



OFFICE SPACE FOR LEASE FALCONVIEW BUILDING

943 N LINDER ROAD | KUNA, IDAHO 83634

COMMERCIAL



PROPERTY INFORMATION

Submarket:	Kuna	Lease Term:	5+ Years
Bldg Type:	Office	Lease Type:	NNN
Bldg Size:	9,313 SF	Est. NNN:	\$3.50/SF
Parking:	32 Spaces	Availability:	July 2021
Zoning:	City of Kuna		

AVAILABLE SPACE

SPACE	RSF	RATE/SF
Suite 101	2,990 SF	\$17.25
Suite 103	2,447 SF	\$17.25
Suite 104	2,083 SF	\$17.25

Please do not disturb tenants. Contact agents for showing.

CONTACT

Peter Oliver | SIOR, CCIM

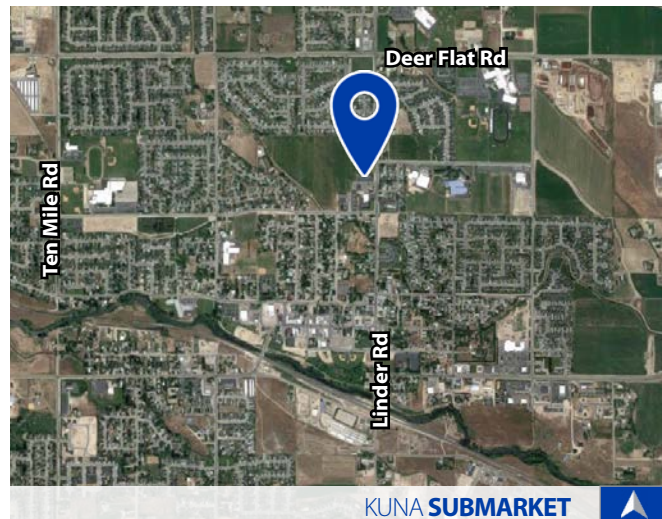
Ph: 208.947.0816

✉ peter@tokcommercial.com

Mike Greene | SIOR, CCIM

208.947.0835

✉ mikeg@tokcommercial.com



PROPERTY HIGHLIGHTS

- Easy access.
- Monument signage.
- Great visibility on Linder Road.
- Quality medical/dental office space.
- Desirable end cap and in-line suites.
- Close to schools and residential neighborhoods.
- Fully built-out suites in "ready-to-occupy" condition.

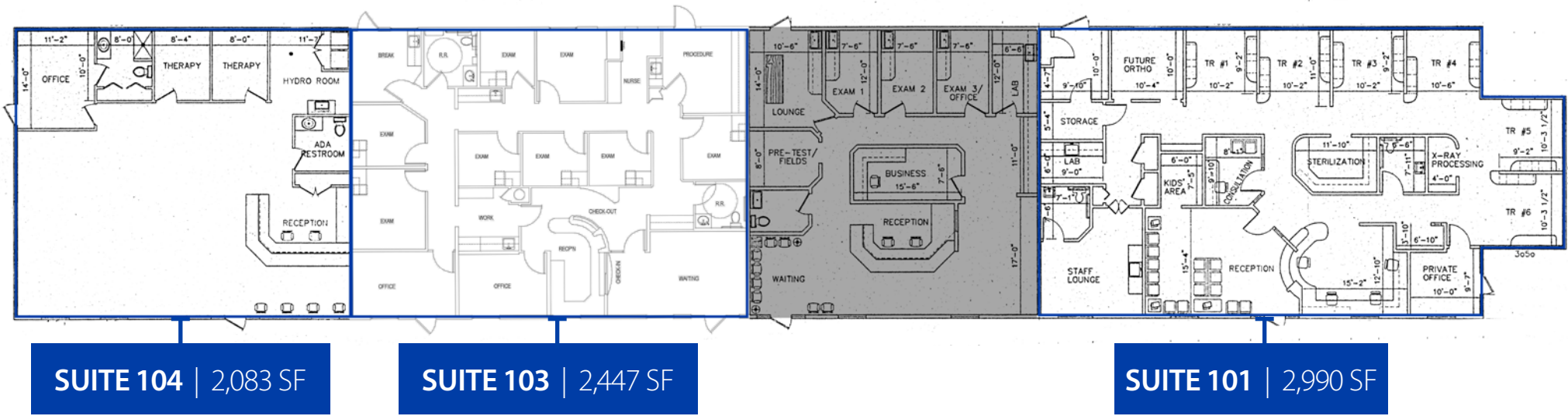


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BUILDING FLOORPLAN





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October 19, 2020

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SUITE 101 | 2,990 SF Available



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SUITE 103 | 2,447 SF Available



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SUITE 104 | 2,083 SF Available



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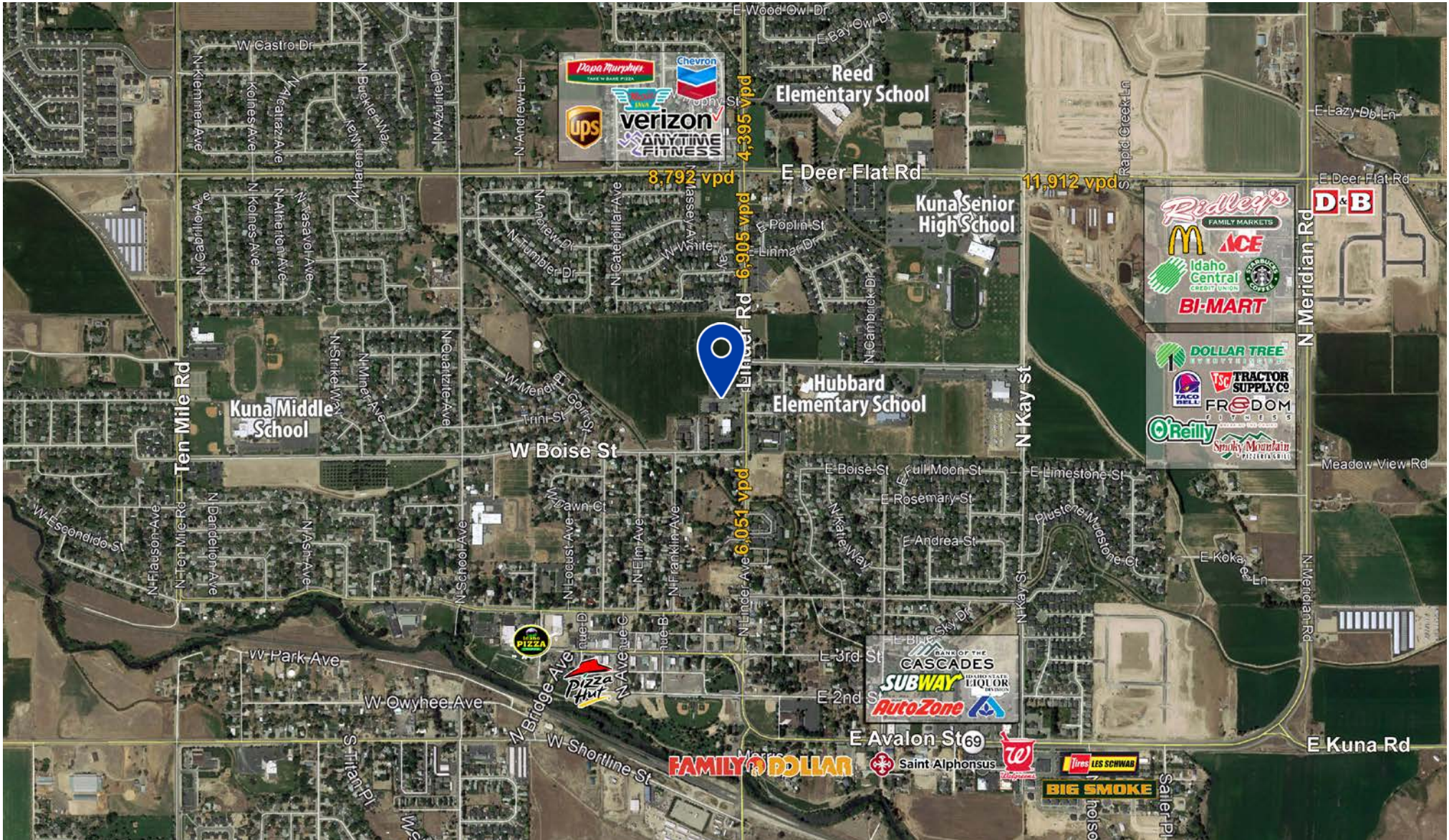


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PROPERTY LOCATION





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CITY OF KUNA DEMOGRAPHICS

Demographic	Kuna	Metro
POPULATION (Source: Compass, 2017)	19,700	669,830
MEDIAN AGE	30.6	35.4
UNEMPLOYMENT RATE (July 2017)	2.8%	2.9%
WORKFORCE (*within 45 minute draw)	8,539	350,604
HOUSEHOLD INCOME (median)	\$65,734	N/A
AVERAGE COMMUTE TIME (Metro)	21 minutes	N/A

Wages (Source: GIS Planning)

Wage Demographic	Kuna	Metro
Median Hourly Wages	\$16.01	\$15.69
Mean Hourly Wages	\$20.69	\$20.28
Median Annual Wages	\$33,310	\$32,620
Mean Annual Wages	\$43,040	\$42,180

Educational Attainment

Level of Education	Kuna	Metro
High School Diploma	21.62%	29.25%
Some College	33.86%	27.24%
Associates Degree	9.86%	8.27%



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CITY OF KUNA **OVERVIEW**

[City of Kuna's Website](#)



Boise Metropolitan Area

Kuna is part of the Boise Metro, or otherwise known as the Boise Valley. The total population within the Boise Metro is **885,260**.

Growing Population

Kuna is one of the fastest growing communities in the Boise Metro with a **29.25% growth from 2010-2017**. Future population estimates for Kuna is **45,019 by 2040**.

Low Costs for Doing Business

Kuna offers a competitive climate for doing business. Our labor costs trend below the national average, we enjoy low tax and utility rates, and Idaho has not tax on services.

Low Costs of Living

Living in Kuna offers many of the conveniences of city life, without the traffic or hassle. Homebuyers hunting for good deals find them in Kuna with some of the **lowest average price of housing** in Ada County. **Cost of housing is 81.7% of the national average**.

Quality Workforce

Idaho is a right-to-work state. In Kuna and the surrounding region, we provide quality, motivated, and skilled labor base. Employers can recruit from an **existing workforce of 350,604**. The **average age** in Kuna is **30.6**.

Transportation

Kuna is central to the Boise Valley with direct connection to Highway 69, Interstate 84 and Interstate I-84. The Boise airport services more than 3,000,000 people a year and is less than 20 miles away. Valley Ride provides public bus transportation throughout the Boise Valley. Union Pacific Railroad line runs through Kuna just south of downtown and parallel to Indian Creek.

Quality of Place

Although Kuna and the Boise Valley is experiencing a fast pace of growth, it is balanced by our **extraordinary quality of place**. Kuna offers great schools, quality healthcare, outdoor recreation and adventure, and a variety of activities for people of all ages and interests. But Kuna earned its bragging rights because of **the "people"**. Kuna's residents and business owners are by far the most **welcoming, family and community oriented** you will find. There is no place you will enjoy living more than here.