

OFFERING MEMORANDUM

2323 S. VISTA AVENUE | BOISE, ID 83705

OAK PARK PLAZA

NEWLY INCREASED OCCUPANCY!

86.5%
OCCUPIED

FOR SALE
\$4,042,000



TOK COMMERCIAL
REAL ESTATE

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The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.



THE OFFERING

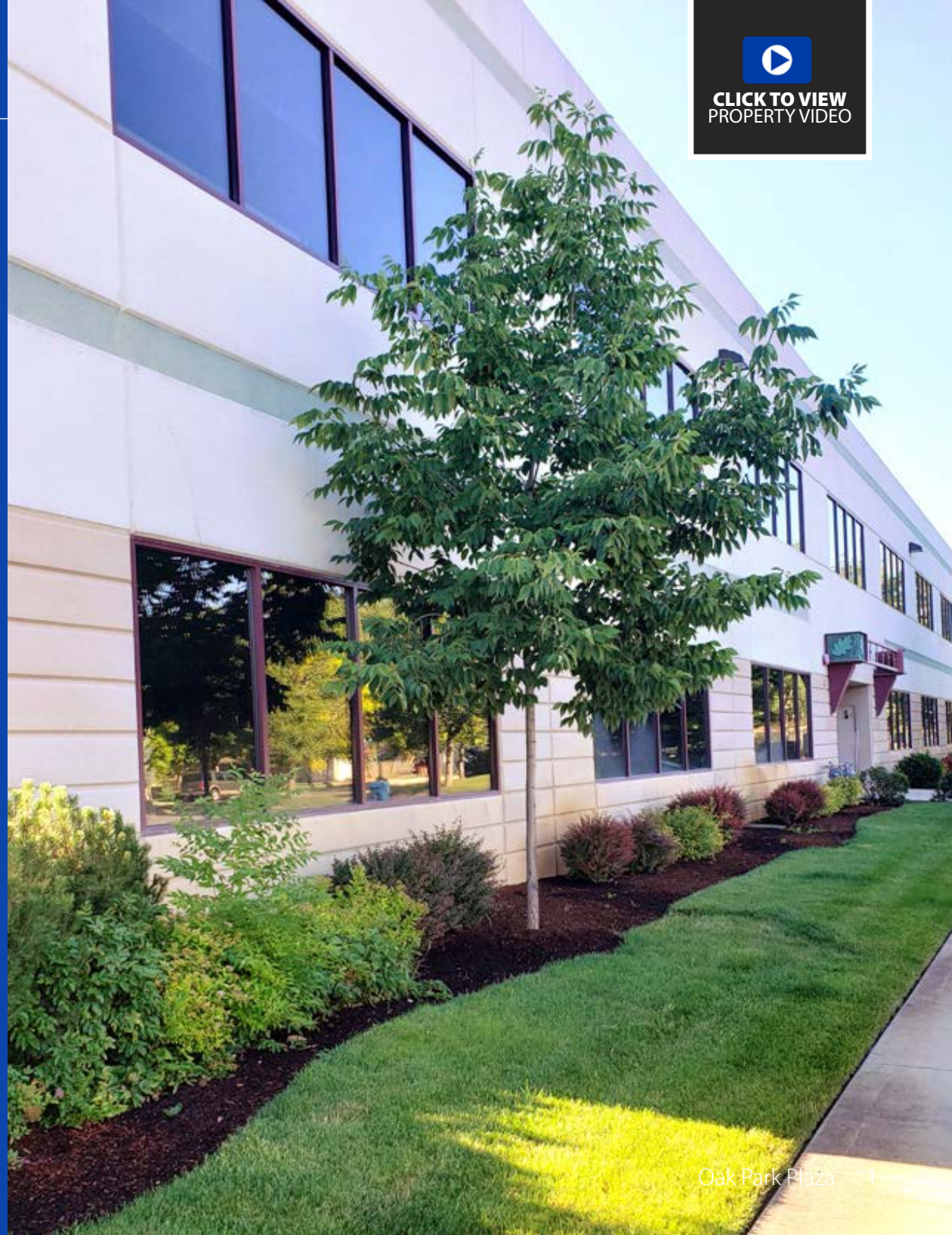
TOK Commercial is pleased to present this exclusive opportunity to purchase Oak Park Plaza located at 2323 S Vista Avenue in Boise, Idaho.

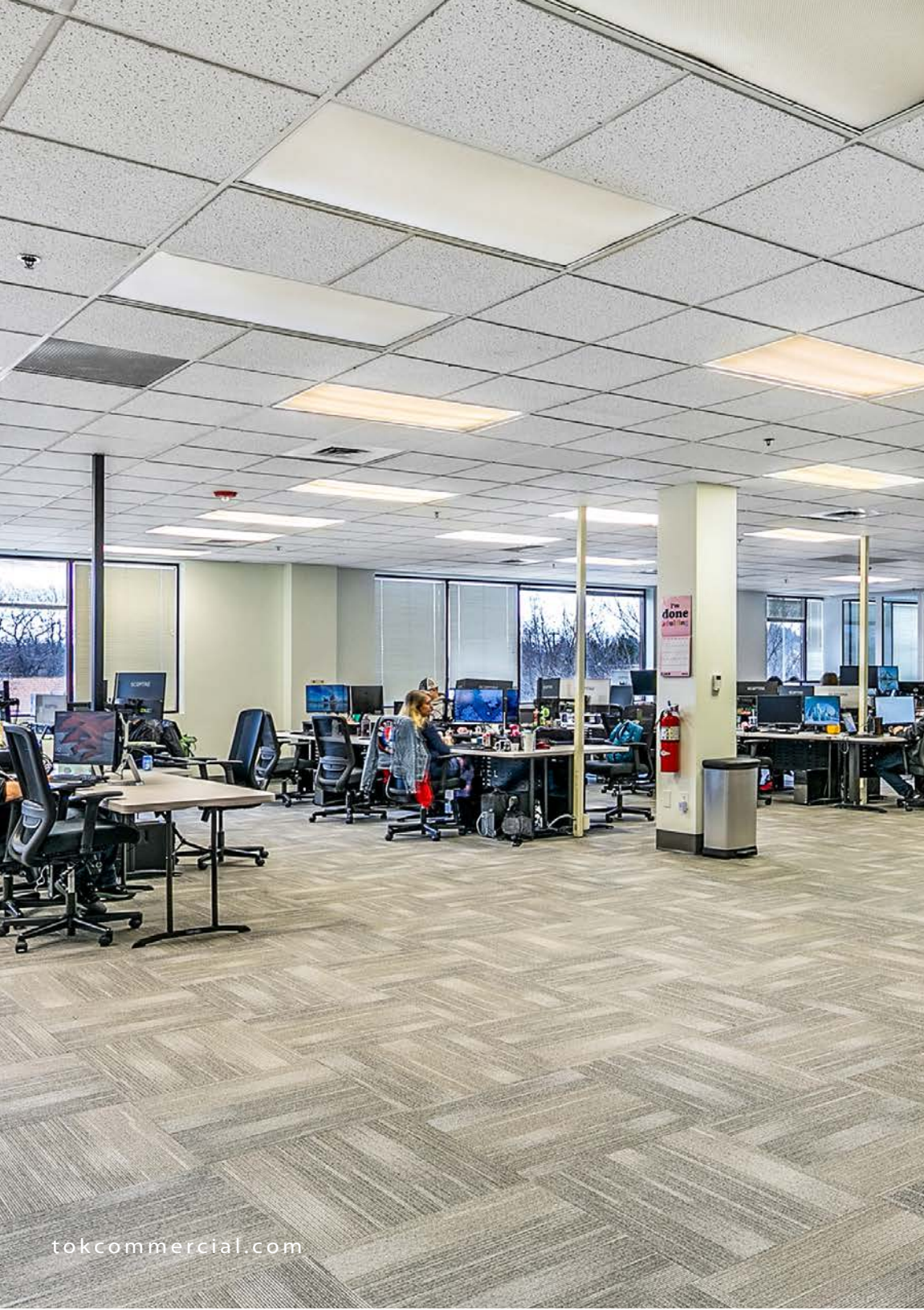
Oak Park Plaza is a two-story office building containing 32,256 square feet. Built in 1999, Oak Park Plaza was designed as a multi-tenant building with a central common area core allowing for flexibility in tenant occupancy and space design. The underlying parcel contains 1.674 acres with ample parking and access on the east, west, and south sides of the building. Large pane glass windows provide tenants with an abundance of natural light and second story tenants have beautiful views.

This property is situated on Vista Avenue, a major corridor between Downtown Boise, Interstate 84 and the Boise Airport. Oak Park Plaza is surrounded by public transportation and an abundance of amenities, of which Willowcreek, Raw Sushi, Spitfire, and Dutch Bros are all within walking distance.

The property has been professionally managed over the last five years resulting in a well maintained building. The most recent improvements include new exterior paint, landscaping and sprinkler modifications, new front access doors, fiber optics to the main building terminal, HVAC, expansion and ADA upgrades to the common area restrooms on the first floor. In addition, there have been multiple tenant improvement projects building out tenant space with upgraded systems and finishes.

Price is based on 7% cap on in-place income and \$90/sf on vacant space. The property is 86.5% occupied by high credit tenants with the potential for upside in rents. This is an excellent opportunity for the savvy investor.





OFFERING SUMMARY

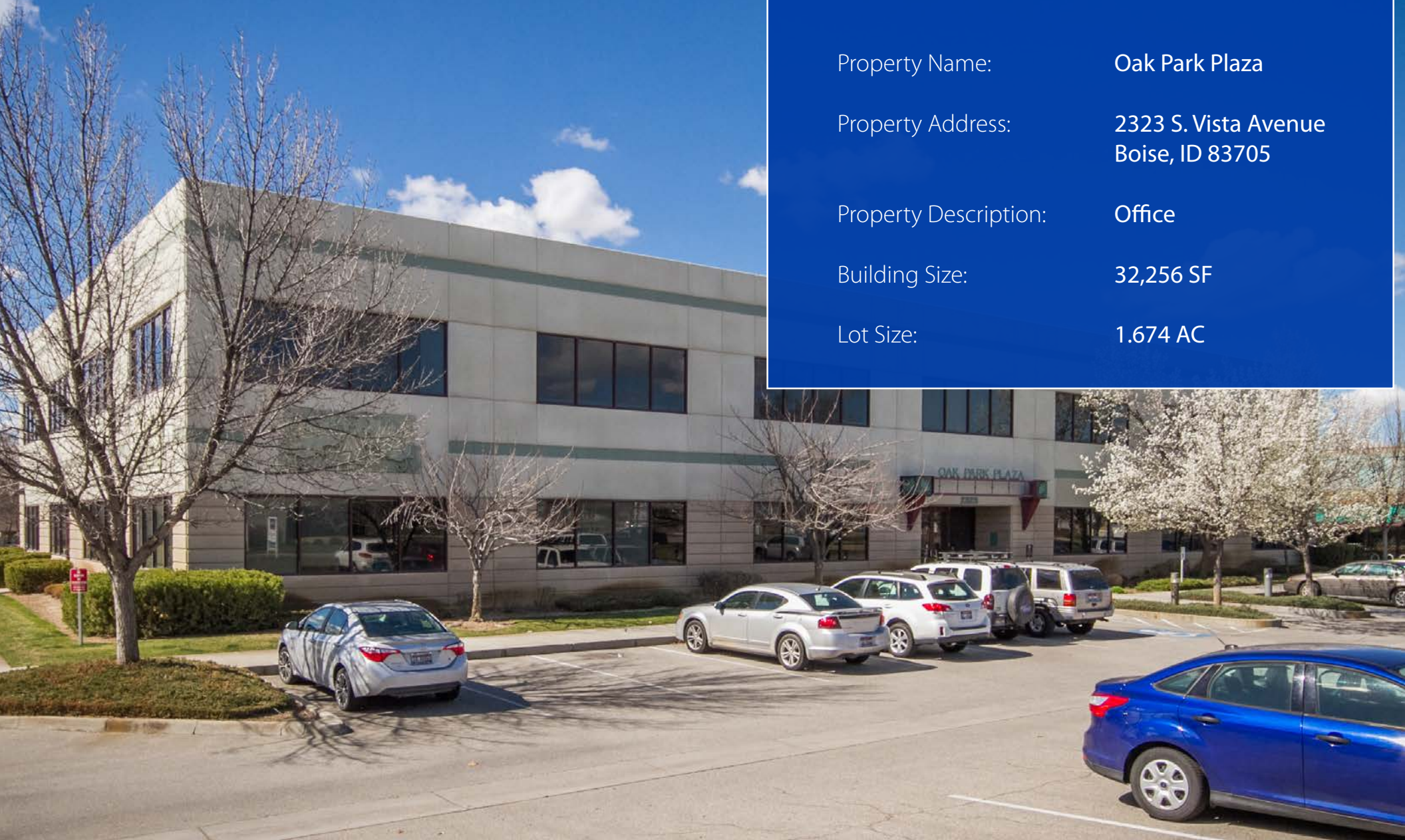
Offering Price:	\$4,042,000
Price Per SF:	\$125.31
Lease Type:	All Full Service Leases
Tenants:	Pets Best Insurance Idaho Medical Academy IncoPro

INVESTMENT HIGHLIGHTS

- 86.5% occupancy.
- Upside in rents.
- High-quality tenants.
- Ample on-site parking.
- Fiber optics available.
- Lots of natural light with beautiful 2nd story views.
- Great location on Vista Avenue with 18,916 vehicles per day.
- Excellent access to the Boise Airport, Downtown and Interstate 84.
- Walking distance to Willowcreek, Raw Sushi, Spitfire and Dutch Bros Coffee.
- Price based on 7% cap on in-place income and \$90/sf on vacant space.

PROPERTY SUMMARY

Property Name:	Oak Park Plaza
Property Address:	2323 S. Vista Avenue Boise, ID 83705
Property Description:	Office
Building Size:	32,256 SF
Lot Size:	1.674 AC







Gain full access to the offering memorandum.

OAK PARK PLAZA

