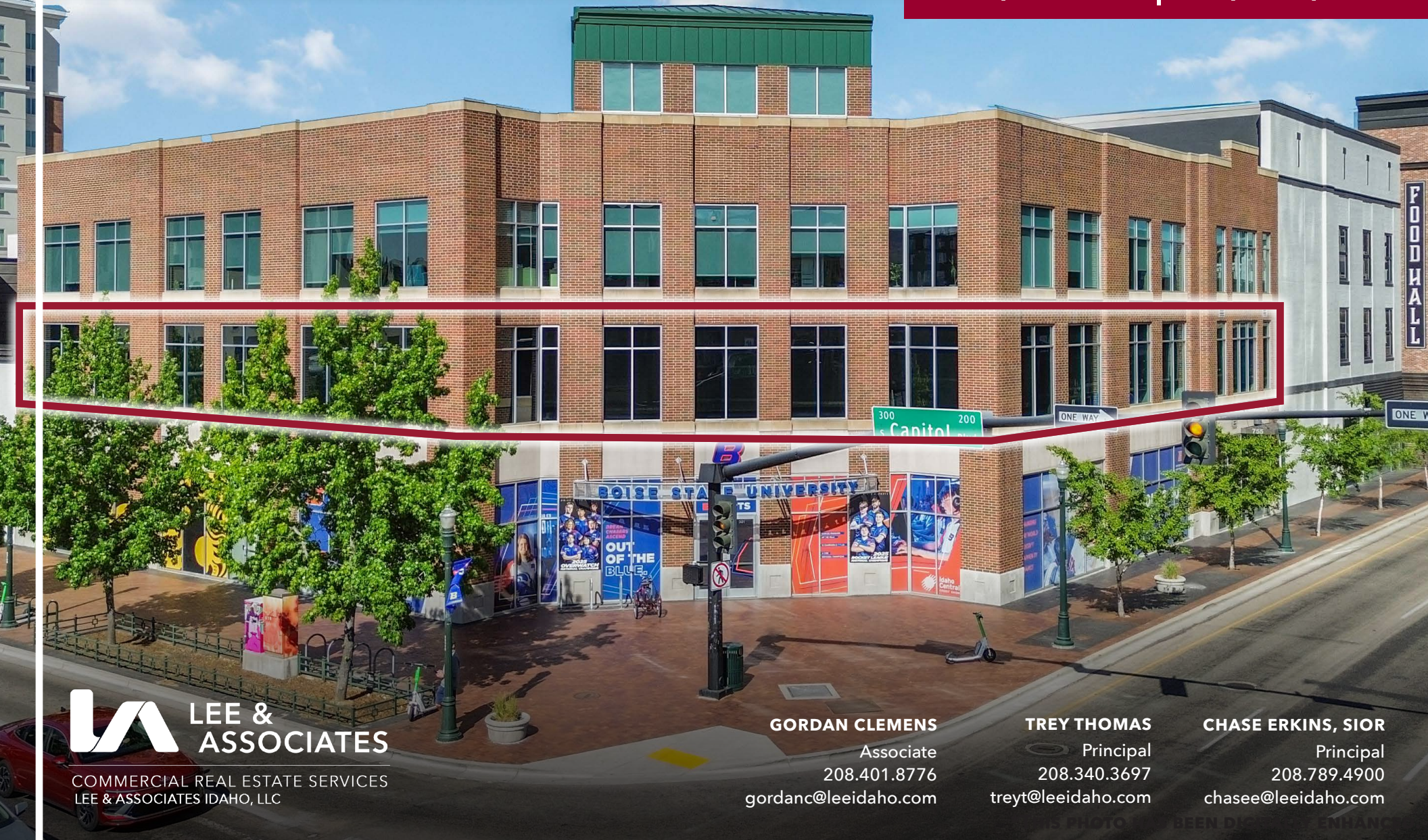


DOWNTOWN BOISE OFFICE CONDO FOR SALE OR LEASE

755 W. Front St. Suite 200, Boise, ID 83702

10,316 SF | \$2,350,000



LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

GORDAN CLEMENS

Associate
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TREY THOMAS

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CHASE ERKINS, SIOR

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PROPERTY DETAILS

SALE PRICE \$2,350,000

LEASE RATE \$14.00 SF/yr

LEASE TYPE NNN (est. \$5.00/SF)

AVAILABLE Suite 200

SUITE SIZE 10,316 SF

COUNTY Ada

SUBMARKET Downtown Boise

ZONING MX-5



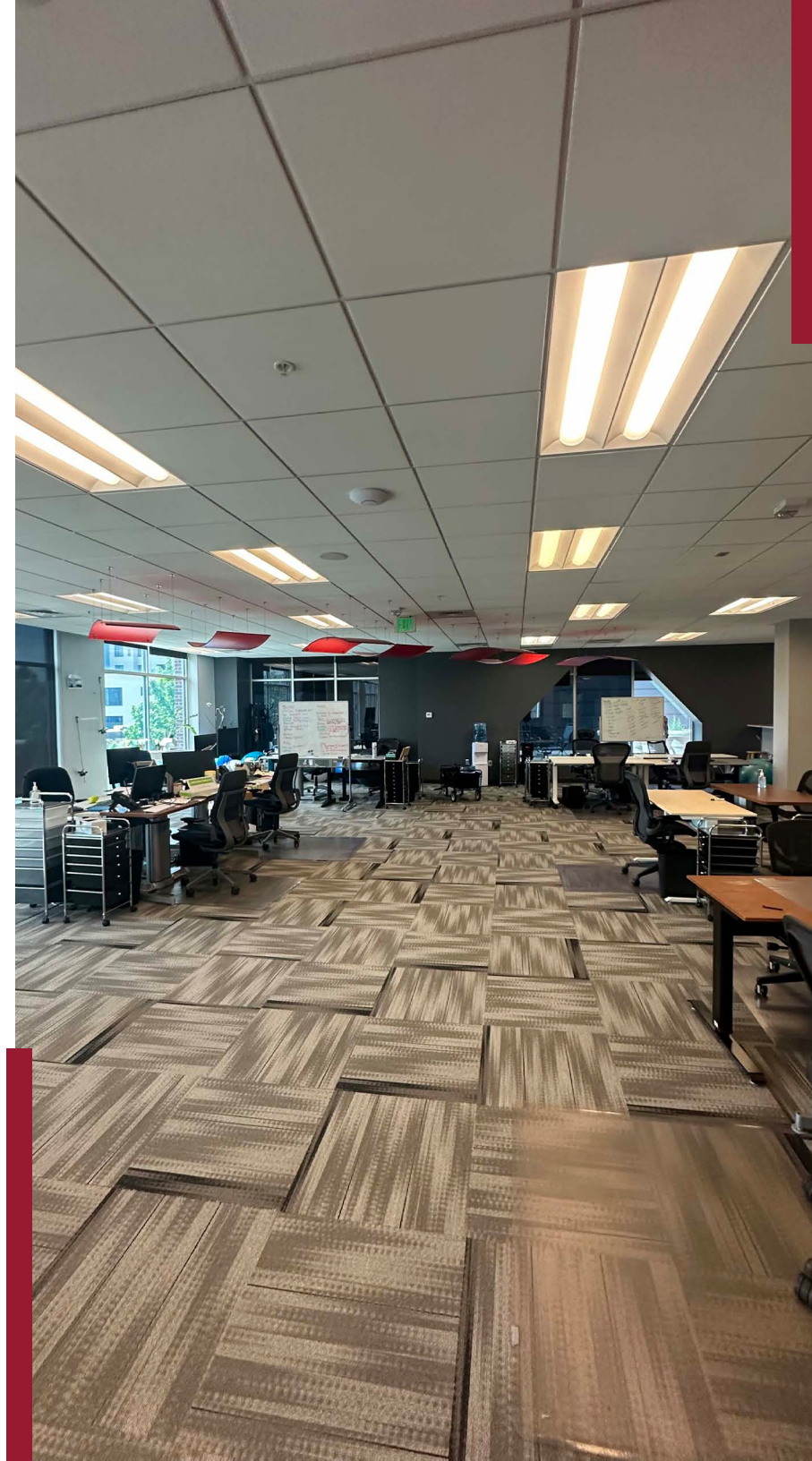
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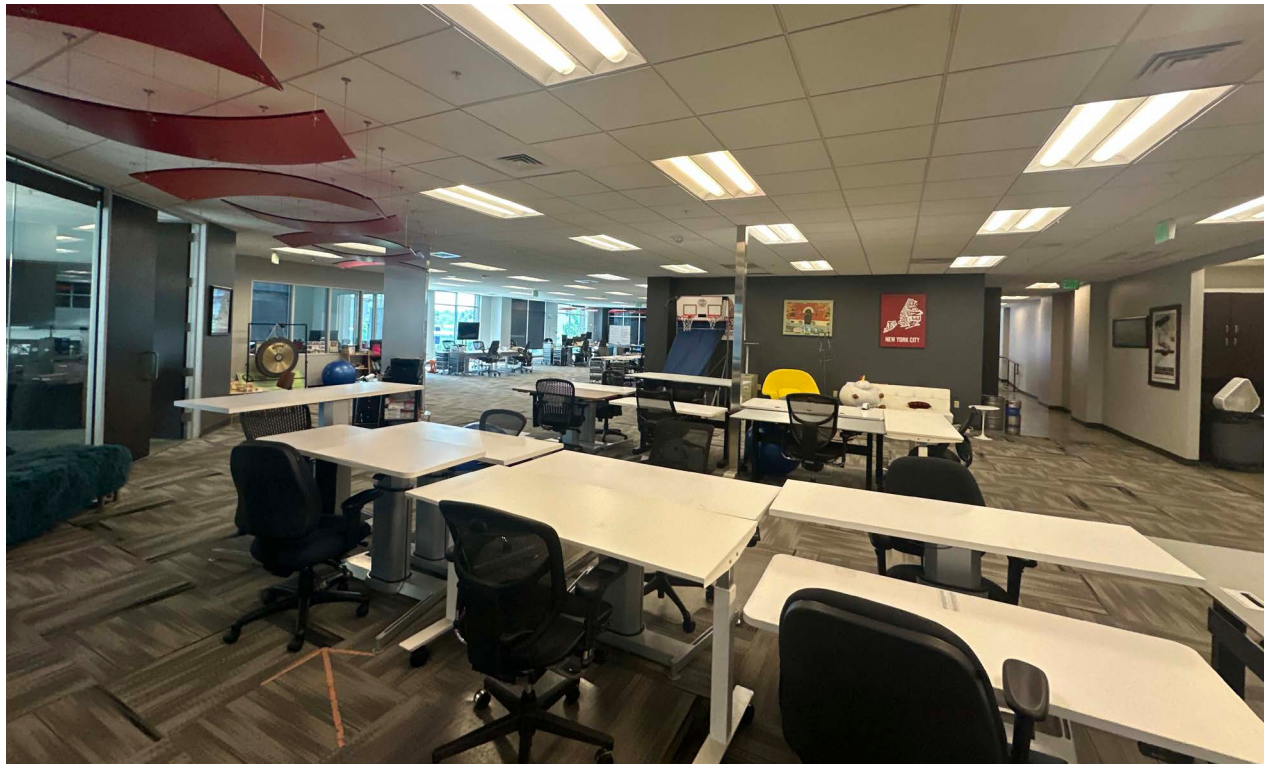
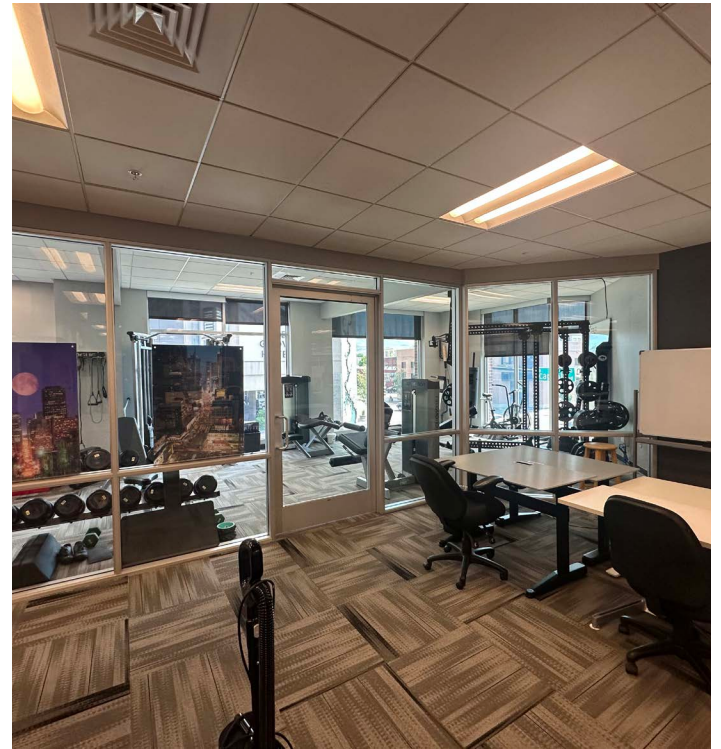
EXECUTIVE SUMMARY

Lee & Associates is please to present this suite located in the heart of Downtown Boise across from Trader Joe's. This rare 10,316 SF office condo offers a highly functional layout with private offices, open work areas, a large conference room, kitchen, private patio, on-site gym, three private showers, and abundant restrooms. Steps from downtown restaurants, coffee shops, and retail, the space is well suited for a growing company or established firm seeking a standout Boise address.

PROPERTY HIGHLIGHTS

- » Below-market lease rate
- » High-visibility corner location with signage opportunity
- » Turnkey furnished option available
- » Premium on-site amenities
- » Abundant restroom and shower facilities
- » Versatile, adaptable floor plan





 **INTERSTATE - 3.0 MILES**

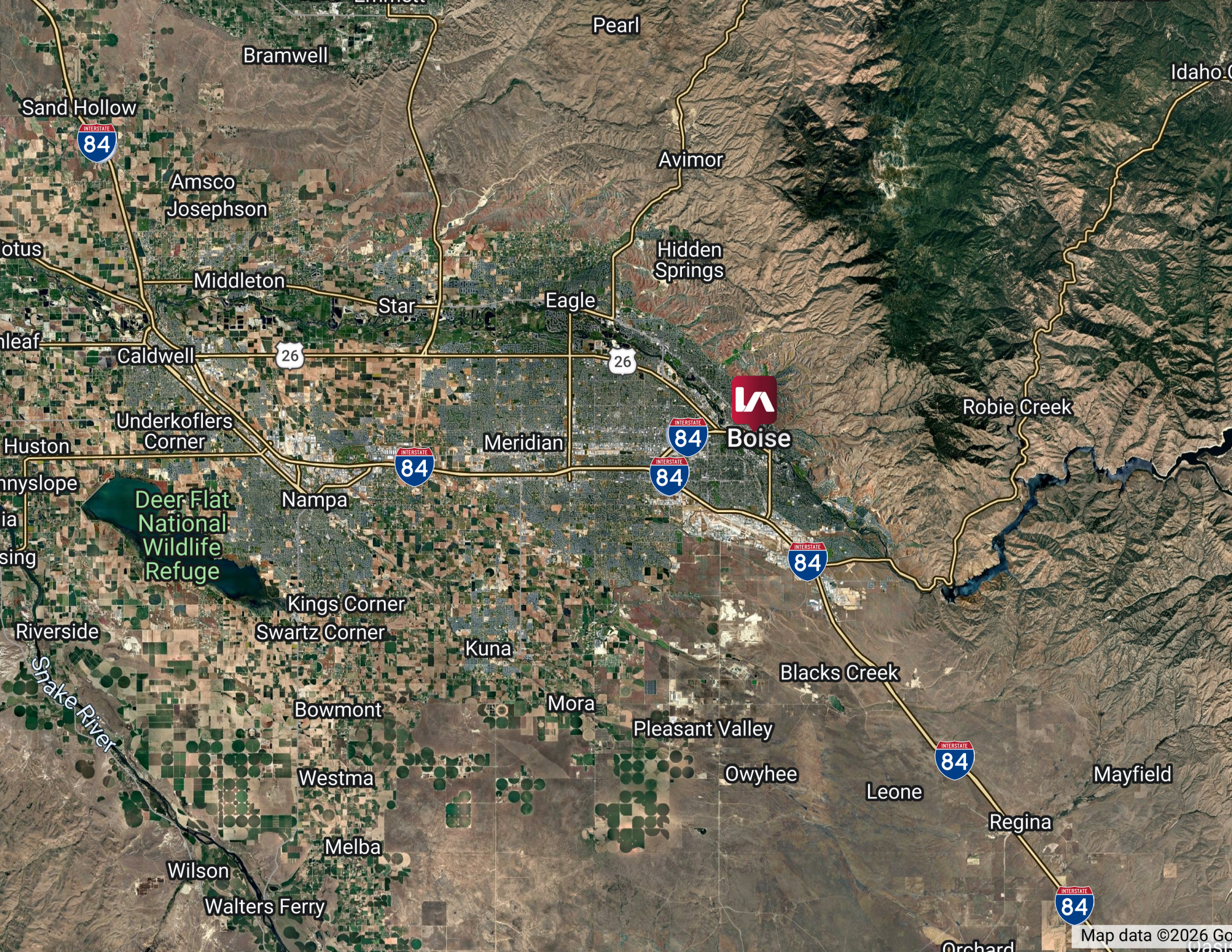
 **MICRON - 6.0 MILES**

 **BOISE AIRPORT - 3.4 MILES**

I-184
0.4 MILES | 1 MIN



W. FRONT ST.



POPULATION

	2-MILE	4-MILE	6-MILE
2026 Population	52,408	132,241	214,022

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$107,753	\$109,456	\$110,577

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	23,431	58,768	91,880

LABOR FORCE

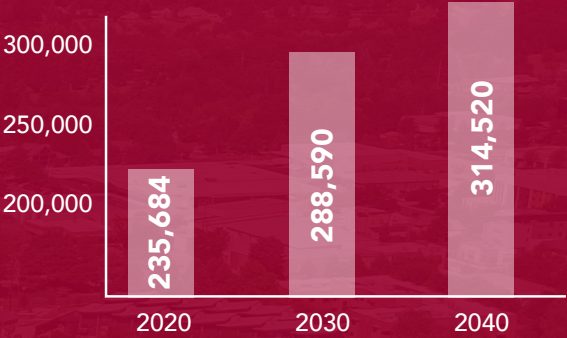
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	31,316	74,515	117,659

KEY EMPLOYERS

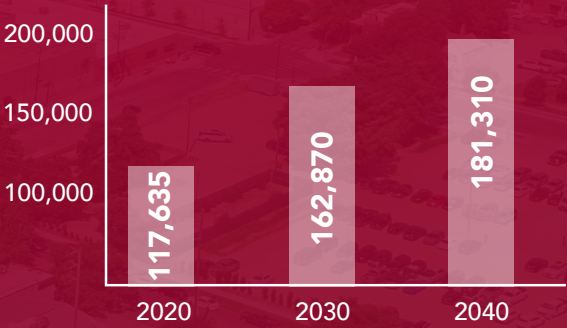
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

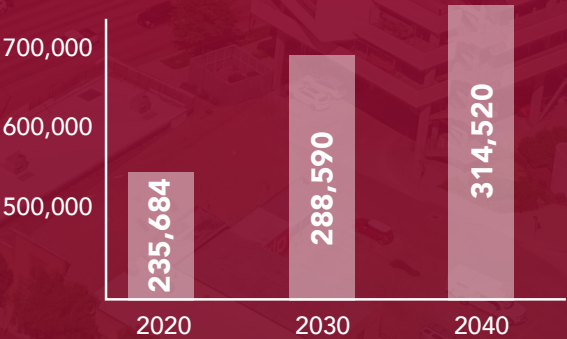
BOISE



MERIDIAN



ADA COUNTY



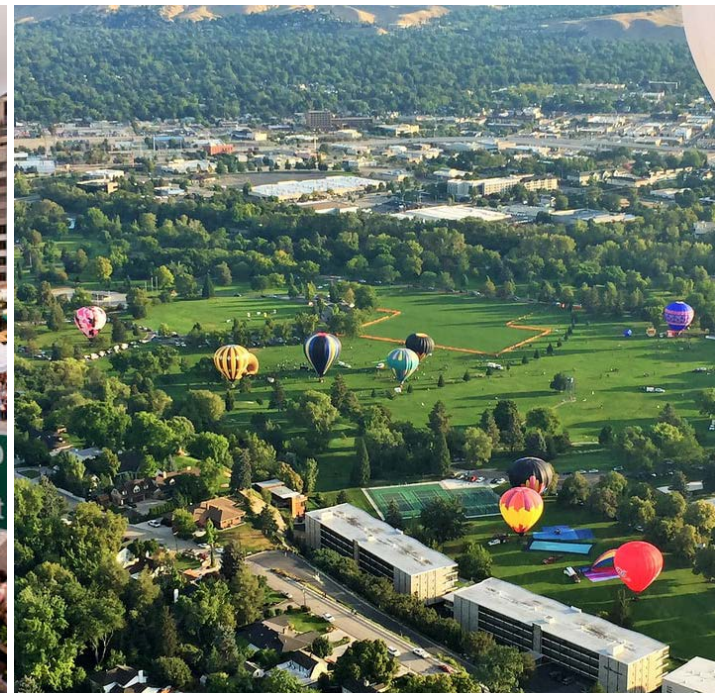
AREA OVERVIEW

BOISE, IDAHO

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.





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