

For Sale | \$2,300,000

PRIME NORTH BOISE OFFICE

5200

W. STATE ST.

BOISE, ID 83703



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CBRE

PROPERTY OVERVIEW

Address	5200 W. State St.
Price	\$2,300,000
Market/Submarket	Boise
Square Footage	±6,600
Lot Size	0.53 Acres
Year Built	2003
Occupancy	Occupied with Income Through March 2027
Floors	2
Parking	21 Spaces
Zoning	City of Boise-MX-3
Power	Phase 3

Do not disturb tenants.

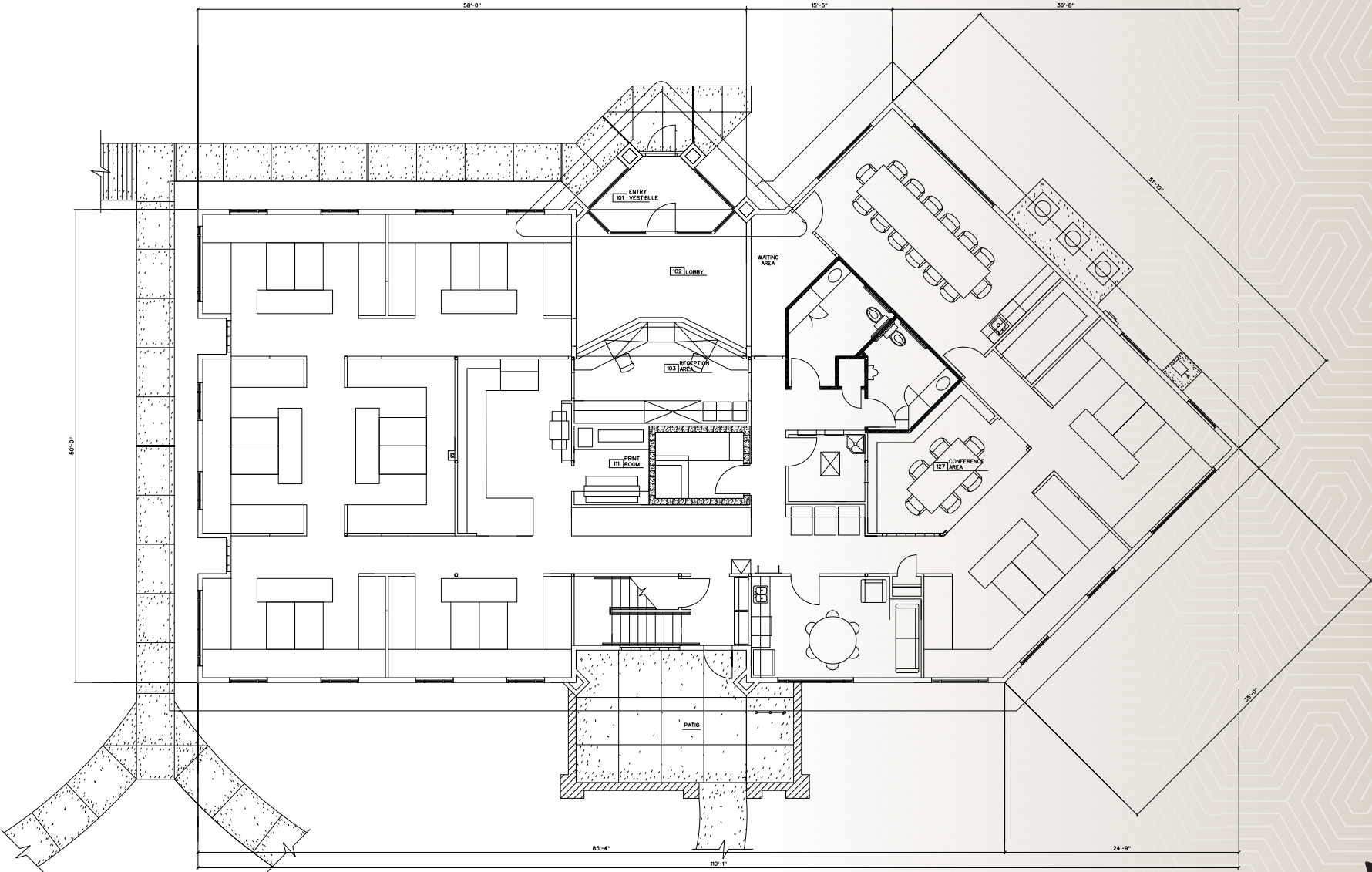
Flexible MX-3 Zoning for Diverse Use Cases

The City of Boise’s MX-3 (Mixed Use Active) zoning provides significant flexibility, allowing for a variety of retail and office configurations. This adaptability minimizes permitting hurdles for diverse business models and future re-purposing, appealing to a broad range of potential tenants and owner-operators.



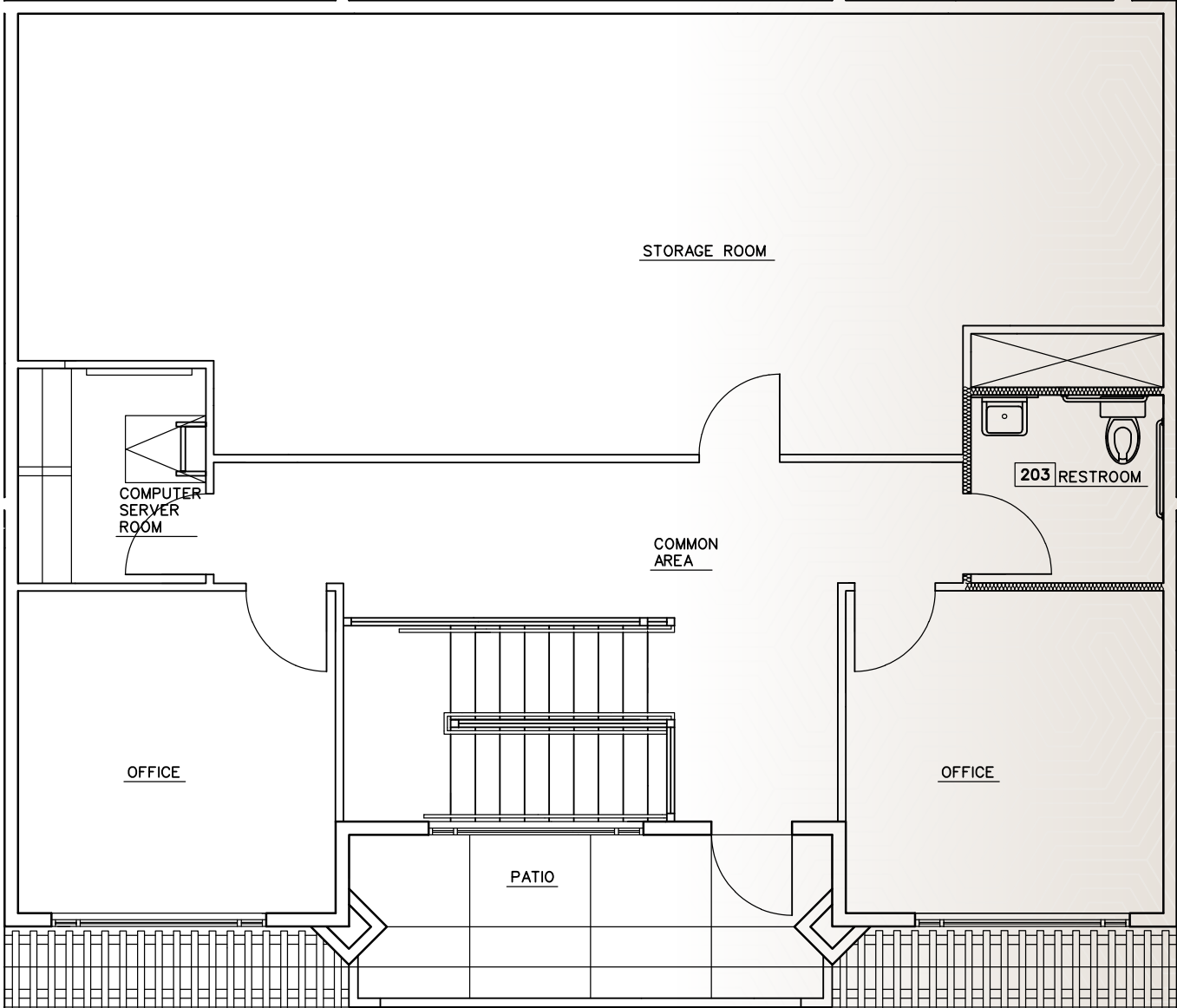
Floor Plan

FIRST FLOOR



Floor Plan

SECOND FLOOR



Exterior Photos



State Street
Signage Available



Interior Photos





PROXIMITY TO DOWNTOWN BOISE'S BUSINESS HUBS

Direct and quick access to the city's financial district, government offices, and major corporate headquarters. This facilitates effortless networking, client meetings, and streamlined logistical operations for businesses.



RECREATIONAL OPPORTUNITIES ON THE BOISE RIVER GREENBELT

Easy access to the picturesque Boise River Greenbelt, offering employees opportunities for outdoor activities like walking, jogging, and cycling, promoting a healthy work-life balance.



DINING & RETAIL OPTIONS

Nearby amenities within a short walk or drive, include coffee, convenient lunch options and after-work activities.

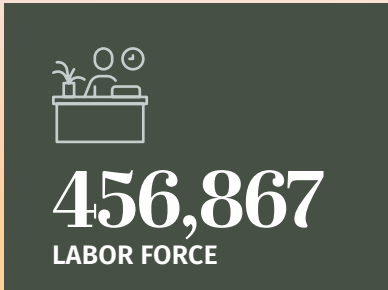


STRONGER PUBLIC TRANSPORTATION LINKS

Nearby bus stop.



Economic Development



Boise, Idaho

Boise, is the state’s capital and largest city, experiencing significant growth and consistently ranking high for its quality of life. The Boise metropolitan area, also known as the Treasure Valley, boasts an estimated population of 846,000, making it the most populous metropolitan area in Idaho. It is recognized for its strong job market, safety, and affordability, offering residents a balanced lifestyle that blends urban amenities with abundant outdoor recreation opportunities.

The city’s economy is diverse, featuring thriving sectors in technology, manufacturing, healthcare, education, and agribusiness, with major employers such as Simplot, St. Luke’s Healthcare System, Micron Technology, and Albertsons. The city’s growth is further fueled by high net migration, attracting professionals and families seeking a dynamic urban environment with a strong sense of community and access to natural beauty.



Boise is Now a Tech Hub

Boise has become a hub for tech acquisitions, with major companies like Equifax, Ericsson, and Waterloo purchasing local businesses Kount, Cradlepoint, and MetaGeek.

- Clearwater Analytics, a Boise-based company, has achieved a \$4B market cap and gone public.
- The city is attracting significant investment, with companies like Intuit, Ericsson, and Equifax establishing a presence in Boise.
- Local startups like VisitPay and TSheets have been acquired by larger companies, with TSheets nearly doubling in size after its acquisition by QuickBooks.
- Boise-based companies like Black Sage Technologies and Cradlepoint have been acquired by private equity firms and international companies, solidifying the city's reputation as a tech hub.

Micron Technology Expansion

\$15 Billion Investment: Micron is constructing a new semiconductor fabrication plant in Boise, the first new memory manufacturing fab in the U.S. in 20 years.

Job Creation

The expansion is expected to create over 17,000 new jobs, including 2,000 direct Micron jobs and 15,000 indirect jobs.

CHIPS Act Support

The project is supported by federal grants and state incentives, enhancing U.S. economic and national security.



Major Employers





Poised for Growth

Idaho's population grew 8.8% between 2020-2024 making it one of the fastest growing states in the U.S.

- U.S. Census Bureau

Why Boise...?

#2

in the U.S. for Economic Outlook

U.S. News & World Report

#1

in the Nation for Economic Momentum

State Policy Reports

#1

in the country for Quality of Life (Idaho)

U.S. News & World Report

#1

with AAA Credit Rating from Fitch - 2nd Year in a Row

Fitch Ratings

Top 10

of the Tax Foundation's Business Tax Climate Index

Tax Foundation's Business Tax Climate Index

7

Universities & Liberal Arts colleges in the Boise MSA

61%

Growth of the Number of High-Tech Companies in Idaho Over the Past Decade

East Idaho News

5.9%

Real GDP Growth in Idaho during 2Q

Highest Among All U.S. States

Surrounding Amenities



BOISE JUICE COMPANY
THE LOCAL
GYRO SHACK

5200
W. STATE ST.

BLUE SKY
BAGELS

VILLA SPORT
FITNESS

CANDY'S CAFE

STARBUCKS

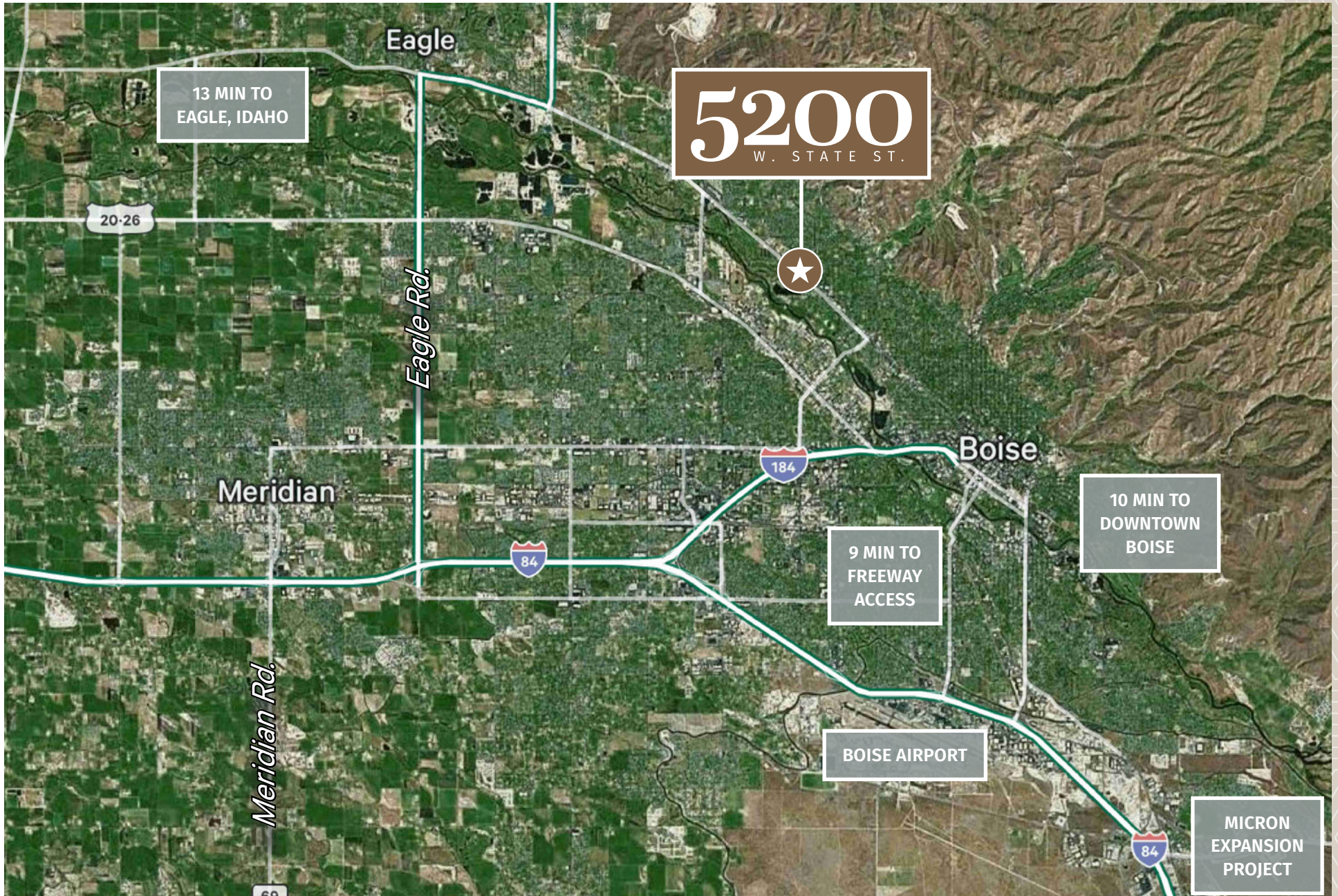
CAFFEINA ROASTING COMPANY
STELLA'S ICE CREAM
TREASURE VALLEY SKATE

WILLOW
LANE PARK

THE RIVER CLUB

BOISE GREENBELT

Distance Map





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