



FOR LEASE

CSC Building

1301 N. Orchard Street, Boise, ID

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Property Highlights

- Two (2), half floor plates
- Half-floor plate available minutes from downtown Boise
- Parking included at 4:1000 SF
- 10 minute bike ride via greenbelt to Downtown Boise and ease of access to downtown via I-84
- Long term property owner--same owner since 1979 with "build and hold" philosophy (buildings constructed for durability and tenant comfort)
- Some furniture included
- Full-time, on-site maintenance and ownership office within building
- Ask agents about making both floors contiguous via internal staircase (previously in-place)

For Lease

Property Information

Property Type	Office
Space Available	±2,117 - 20,623 SF
Total Building Size	37,889 SF
Parking	4:1,000
Lease Type	Full Service

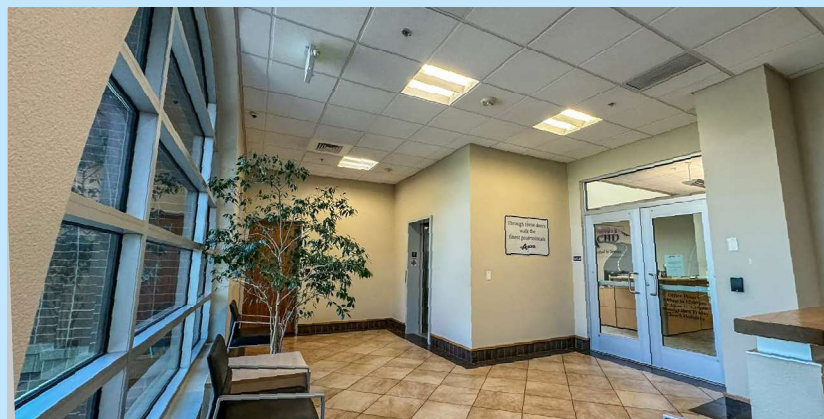
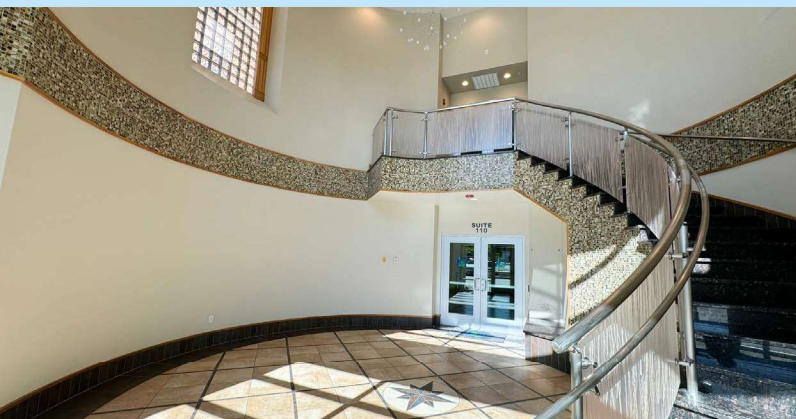
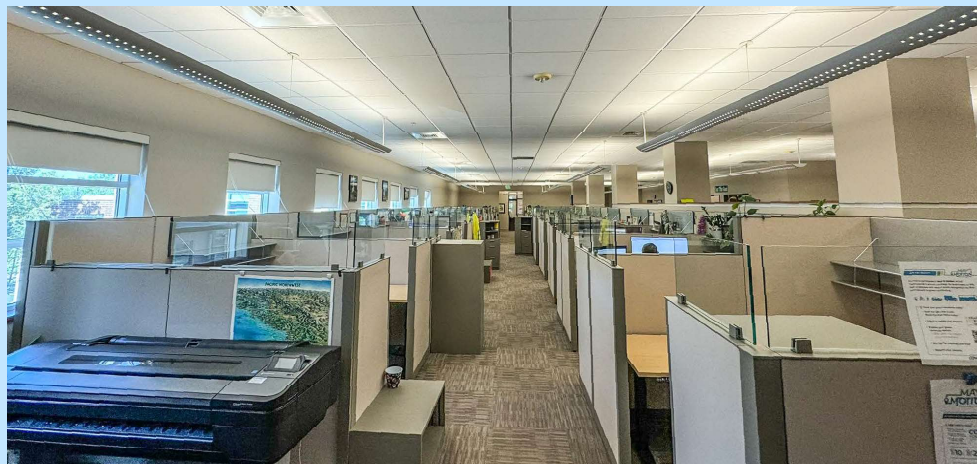
Demographics

	1 Miles	3 Miles	5 Miles
Population	8,710	114,695	222,329
Households	3,984	50,680	94,306
Avg. HH Income	\$82,326	\$89,579	\$98,940

Space Available

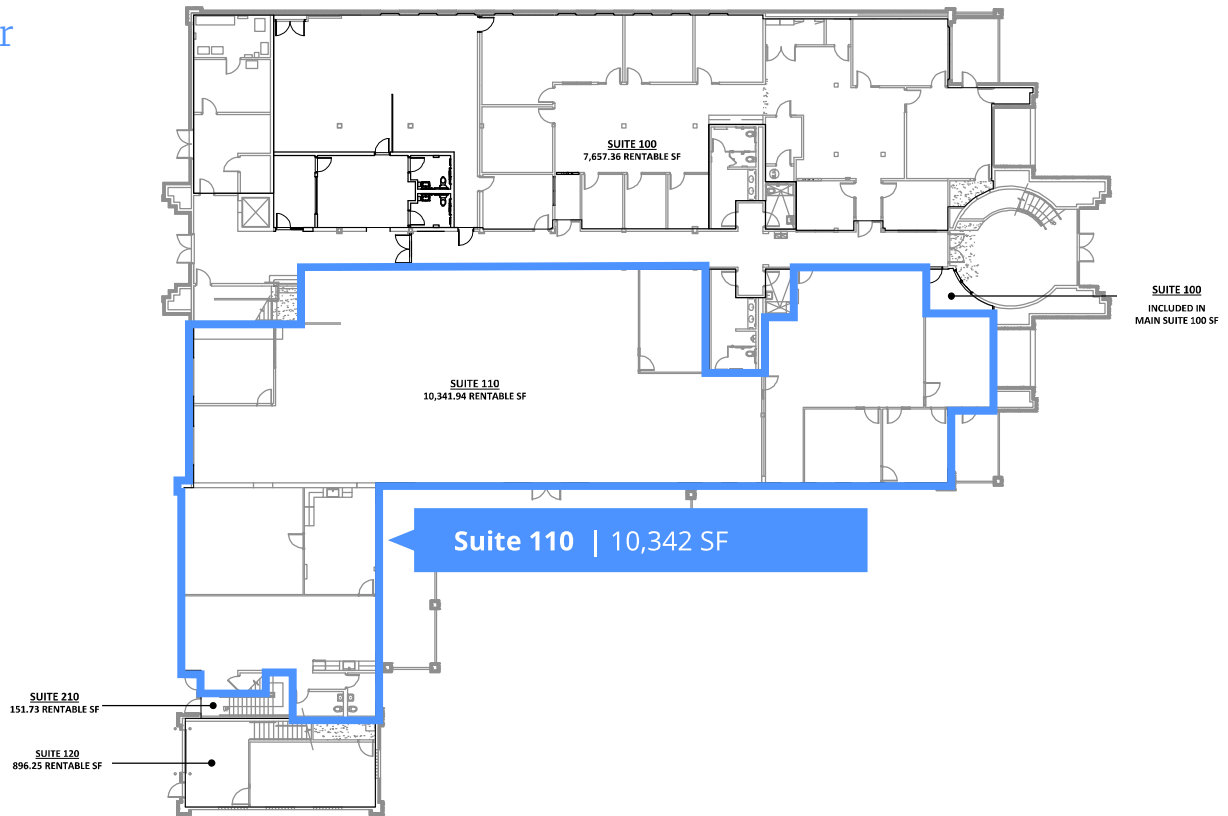
Suite	Size	Rate
110	10,342 SF	\$25.00 PSF Full Service
210	±2,117 - 10,281 SF*	\$24.75 PSF Full Service

**Spaces can be contiguous up to 20,623 SF via internal staircase (previously in-place)*

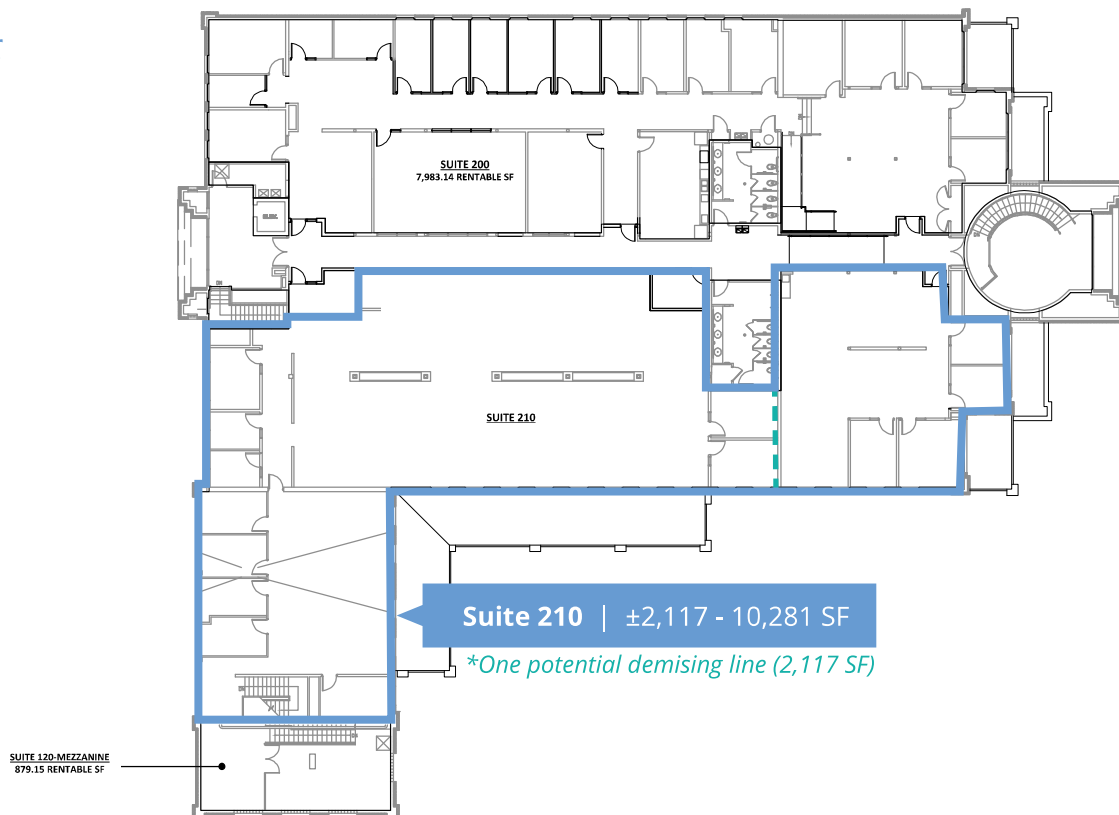


Floor Plan

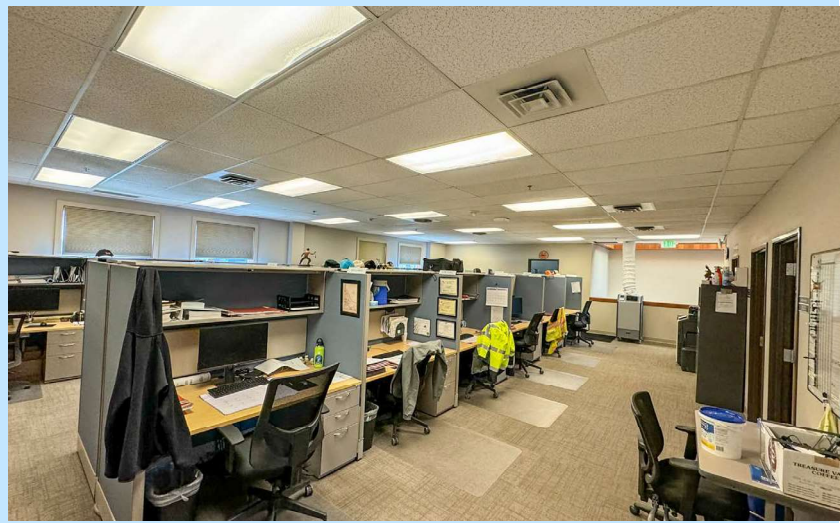
1st Floor



2nd Floor



Site Plan



ORCHARD CREST BUSINESS CAMPUS

*OPEN PARKING THROUGHOUT UNLESS OTHERWISE SPECIFIED



BUILDINGS

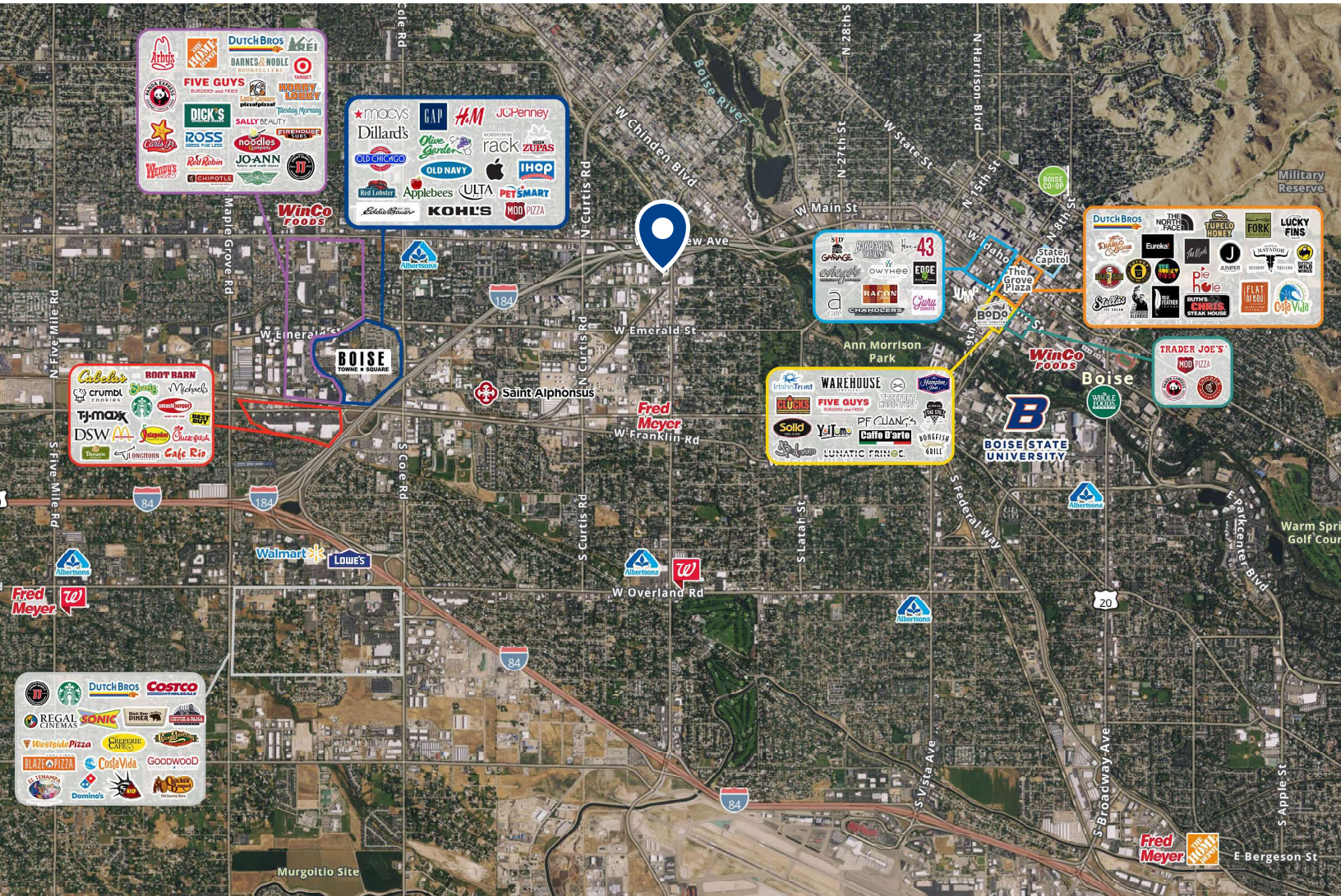
- 1 | SCOTT J. CHANDLER BUILDING
- 2 | CSC BUILDING
- 3 | IPTV BUILDING
- 4 | EARL F. CHANDLER BUILDING



LANDMARKS

- 1 | FOOD TRUCK COURT
- 2 | BOISE GREENBELT
- 3 | CROSSWALK

Location



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