

8515 W OVERLAND RD
BOISE | IDAHO

**FOR
LEASE**



Total Building	14,112 SF
SF Available	+/- 3,010 SF
Lease Rate	PROMO: First (3) Months Free Rent \$18.50 PSF + NNN
Zoning	C1D/DA
Endcap	No
Lockbox	Yes
Cross - Access	Agreement in Place
Parking	Non-Exclusive Parking Throughout Center
Tenant Improvements	Negotiable

Property Highlights

- Office/Retail/Medical Opportunity on West Overland Road in South Boise
- Prime location with excellent visibility & signage
- Ample parking
- Join a heavy concentration of office & retail including Tellica Imaging, Boise Combat Sports, Centurion, Couture Brows Academy, Stereo Shoppe, MoneyTree, Walmart, Lowes, Costco, Wendy's and Dutch Bros
- Located just off Interstate 84 @ Cole Road

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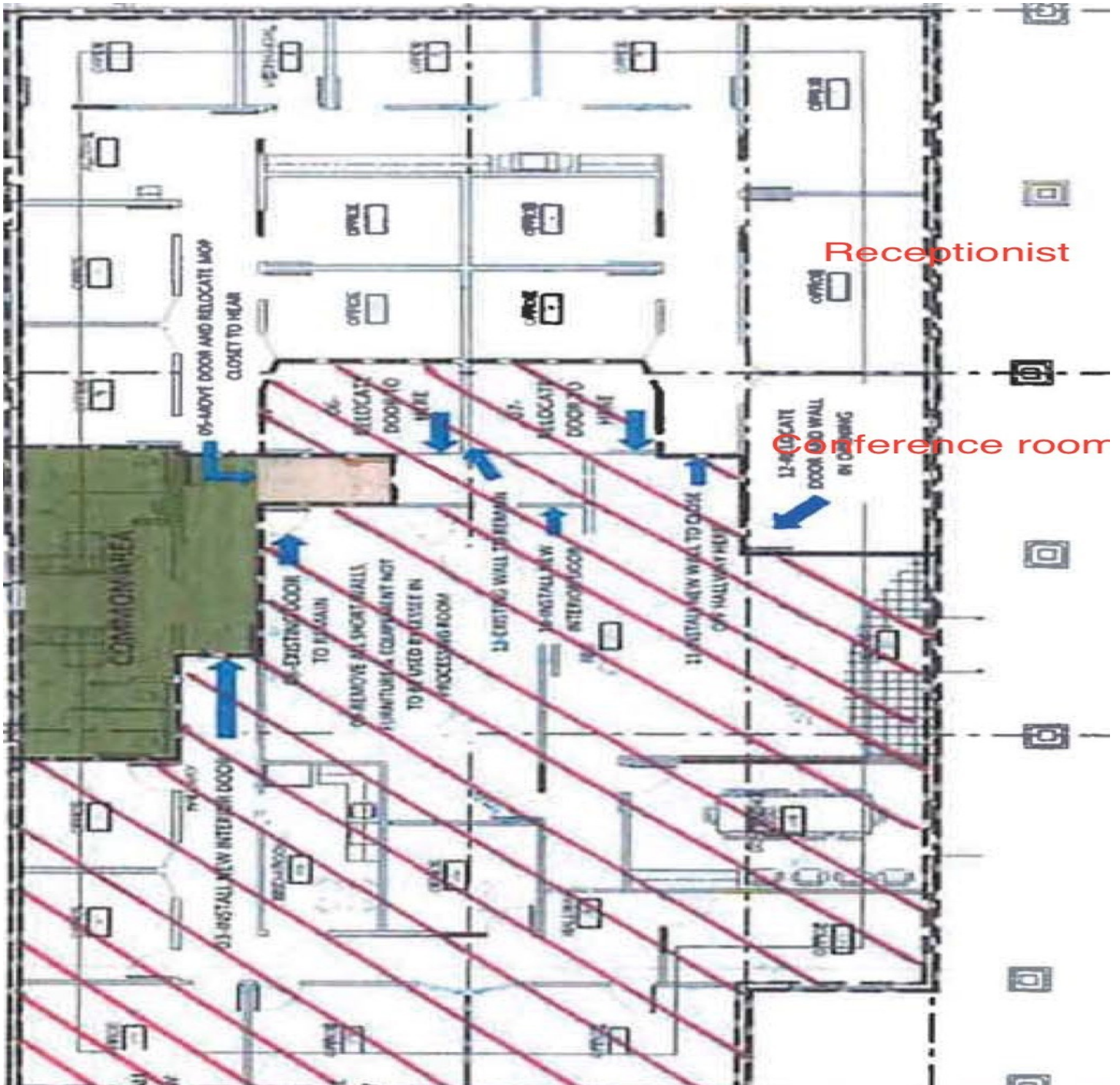
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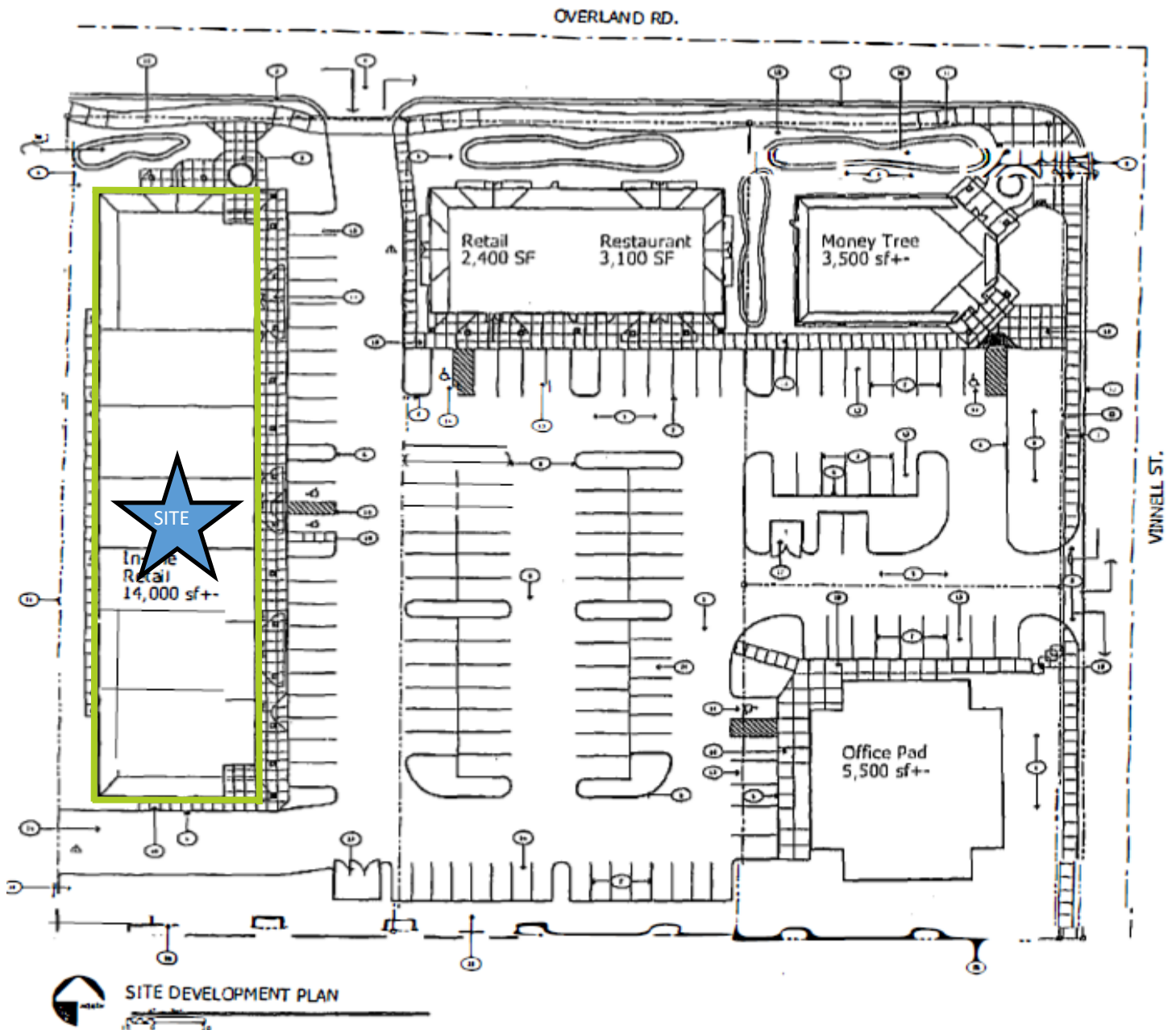
Floor Plan



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Site Plan



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