

OFFICE FOR LEASE

103 IDAHO ST.

103 W Idaho St., Boise, ID 83702



OFFERING SUMMARY

AVAILABLE SF:	1,467 - 6,196 SF
LEASE RATE:	\$16.00 - 18.00 SF/yr (NNN)
LOT SIZE:	0.21 Acres
BUILDING SIZE:	6,196 SF
ZONING:	R-OD

PROPERTY OVERVIEW

Unique office location next to St. Luke's Hospital and near Ada County Courthouse, Boise State Campus, and the State Capitol in downtown Boise. Lease either the entire main level and basement, or one of the two demised suites. This location is within walking or biking distance to restaurants and grocery stores.

PROPERTY HIGHLIGHTS

- Near St. Luke's in downtown Boise
- Main floor is ADA accessible
- 12 on-site parking spaces

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Building	\$16.00 SF/yr	6,196 SF
100	\$16.00 SF/yr	4,675 SF
110	\$18.00 SF/yr	1,467 SF

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

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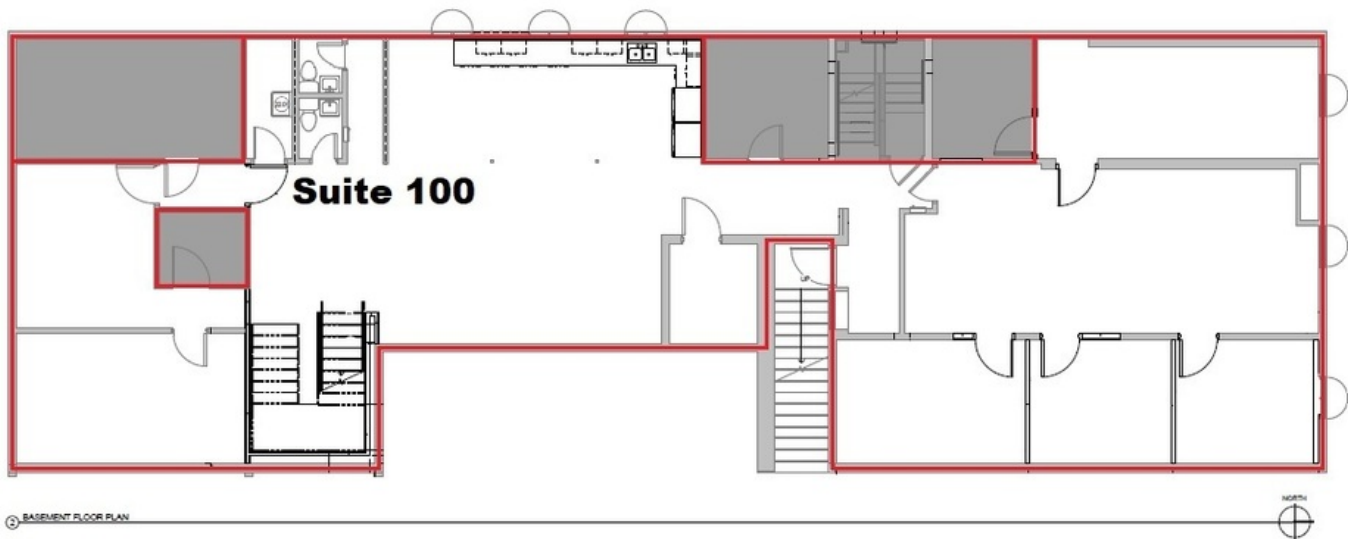
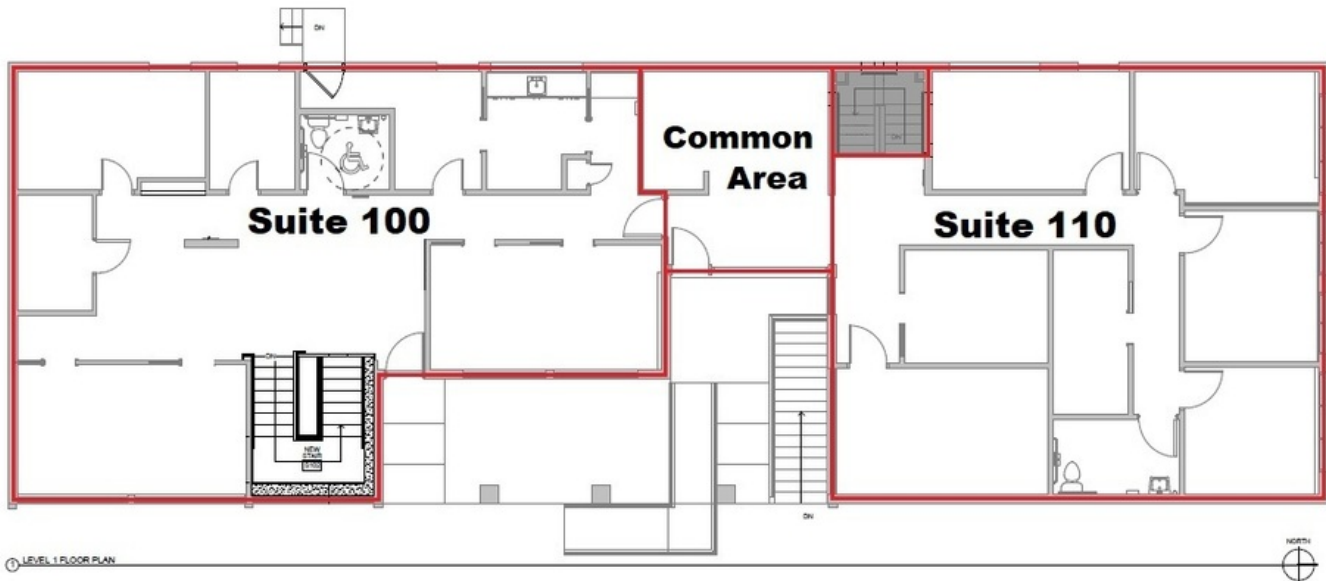
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Currently being remodeled



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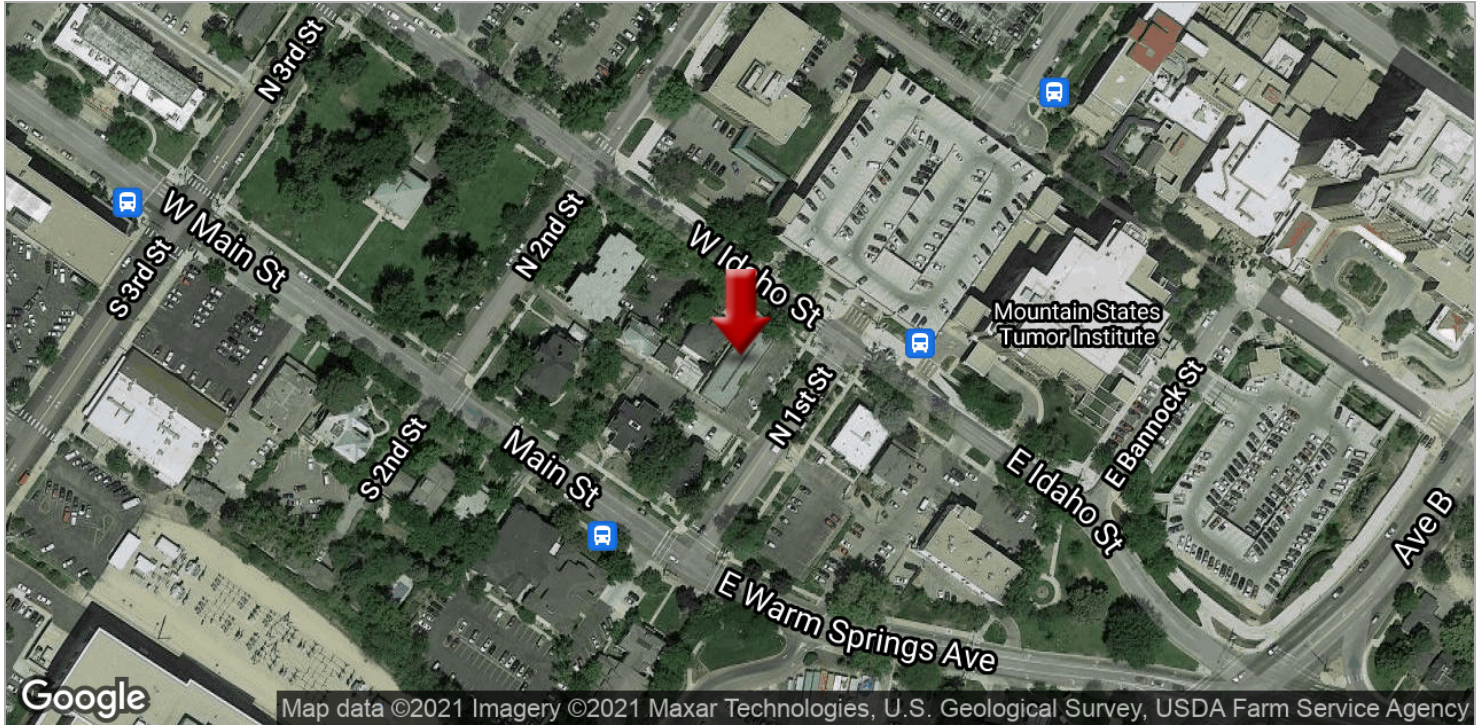
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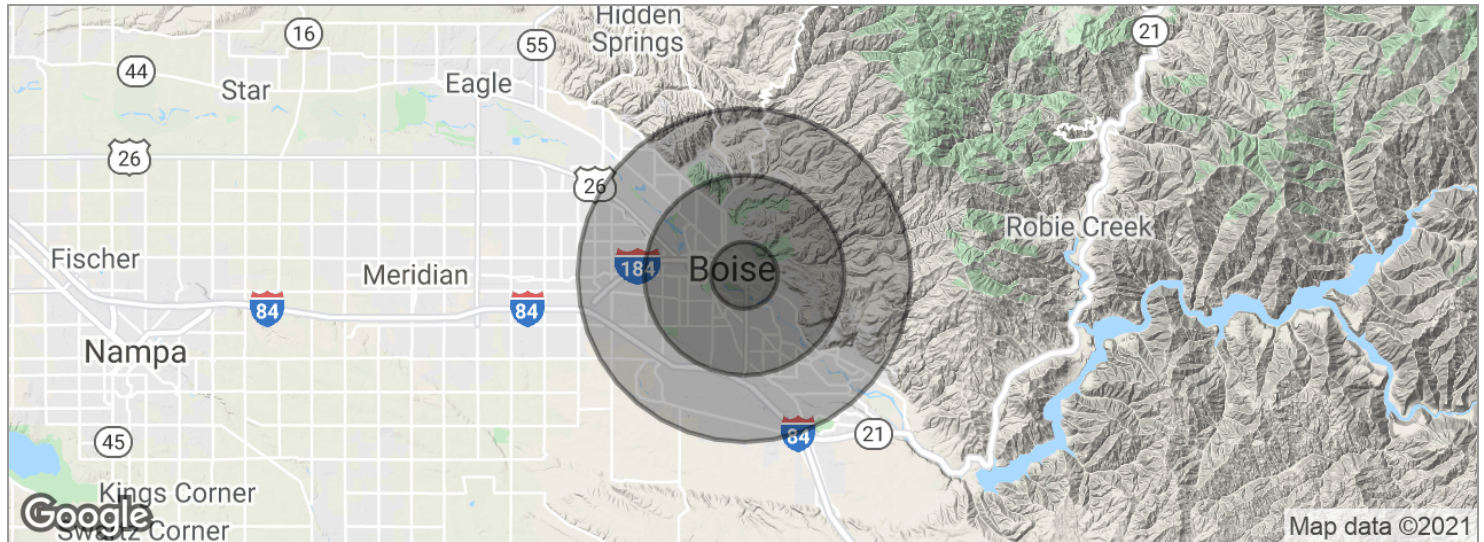
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,709	83,697	152,713
Median age	32.8	33.7	34.9
Median age (male)	32.5	33.4	34.2
Median age (Female)	33.2	34.1	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,902	38,902	68,462
# of persons per HH	2.0	2.2	2.2
Average HH income	\$61,180	\$61,422	\$62,958
Average house value	\$288,156	\$279,167	\$267,184

* Demographic data derived from 2010 US Census

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