

OFFICE FOR LEASE

1462 W USTICK RD.

1462 WEST USTICK ROAD, MERIDIAN, ID 83646



FOR LEASE

KW COMMERCIAL | BOISE

1065 S. Allante Place
Boise, ID 83709



Each Office Independently Owned and Operated

PRESENTED BY:

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SP41881, Idaho

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OFFICE CONDO SUMMARY

1462 W Ustick Rd.



SUITES AVAILABLE	Unit 100 & 110
Annual Lease Rate:	\$28.00/Sqft Plus NNN
Rentable SF:	2,450
Year Built:	2022
Building Class:	A
Zoning:	C-C: Community Commercial
Monthly NNN Estimate:	\$909.38
Lease Term:	3-5 Years

Property Highlights

- 8 private rooms – each with individual sink rough-ins
- Ideal for medical, wellness, salon, or professional use
- 2 separate entry/reception areas
- 2 restrooms
- 2 break rooms-1 with dishwasher and washer/dryer hookups
- Strong street frontage & visibility
- Contemporary design with clean, updated finishes
- Functional, flexible layout for multiple business types

Property Overview

Position your business for success in this modern, high-visibility office building, built in 2022 and designed with functionality and flexibility in mind. Offering approximately 2,450 square feet, this well-appointed space features eight private offices, each equipped with its own sink rough-ins—ideal for medical, wellness, salon, or professional service uses.

The layout includes two welcoming entry areas, providing versatility for reception, client intake, or dual business operations. Additional amenities include two restrooms and two separate break rooms, enhancing convenience for both staff and clients.

With excellent street frontage, this property ensures strong visibility. The contemporary design, clean finishes, and thoughtful layout create a polished environment ready to support your operations from day one.

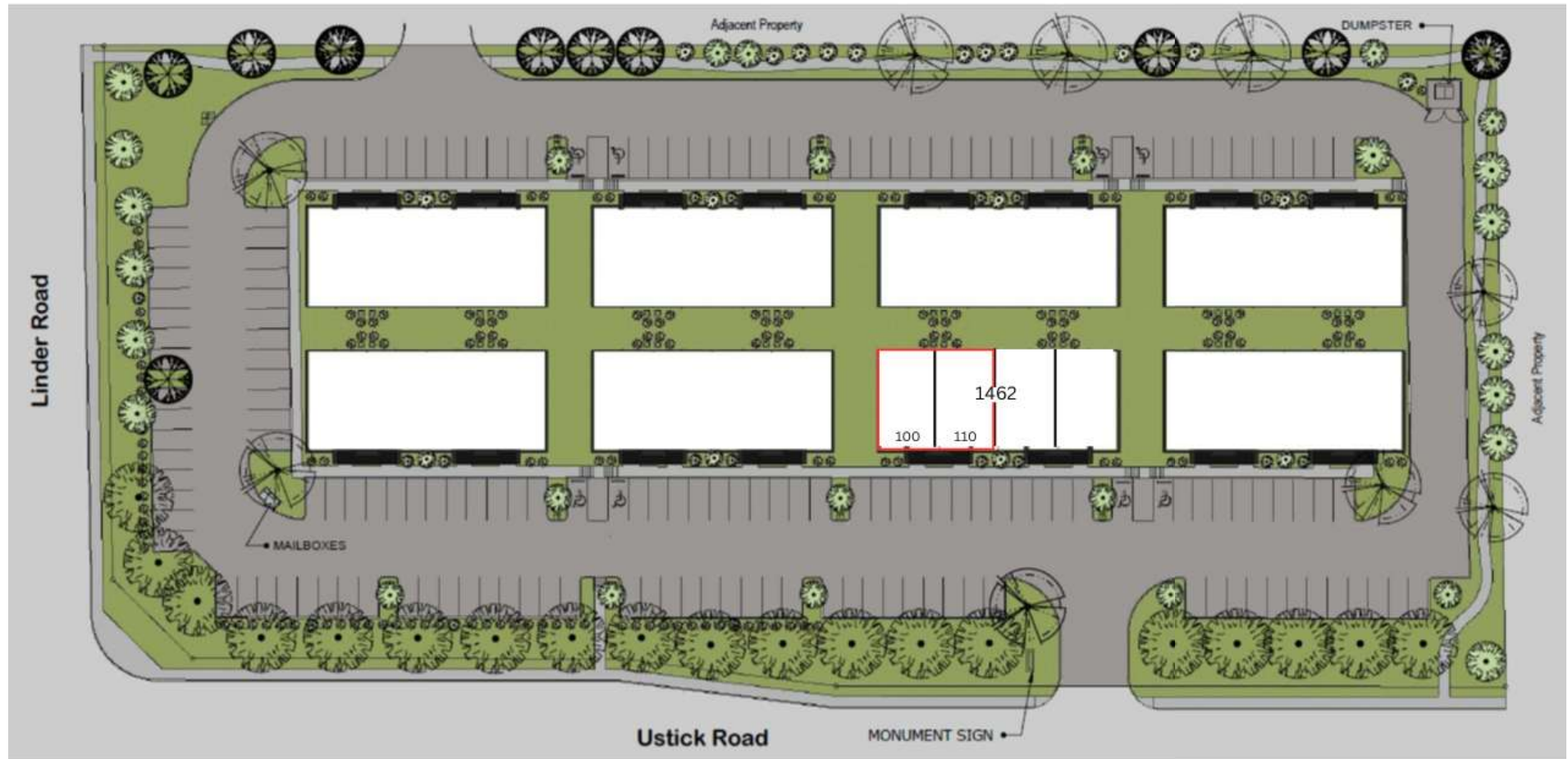


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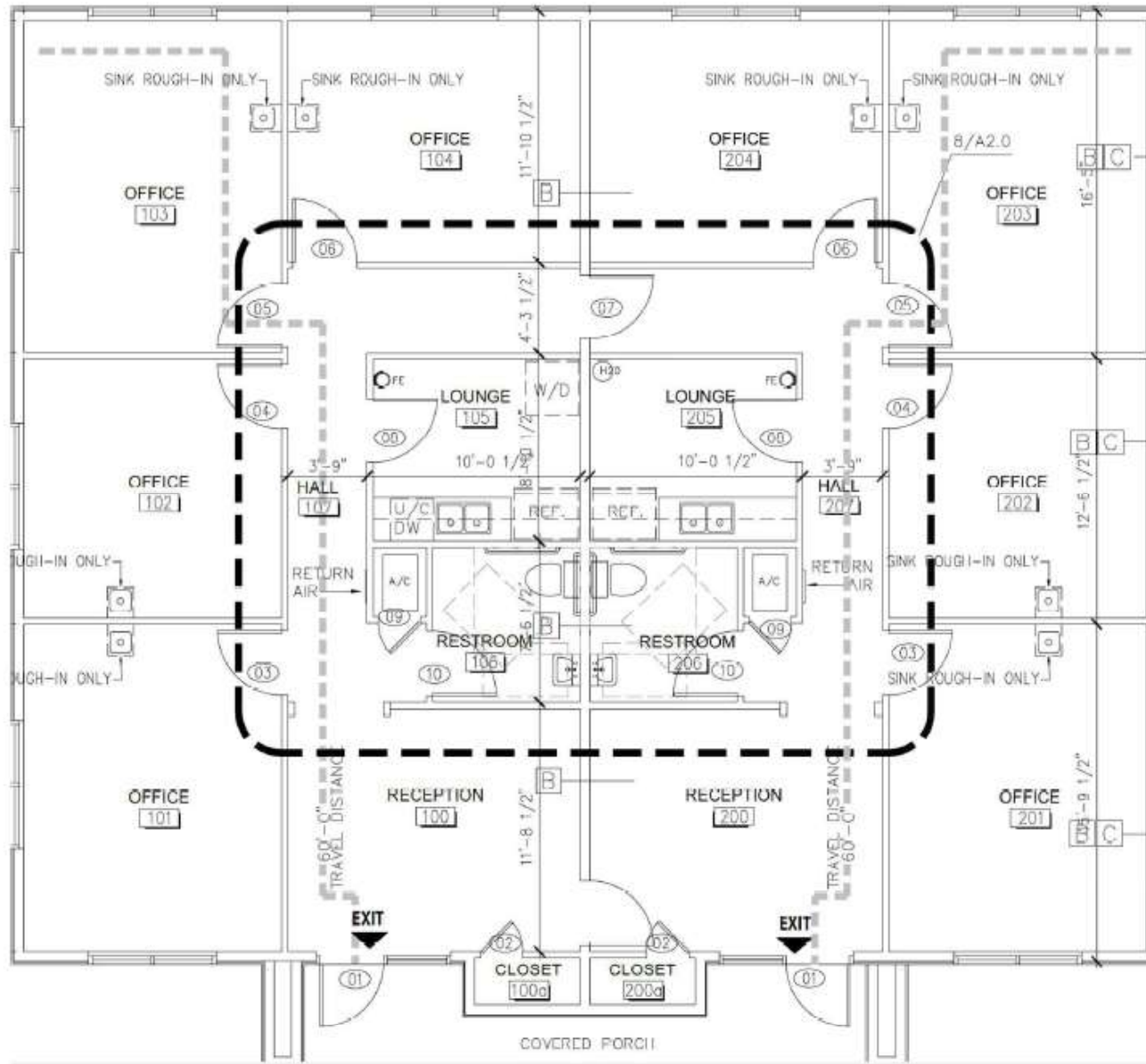
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SITE PLAN



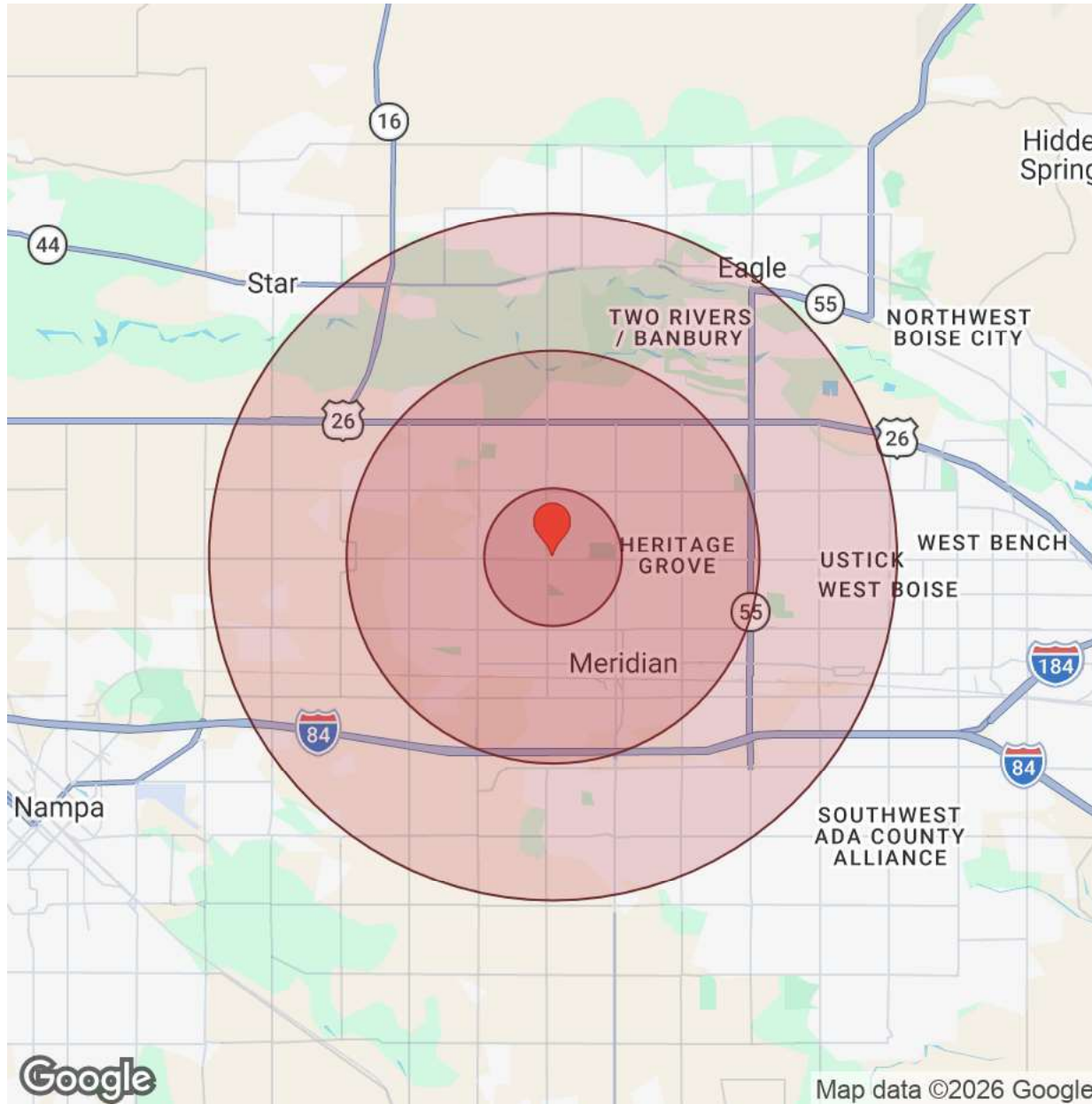
FLOOR PLAN





Demographics

1450 W Ustick Rd. 301, 302



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	8,237	49,799	88,800
Female	8,643	51,208	90,985
Total Population	16,880	101,006	179,785

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	13,857	82,926	146,741
Black	140	1,061	2,337
Am In/AK Nat	34	202	360
Hawaiian	27	141	234
Hispanic	1,950	10,899	19,093
Asian	383	2,949	5,879
Multiracial	466	2,707	4,962
Other	24	111	180

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,109	40,369	73,076
Occupied	5,760	37,716	68,135
Owner Occupied	4,555	26,982	49,399
Renter Occupied	1,205	10,734	18,736
Vacant	349	2,652	4,941

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,455	19,431	33,301
Ages 15 - 24	2,121	13,027	22,888
Ages 25 - 54	7,128	41,566	72,005
Ages 55 - 64	1,660	10,408	20,002
Ages 65+	2,516	16,575	31,588

Income	1 Mile	3 Miles	5 Miles
Median	\$108,190	\$98,960	\$100,206
Under \$15k	153	1,408	2,393
\$15k - \$25k	205	1,344	2,452
\$25k - \$35k	187	1,562	2,615
\$35k - \$50k	466	2,820	4,940
\$50k - \$75k	845	5,995	10,823
\$75k - \$100k	816	5,978	10,777
\$100k - \$150k	1,340	8,976	14,811
\$150k - \$200k	950	3,990	8,301
Over \$200k	796	5,644	11,023



Map data ©2026 Google

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Location Maps

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