



**FOR LEASE**

# Scott J. Chandler Building

1299 N. Orchard Street, Boise, ID



*Additional Suites Available;  
can be combined for expanded space*

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## Property Highlights

- 1<sup>st</sup> and 2<sup>nd</sup> level Class A office space
- Newly remodeled 3 story lobby atrium and restroom upgrades
- Stable Long term tenants (Orchard Partners rarely has space available; complex is typically 100% leased)
- Long term property owner- same owner since 1979 with “build and hold” philosophy, interested in developing relationships for long term tenants
- Shower and lockers in basement
- Full time on-site maintenance team and owner’s office located on property
- Ease of access to downtown and points West via Interstate I-84
- 10 minute bike ride to downtown along green belt

# For Lease

## Space Available

Suite	Size	Rate
120*	3,242 SF	\$25.50 PSF Full Service
130*	344 SF	\$35.00 PSF Full Service
201	3,266 SF	\$25.00 PSF Full Service

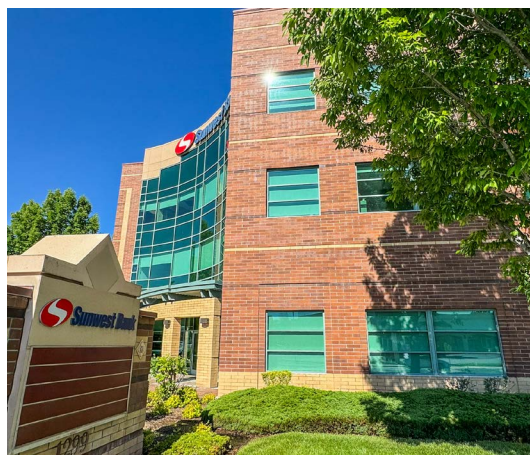
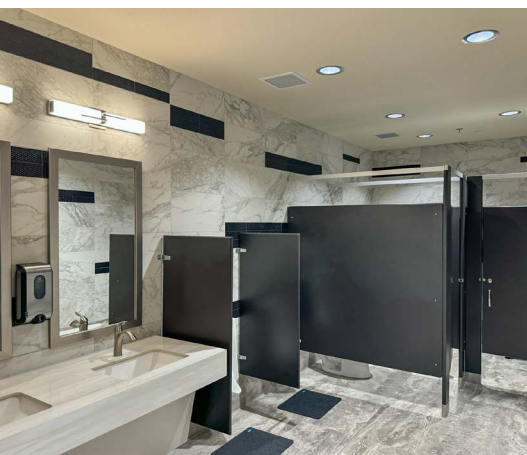
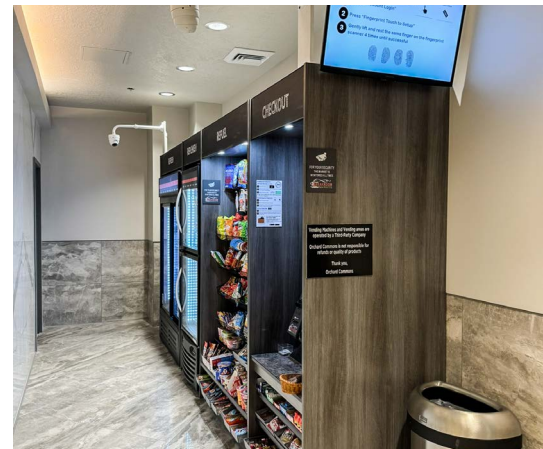
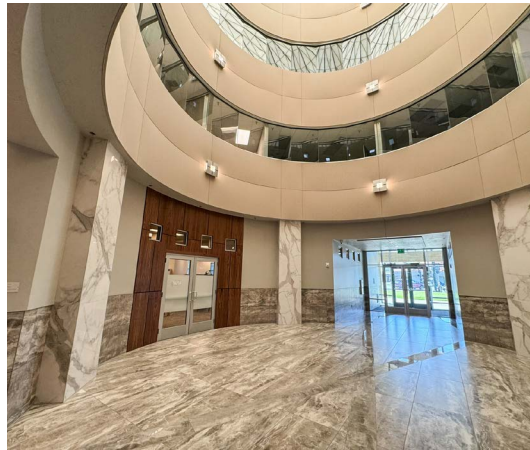
\*Can be combined for 3,586 SF

## Property Information

<b>Property Type</b>	Office
<b>Space Available</b>	3,242 SF, 344 SF, & 3,266 SF
<b>Total Building Size</b>	114,351 SF
<b>Parking</b>	4:1,000
<b>Lease Type</b>	Full Service

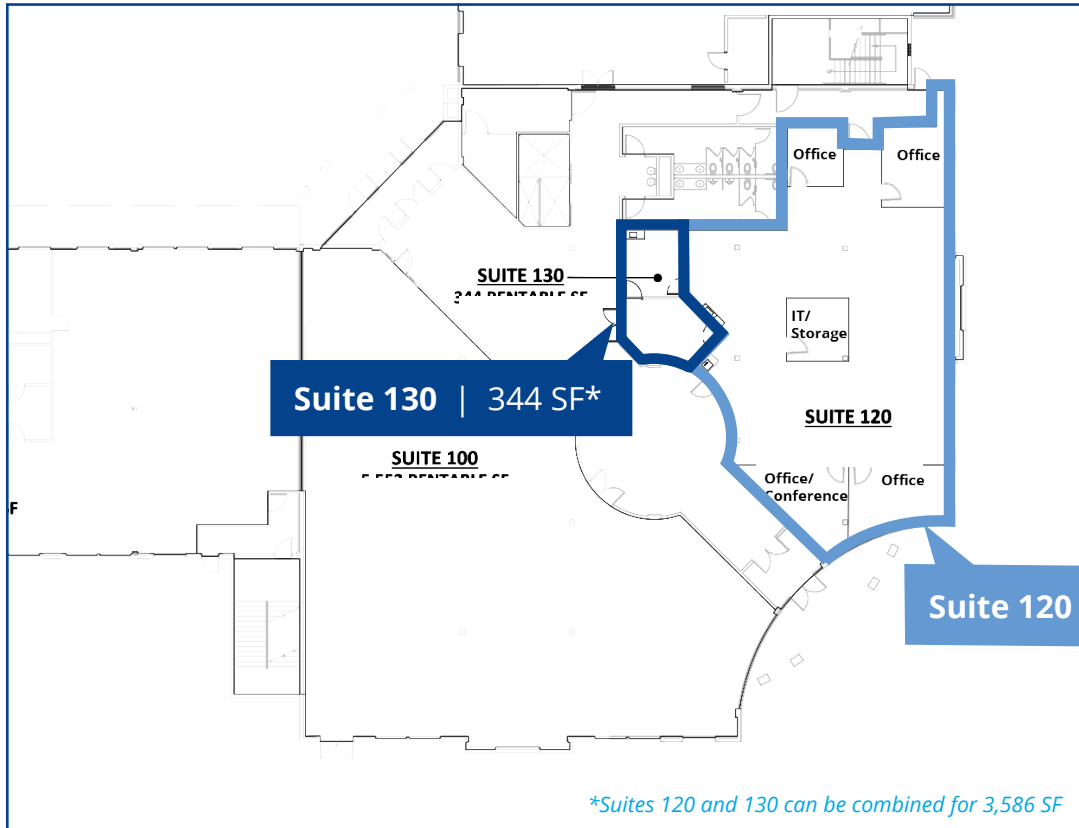
## Demographics

	1 Miles	3 Miles	5 Miles
Population	8,710	114,695	222,329
Households	3,984	50,680	94,306
Avg. HH Income	\$82,326	\$89,579	\$98,940

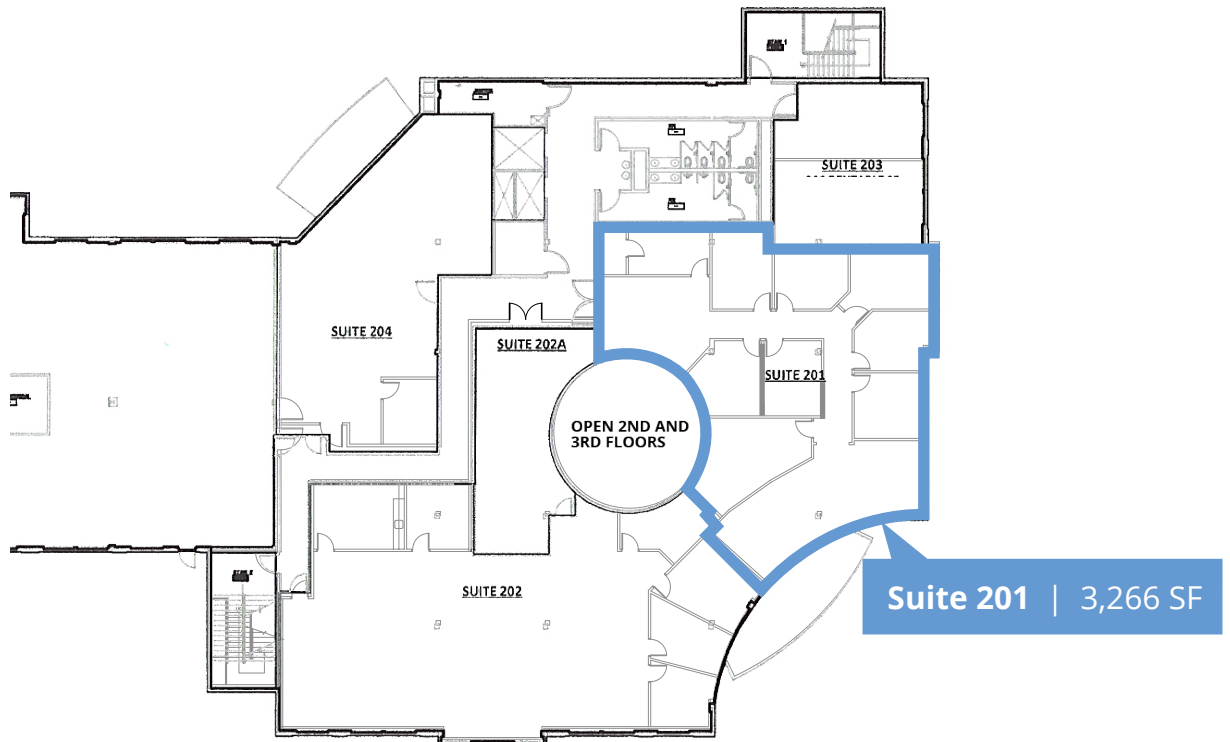


# Floor Plan

## 1st Floor



## 2nd Floor



# Site Plan



## Orchard Commons Business Complex

Open parking throughout unless otherwise specified

## Buildings

- 1 | Scott J. Chandler Building
- 2 | CSC Building
- 3 | IPTV Building
- 4 | Earl F. Chandler Building

## Landmarks

- 1 | Food Truck Court
- 2 | Boise Greenbelt
- 3 | Crosswalk

# Location



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