

9300 W. Overland Road, Ste. 125, Boise, ID, 83709

Lynx Center Building, in Blackeagle Center



SPACE DETAILS

SPACE: 4,297 SF
AVAILABLE: January 2027
ACCESS: Private entry on north side
LAYOUT: Corner office suite featuring a reception area, 14 private offices, an open work area, break room, IT, copy center and private restrooms. Abundant natural light creates a bright and welcoming workspace.

PROPERTY FEATURES

BLDG TYPE: Office / Medical / Education
BLDG SIZE: 45,011 Square Feet
FLOORS: Two Story
PARKING: 5/1,000 SF Leased, included
LEASE TYPE: Full Service, Less Tenant Janitorial
ZONING: City of Boise, C-3D/DA
OWNER: Sundance Investments, L.L.P.



Call: 208-322-7300

WWW.SUNDANCECO.COM



9300 W. Overland Road, Ste. 125, Boise, ID, 83709

Lynx Center Building, in Blackeagle Center



HIGHLIGHTS

- Multi-tenant building with a mix of traditional office, educational, and medical uses
- Prime location with Overland Road frontage and access
- Professional Blackeagle Center, provides abundant service and food amenities in close proximity
- Excellent building signage available
- Generous parking included
- Public bus stop adjacent to business park
- Close freeway access at both Overland (exit 50A/B) and Franklin Road (exit 49), near "Flying Wye" connector

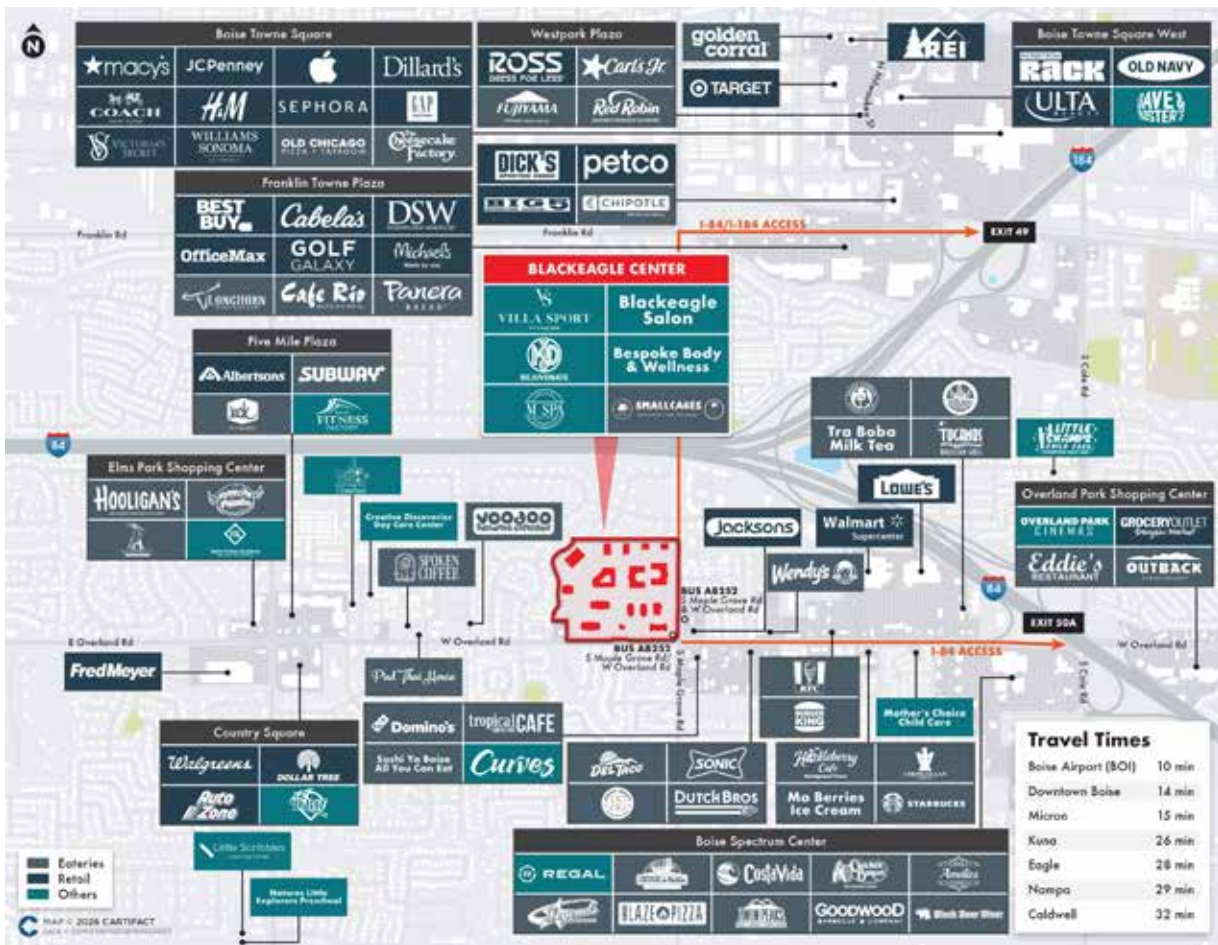
Call: 208-322-7300

WWW.SUNDANCECO.COM



9300 W. Overland Road, Ste. 125, Boise, ID, 83709

Lynx Center Building, in Blackeagle Center



Call: 208-322-7300

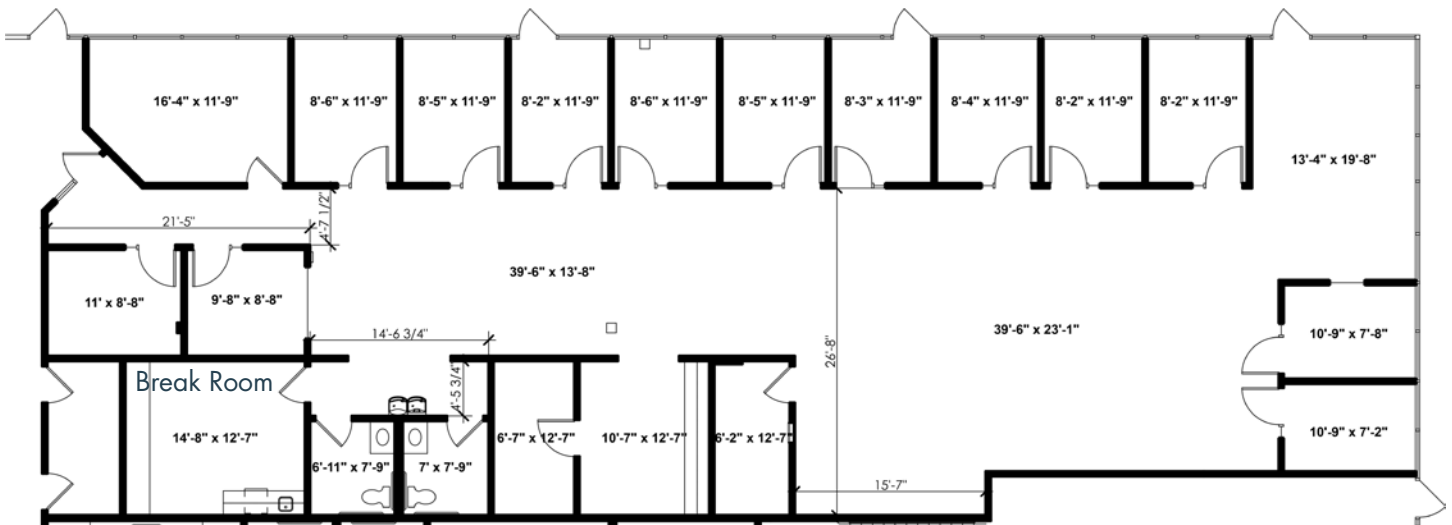
WWW.SUNDANCECO.COM



9300 W. Overland Road, Ste. 125, Boise, ID, 83709

Lynx Center Building, in Blackeagle Center

Floor Plan 2,053 SF (1st floor)



Building Plan (1st floor)



Call: 208-322-7300

WWW.SUNDANCECO.COM

