



SUBJECT

# BOWN CROSSING FOR SUBLEASE

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

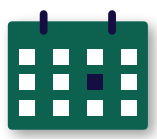
### PROPERTY HIGHLIGHTS

- **Available 5/15/26**
  - **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

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The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.



# EXECUTIVE SUMMARY

Available SF: **1,131 SF**

Lease Rate: **Contact Agents**

Lease Type: **NNN**

Building Class: **A**

Year Built: **2008**

Zoning: **MX-1**

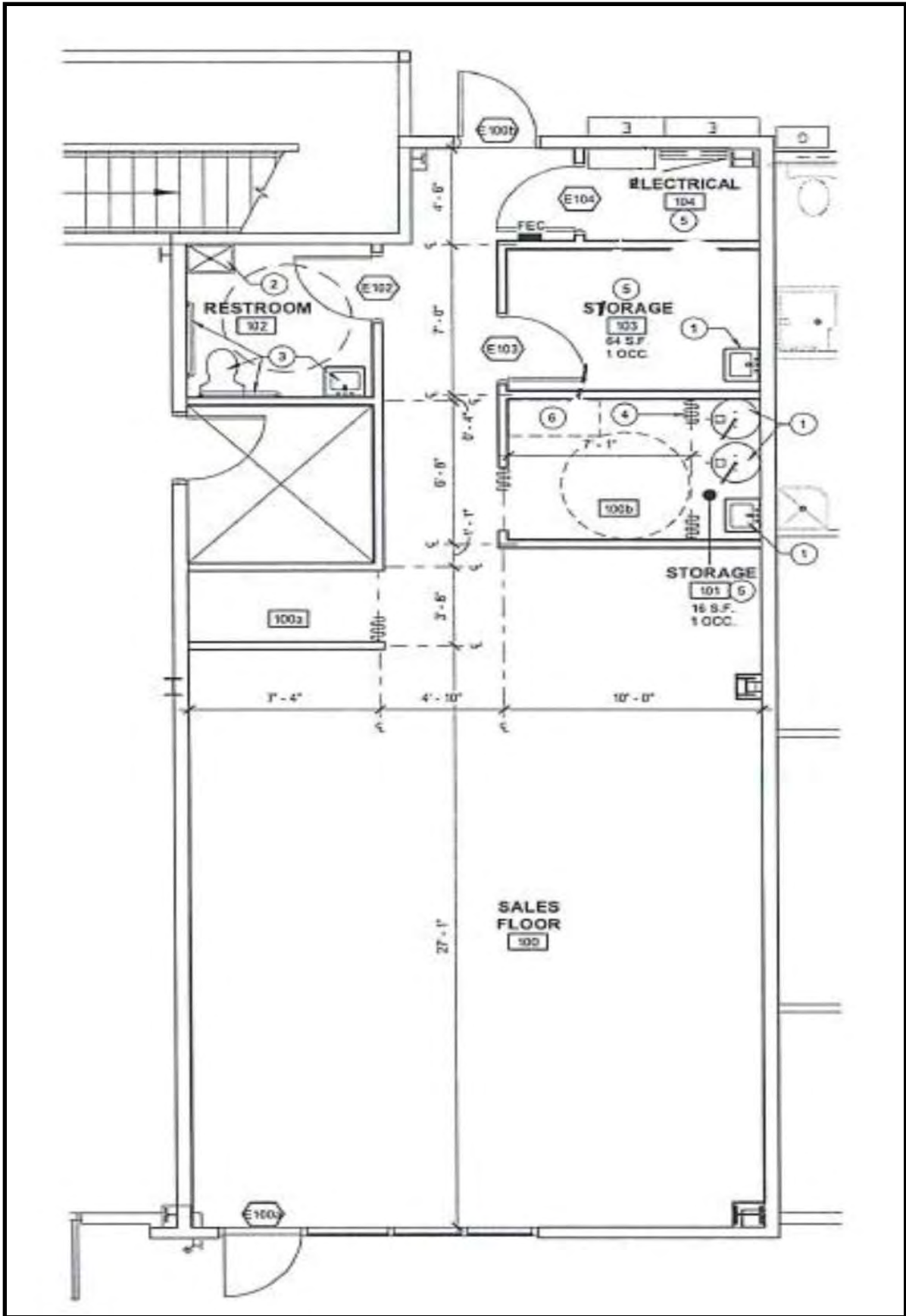
Market: **Boise**

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
<b>Households &amp; Income</b>			
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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