

SUBJECT



BOWN CROSSING FOR SUBLEASE

3122 S. Bown Way, Boise, ID
SF AVAILABLE: 1,131 SF

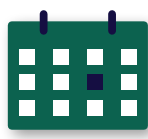
PROPERTY HIGHLIGHTS

- **Available 6/1/26**
 - **End of Sublease 1/31/27***
 - Desirable SE Boise Location
 - Great Exposure in Bown Crossing
 - Quickly Growing Area
- *Extension of Lease Negotiable**

- Close Proximity to Greenbelt
- Street Front Parking
- Other Tenants in the Area Include: The Tavern at Bown Crossing, Boise Fry Company, Ti Amo Italian Ristorante, Cravin's Candy Company, Barber Town Eye Care, Boise Public Library, and Many Others
- **Contact Agent for Showing, Do Not Disturb Tenant**



AVAILABLE SPACE
1,131 SF



LEASE TERM
Negotiable



ASKING RATE
Contact Agents



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

DARIN BURRELL
darin@icreboise.com
(208) 286-2260 office
(208) 860-0332 cell

SETH MCCORMACK
seth@icreboise.com
(208) 286-2272 office
(208) 918-1030 cell

www.icreboise.com | 380 E. Parkcenter Boulevard Suite 290, Boise, ID 83706 | (208) 429-8603 office

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EXECUTIVE SUMMARY

Available SF: **1,131 SF**

Lease Rate: **Contact Agents**

Lease Type: **NNN**

Building Class: **A**

Year Built: **2008**

Zoning: **MX-1**

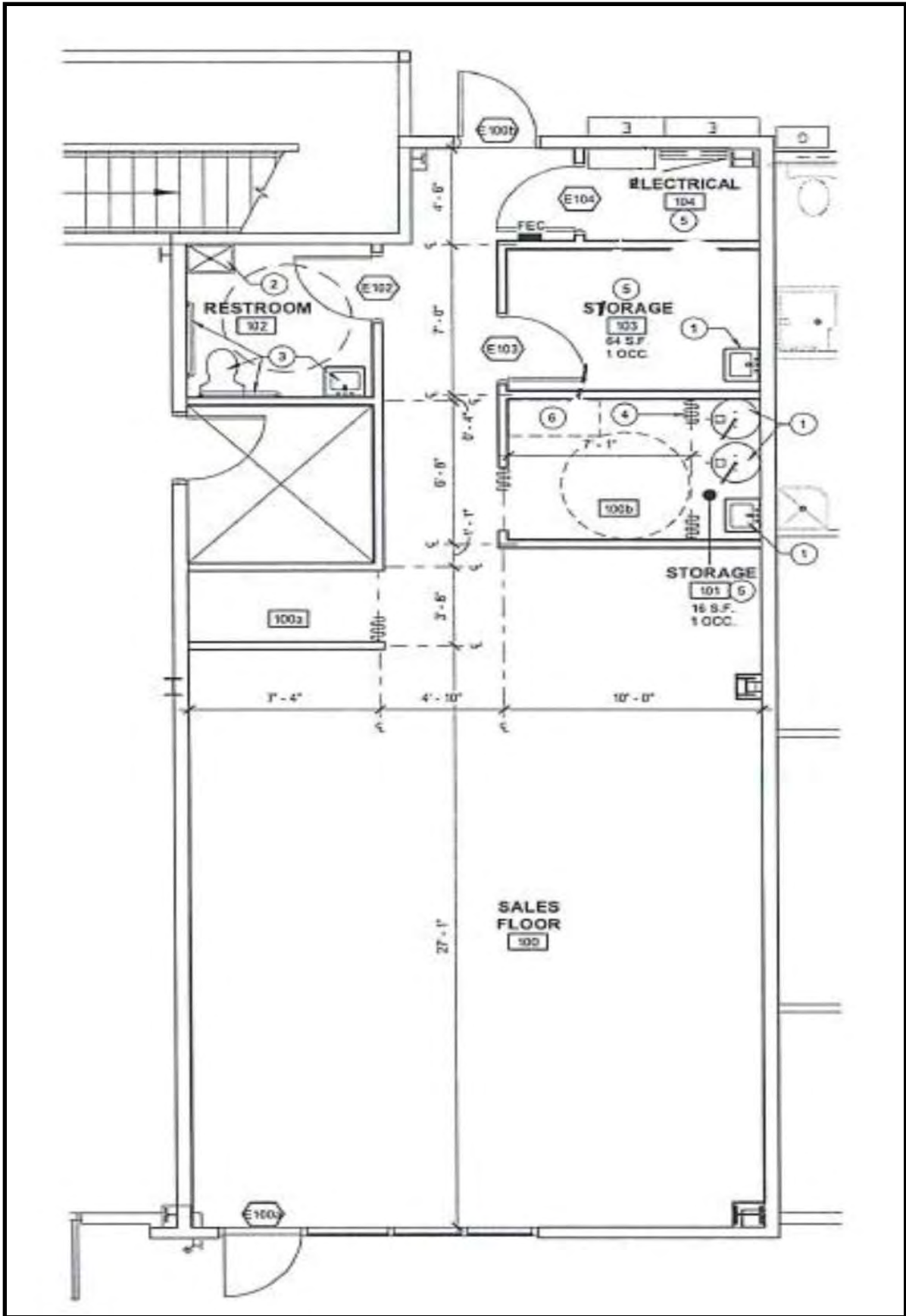
Market: **Boise**

Cross Streets: **S Bown Way & E Boise Avenue**

DEMOGRAPHICS

Population 2025	1 Mile	2 Miles	3 Miles
Total Population	9,817	31,961	56,009
Households & Income			
Total Household	4,138	14,062	24,057
Average HH Income	\$175,945	\$156,287	\$140,491

3122 S Bown Way Floor Plan
1,131 SF AVAILABLE





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