



NOW PRE-LEASING

PINE 43 OFFICE

40,000 SF

OFFICE FOR LEASE

E. PINE AVENUE, MERIDIAN, ID 83642

AL MARINO, SIOR

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TOK OFFICE FOR LEASE

PINE 43 OFFICE

E PINE AVENUE | MERIDIAN, ID 83642

COMMERCIAL



E PINE AVE & N WEBB

FOR LEASE | 40,000 SF

PROPERTY INFORMATION

Submarket:	Meridian	Bldg Size:	40,000 SF
Bldg Type:	Office Building	Parking:	Ample On-Site
Bldg Quality:	Class A	Availability:	Planned
# of Floors:	2		

AVAILABLE SPACE

SPACE	RSF	RATE
Floor 1	20,000 RSF	Contact Agent
Floor 2	20,000 RSF	Contact Agent

LISTING COMMENTS

- High quality 40,000 square foot 2-story office building.
- Contemporary design with expansive glass and sweeping views.
- Located in the heart of the Treasure Valley with easy access to I-84.
- Close proximity to shops, restaurants, fitness centers, professional services, and medical providers.
- Now pre-leasing for delivery in 2021.
- Divisible to 7,500 SF.

CONTACT

Al Marino, SIOR

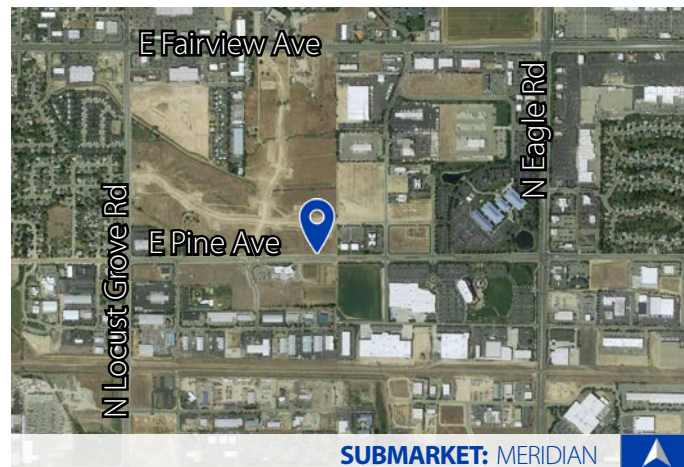
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SUBMARKET: MERIDIAN





Southwest Corner



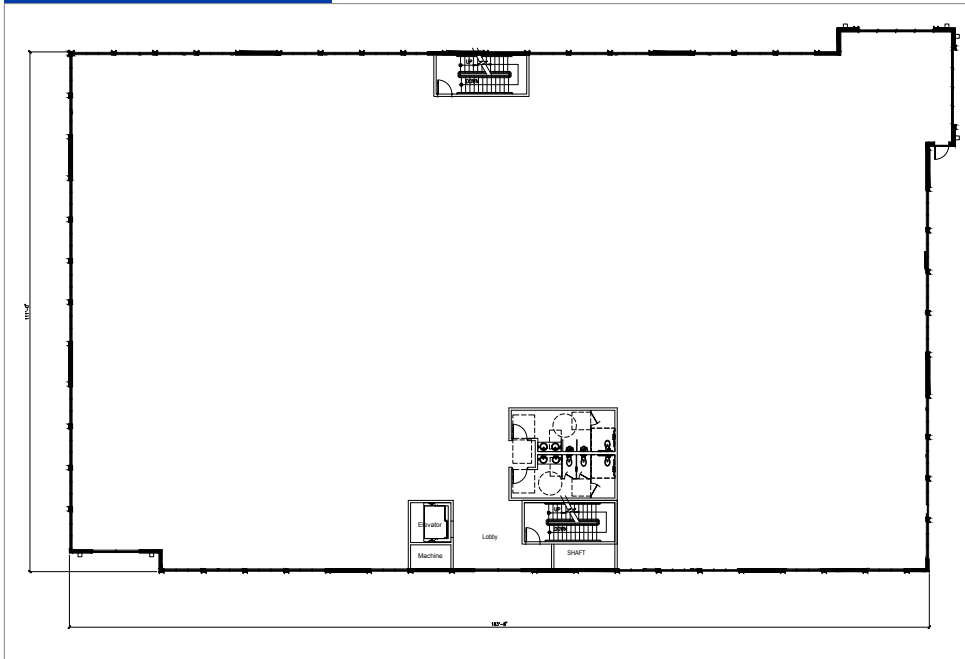
South Elevation



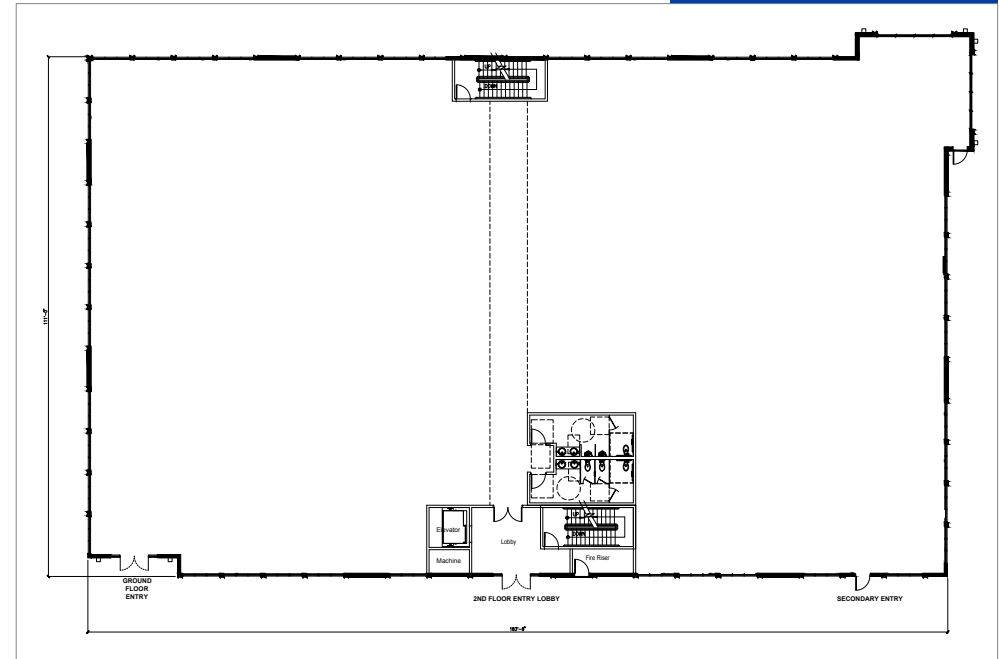
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First Floor



Second Floor





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April 7, 2020

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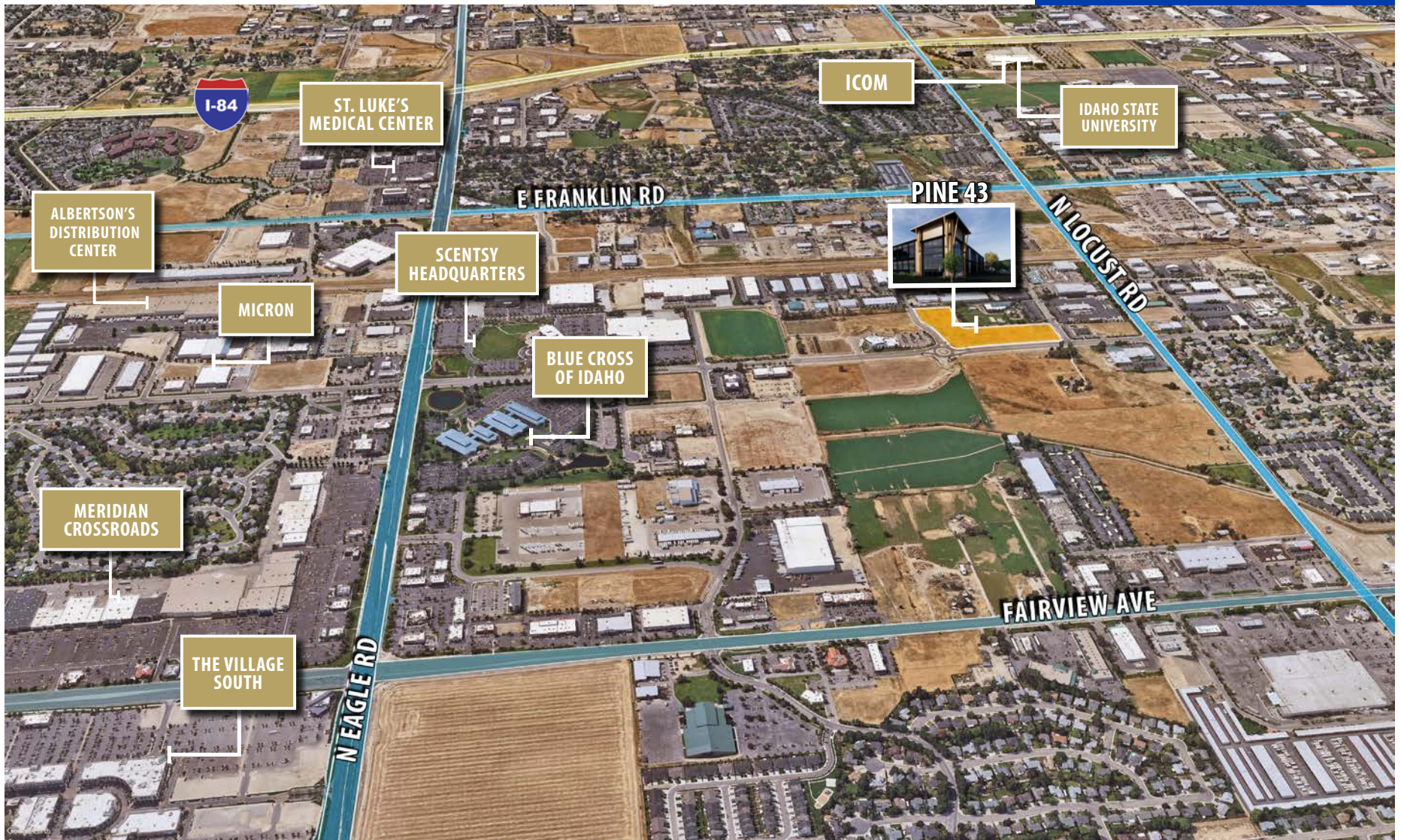



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MAJOR EMPLOYERS IN THE AREA





The Boise Valley ...
**Although world famous
for its agriculture, Boise
has an equally vibrant
environment for a
variety of industries.**

Boise Valley - The Boise Valley is not only home to the capitol of Idaho, but also serves as the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 733,000. Experts estimate the MSA population will exceed 790,000 by 2023.

Although Idaho is world famous for its agriculture, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in the valley including Micron Technology, Hewlett Packard, DirecTV, Albertsons, J.R. Simplot Company, MotivePower, Materne, LambWeston, and many others.

Forbes consistently ranks the Boise Valley as one of the top places in the country to do business, high quality of life, raising a family, entertainment, and recreation.

Top Private

Employers

St. Luke's Regional Medical Ctr.	10,000 - 10,999
Micron Technology, Inc.	6,000 - 6,999
Saint Alphonsus Health System	5,000 - 5,999
West Ada School District	4,000 - 4,999
Boise State University	3,000 - 3,999
Boise School District	3,000 - 3,999
Walmart	3,000 - 3,999
Albertson's	3,000 - 3,999
HP Inc.	1,000 - 1,999

Source 2019 Boise Valley Spotlight

733,176

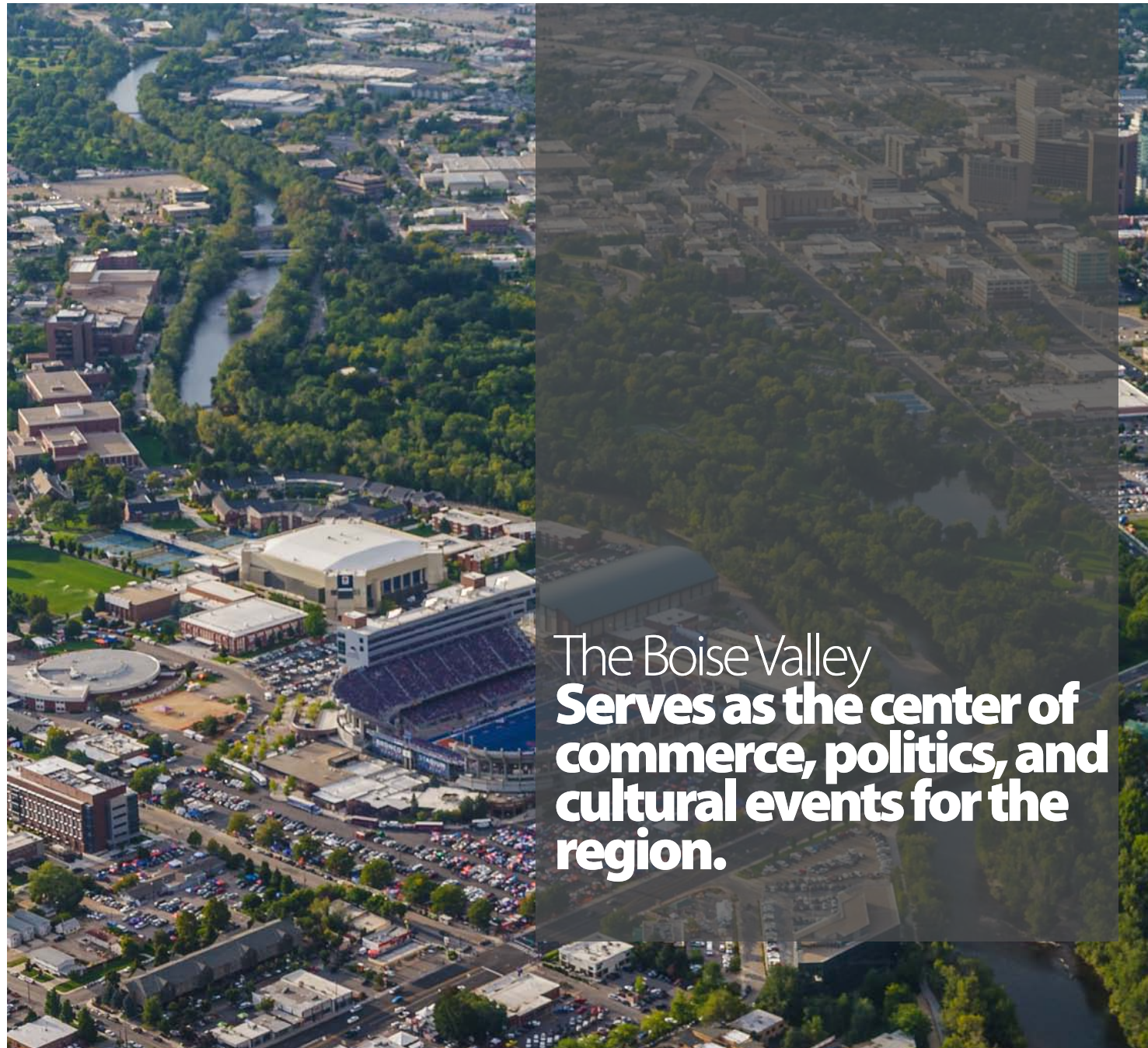
Population:
Metro Area (2019)

05

Most Innovative Metro:
National Recognition (2018)

02 & 03

America's Best Run Cities:
Nampa & Boise (2018)



The Boise Valley
**Serves as the center of
commerce, politics, and
cultural events for the
region.**



The Boise Valley
**69% of the Boise Metro
population is under the
age of 50.**

\$21.10

Metro Avg. Hourly Wage:
Business climate (2019)

39%

+\$75K Household Income:
Income Distribution (Boise, 2019)

62%

White Collar Workers
Employee profile (BVEP, 2019)

\$267,889

Ada County Median:
Home Value (STDBonline 2019)

2.8%

Boise MSA:
Unemployment Rate (June 2019)

\$86,186

Ada County Average:
Household Income (STDBonline 2019)



The Boise Valley
**The third largest metro
in the Northwest and
#80 largest in the
country.**



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PINE 43 OFFICE
PLANNED CLASS A OFFICE BUILDING
40,000 SF | For Lease

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