

# DOWNTOWN BOISE OFFICE CONDO FOR SALE

314 S. 9th St., Boise, ID 83702



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

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# PROPERTY DETAILS

## SUITE 200

|                                         |                |
|-----------------------------------------|----------------|
| SALE PRICE                              | \$599,000      |
| TOTAL CONDO SIZE                        | 1,797 SF       |
| COUNTY                                  | Ada County     |
| SUBMARKET                               | Downtown Boise |
| ZONING                                  | MX-5           |
| PARCEL                                  | R2940690030    |
| CONTACT AGENT FOR TOURING INSTRUCTIONS! |                |



# EXECUTIVE SUMMARY

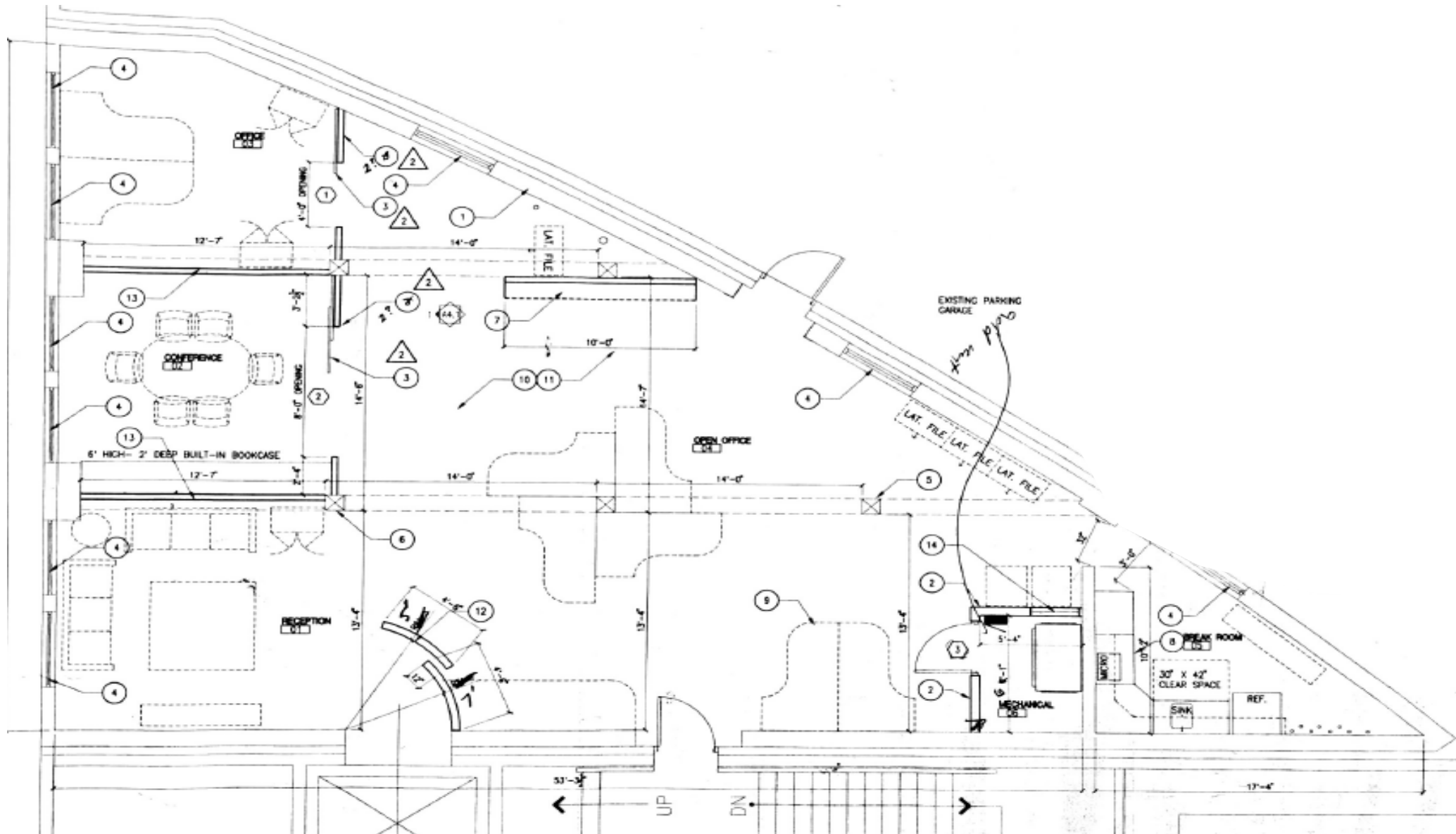
Lee & Associates is pleased to present this condo located in the heart of Downtown Boise. This 1,797 SF office condo offers a prime opportunity for your business or investment. The space features a large open work area, a private office, conference room, and breakroom, all designed for functionality and comfort. With direct access to the parking garage, it ensures seamless convenience for both employees and clients. Don't miss this chance to own a workspace in the middle of all the action.

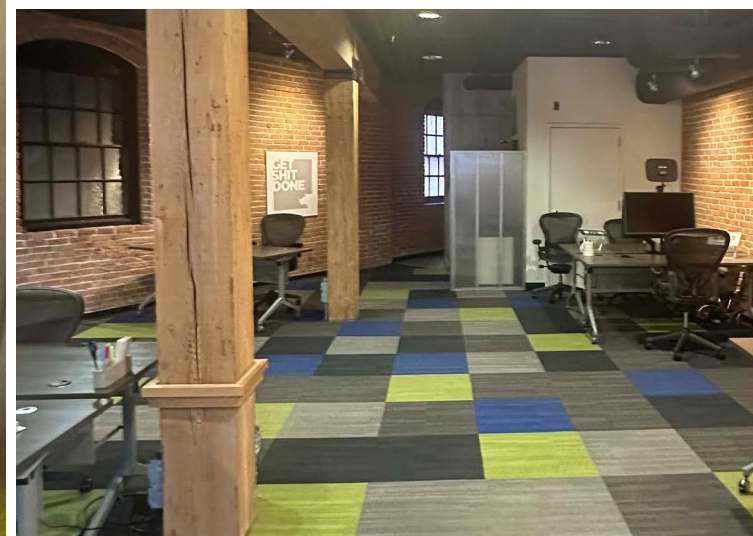
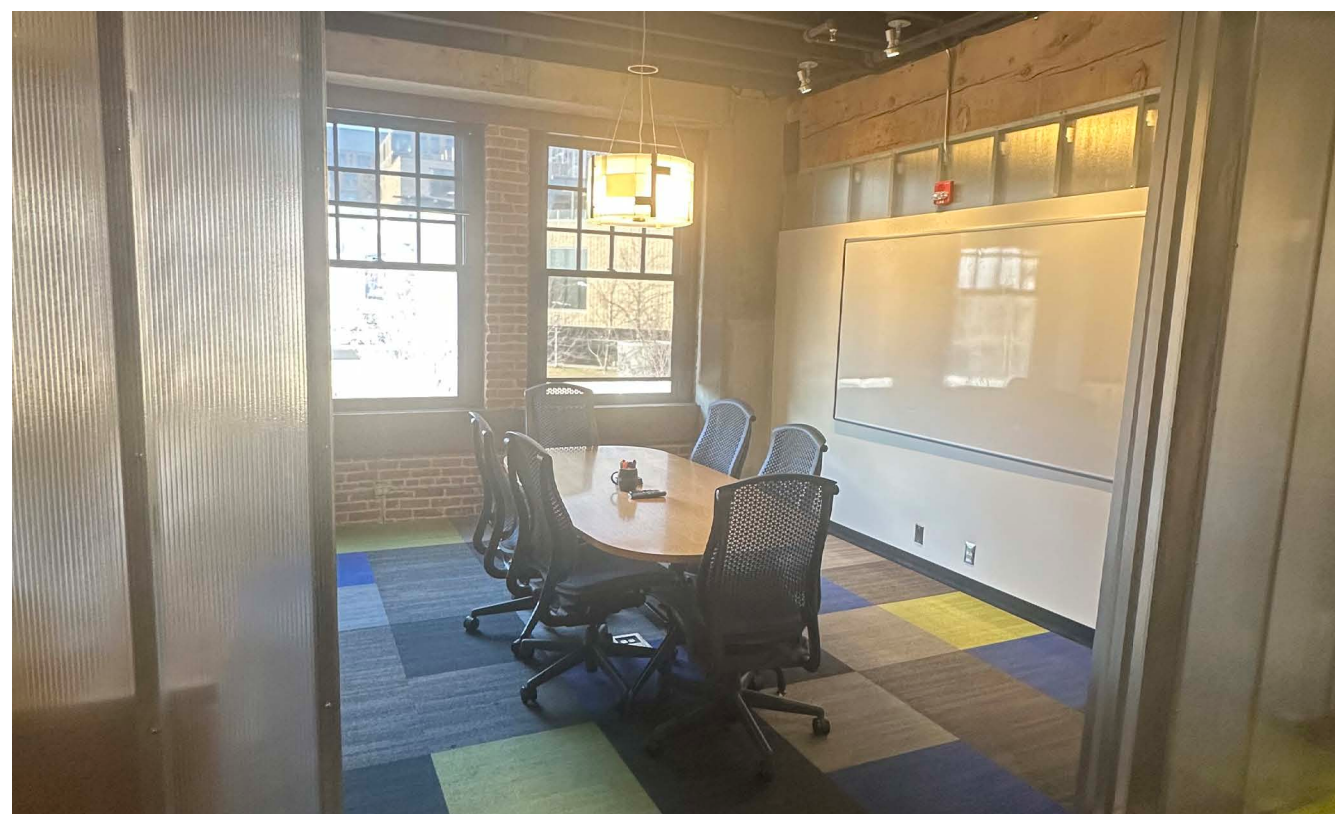
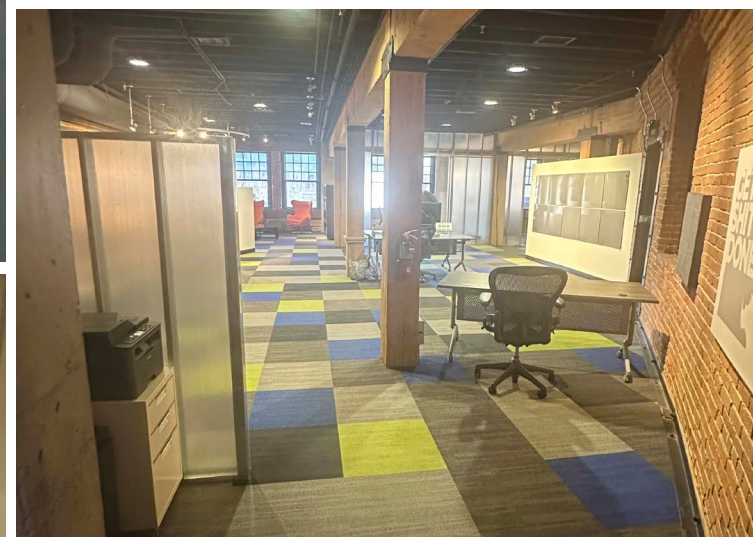
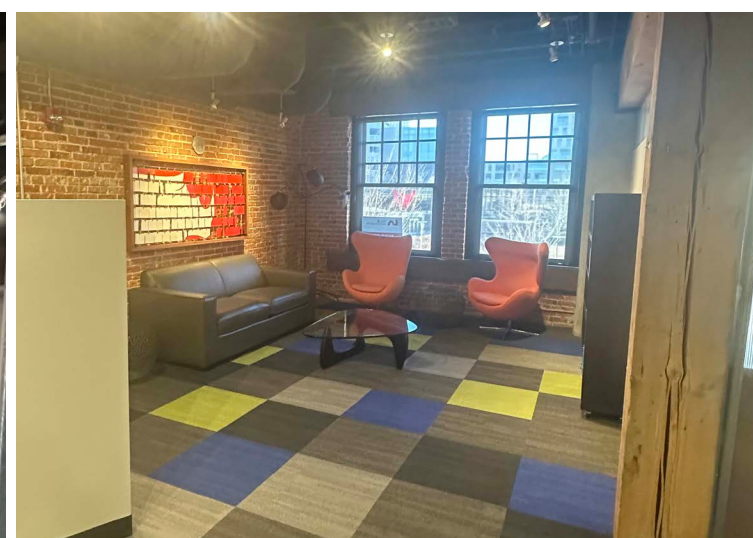
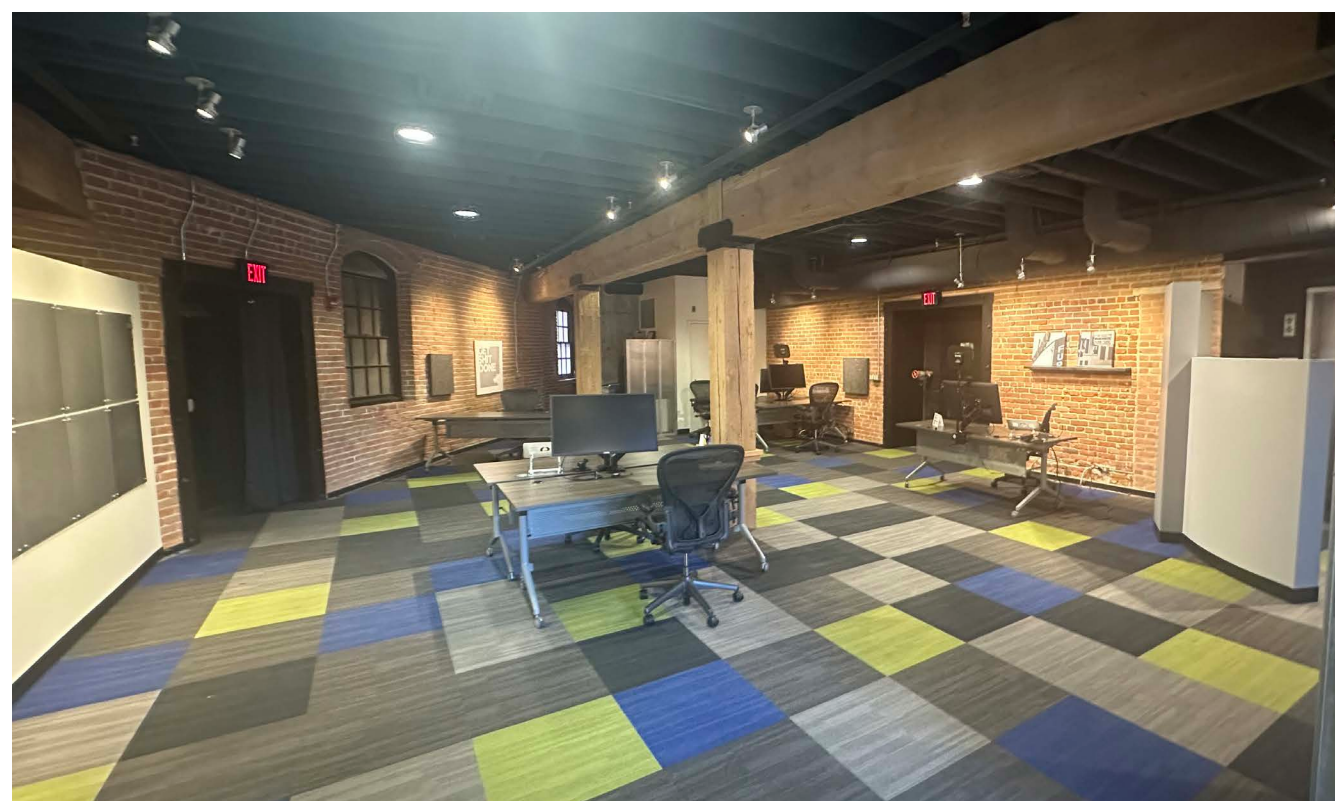
## PROPERTY HIGHLIGHTS

- » Timeless touch with modern upgrades
- » High visibility and foot traffic
- » Direct access to connected parking garage
- » Access to the suite from 9th St and/or parking garage



# SUITE 200 FLOOR PLAN





# AERIAL MAP



# AREA ANALYTICS

## POPULATION

|                 | 2-MILE | 4-MILE  | 6-MILE  |
|-----------------|--------|---------|---------|
| 2026 Population | 52,855 | 133,468 | 216,541 |

## INCOME

|                               | 2-MILE    | 4-MILE    | 6-MILE    |
|-------------------------------|-----------|-----------|-----------|
| 2026 Average Household Income | \$107,703 | \$108,868 | \$110,474 |

## HOUSEHOLDS

|                       | 2-MILE | 4-MILE | 6-MILE |
|-----------------------|--------|--------|--------|
| 2026 Total Households | 23,605 | 59,293 | 92,894 |

## LABOR FORCE

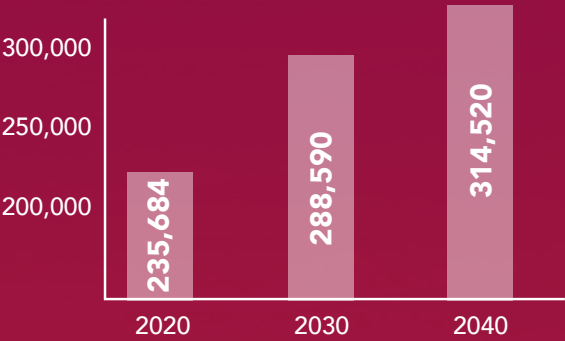
|                      | 2-MILE | 4-MILE | 6-MILE  |
|----------------------|--------|--------|---------|
| Civilian Labor Force | 31,596 | 75,158 | 118,976 |

## KEY EMPLOYERS

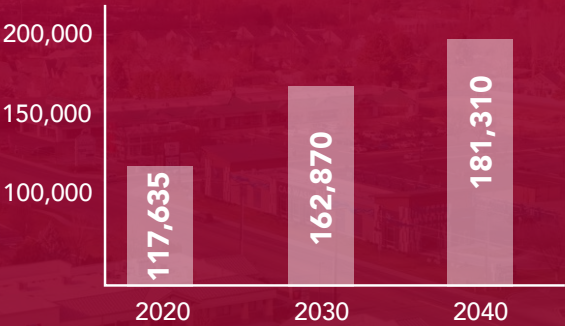
|                          | # OF EMPLOYEES |
|--------------------------|----------------|
| Albertsons               | 273,000+       |
| Micron Technology        | 31,400+        |
| State of Idaho           | 26,100+        |
| St Luke's Health Systems | 12,825+        |
| WinCo Foods           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

# GROWTH PROJECTION

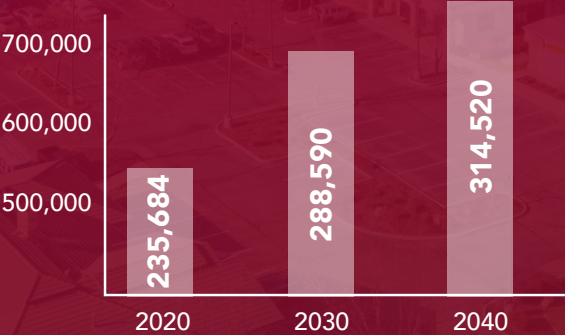
## BOISE



## 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.



# CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 314 S. 9th St. #200, Boise, ID 83702 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





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FOR MORE INFORMATION, PLEASE CONTACT

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