Median HH Income	\$82,913	---	\$84,272	---	\$93,213	---
Less than \$25,000	6,978	16.5%	10,774	14.8%	18,767	12.1%
\$25,000 - \$34,999	3,607	8.5%	5,592	7.7%	8,965	5.8%
\$35,000 - \$49,999	4,320	10.2%	7,827	10.7%	14,752	9.5%
\$50,000 - \$74,999	6,646	15.7%	12,054	16.5%	25,580	16.5%
\$75,000 - \$99,999	5,554	13.1%	9,730	13.3%	22,174	14.3%
\$100,000 - \$149,999	5,975	14.1%	11,058	15.2%	27,530	17.8%
\$150,000 - \$199,999	3,726	8.8%	6,217	8.5%	14,563	9.4%
\$200,000 - \$250,000	2,077	4.9%	3,675	5.0%	8,429	5.5%
\$250,000 +	3,409	8.1%	6,031	8.3%	13,837	9.0%
Avg Family Income	\$166,658		\$154,616		\$149,159	
Avg Non-Family Income	\$87,779		\$87,141		\$91,540	
Household Size (2023)						
1 Person	17,552	41.5%	27,190	37.3%	44,674	28.9%
2 Persons	13,962	33.0%	24,842	34.0%	54,814	35.5%
3 Persons	5,416	12.8%	9,953	13.6%	22,463	14.5%
4 Persons	3,543	8.4%	6,794	9.3%	18,949	12.3%
5+ Persons	1,815	4.3%	4,180	5.7%	13,697	8.9%



4th & Idaho

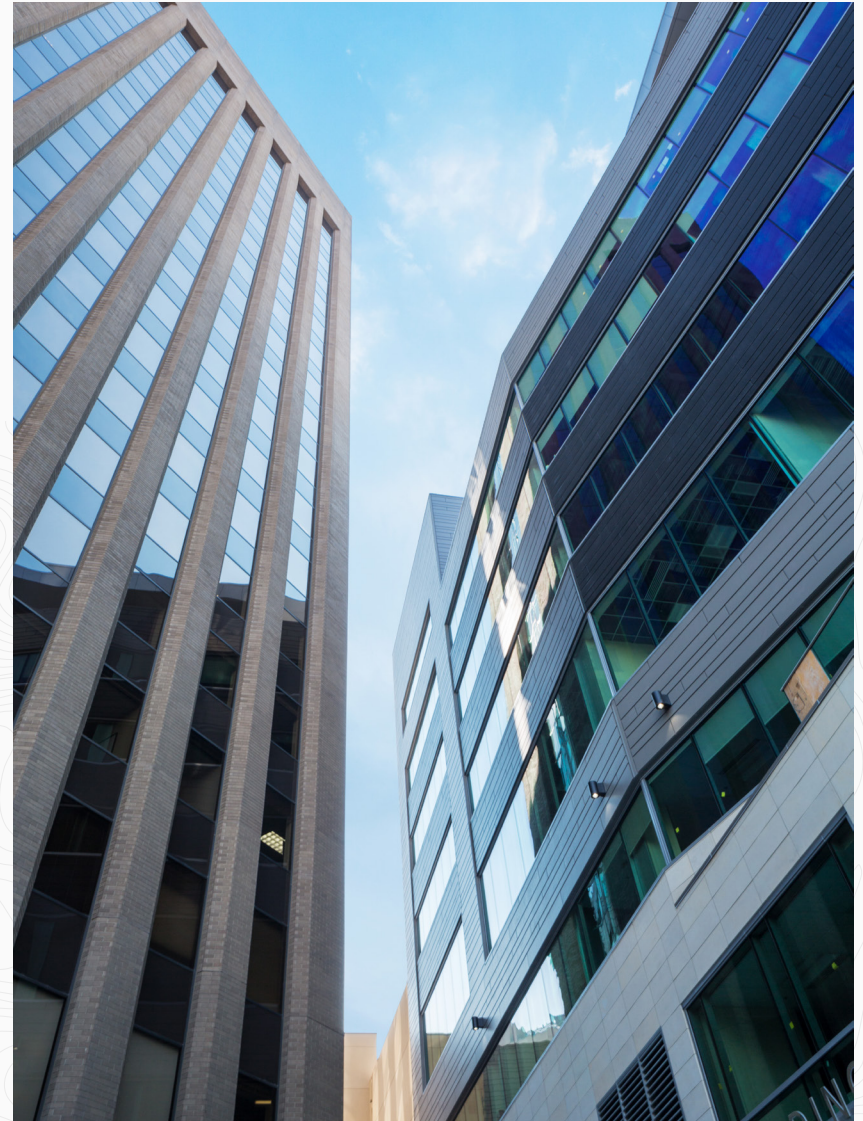
Demographics

AHLQUIST.

With 20 years of experience in development and a legacy of innovation, Ahlquist is a full-service real estate, and property solutions firm dedicated to building exceptional spaces and lasting relationships. Our expertise spans, architecture, development, asset & property management, and leasing, allowing us to take projects from concept to completion with efficiency and excellence.

Over the past two decades, we have developed millions of square feet across commercial, medical, retail, industrial, and multifamily sectors, navigating complex zoning, entitlements, and approvals to bring visionary projects to life. Through proactive asset & property management, we safeguard investments and enhance tenant experiences, and with strategic leasing services, we help businesses find the perfect space to grow.

As we continue to expand, we are actively taking on new projects and remain open for business in every sector of development. Whether you're looking to build, invest, or lease, Ahlquist is ready to bring your vision to life. Let's build something great together.



4th & Idaho

The Developer



Mark Cleverley

CHIEF LEASING OFFICER | 208.850.6113
MARK@AHLQUISTDEV.COM

Mark is one of the founding members of Ahlquist. As Chief Leasing Officer, Mark oversees all leasing and marketing operations, taking care to put an incredible level of care and attention into each project. Mark received his associates degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 20 years of experience in the Treasure Valley real estate field, Mark has a depth of understanding of the market that enables him to help each tenant find a perfect fit for their unique situation.



Holt Haga

VP OF LEASING | 208.371.4658
HOLT@AHLQUISTDEV.COM

Holt is one of the founding members of Ahlquist. As VP of Leasing, Holt has delivered the successful completion of over 4 million square feet of commercial development. Holt specializes in office, industrial, and retail leasing within the company's portfolio. Holt graduated Summa Cum Laude with a degree in Finance from Westminster College in Salt Lake City and received his MBA from Boise State University. Holt's outstanding attention to detail and relentless work ethic ensure a seamless and enjoyable experience with each client he works with.

4th & Idaho

Contact

AHLQUIST.

Thank you

MARK CLEVERLEY
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