

RIVERSIDE BUSINESS CENTER

7655 - 7669 W. RIVERSIDE DRIVE, GARDEN CITY, ID 83714 / FOR LEASE



1 MONTH FREE RENT WITH EVERY YEAR OF TERM

GALEN MILLER

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NICK SCHUITEMAKER, CCIM

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SUBMARKET	North Boise	PARKING	4:1000
BLDG. SIZE	19,748 SF	LEASE TERM	3+ Years
YEAR BUILT	2005	LEASE TYPE	FSEJ

SPACE FOR LEASE	RSF	RATE
Suite 7661-102	2,031	\$25.00/SF
Suite 7669-102	1,573	\$25.00/SF
Suite 7661-201	4,920	\$25.00/SF

CONTACT AGENTS FOR SHOWING INSTRUCTIONS

CONTACT

DETAILS

AVAILABLE

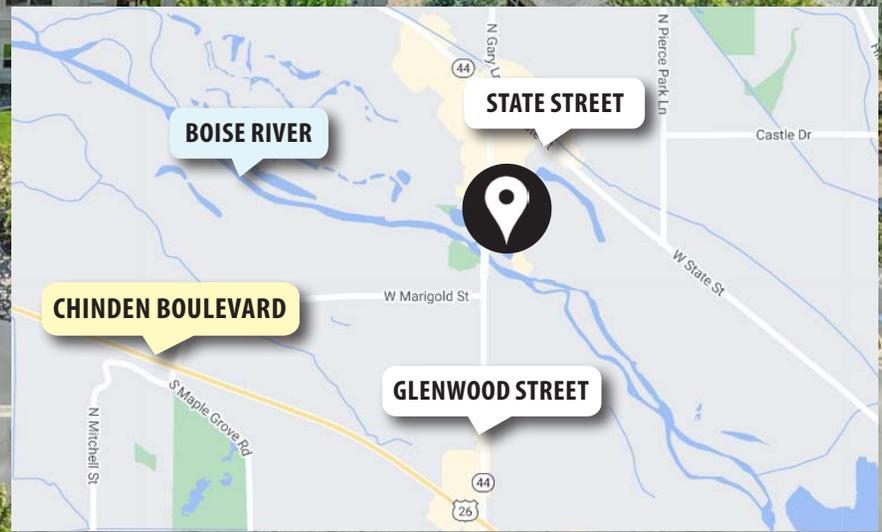
UPDATED: 1.22.2026

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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



PROPERTY HIGHLIGHTS

- Class A office with free parking.
- Ten minutes from Downtown Boise.
- Quality exterior and interior finishes.
- Signalized access to Glenwood Street.
- Well-located between Downtown Boise and Eagle.
- Ready to occupy suites with systems furniture available.
- New ownership with numerous updates completed and more in progress.
- Professional business park setting with a professionally managed association.
- Beautiful Views of The River Club, a country club with pool, tennis/pickleball courts, fitness center, and golf course.
- Close to a number of amenities - The River Club, Boise Greenbelt, restaurants, retail shopping, and other services.

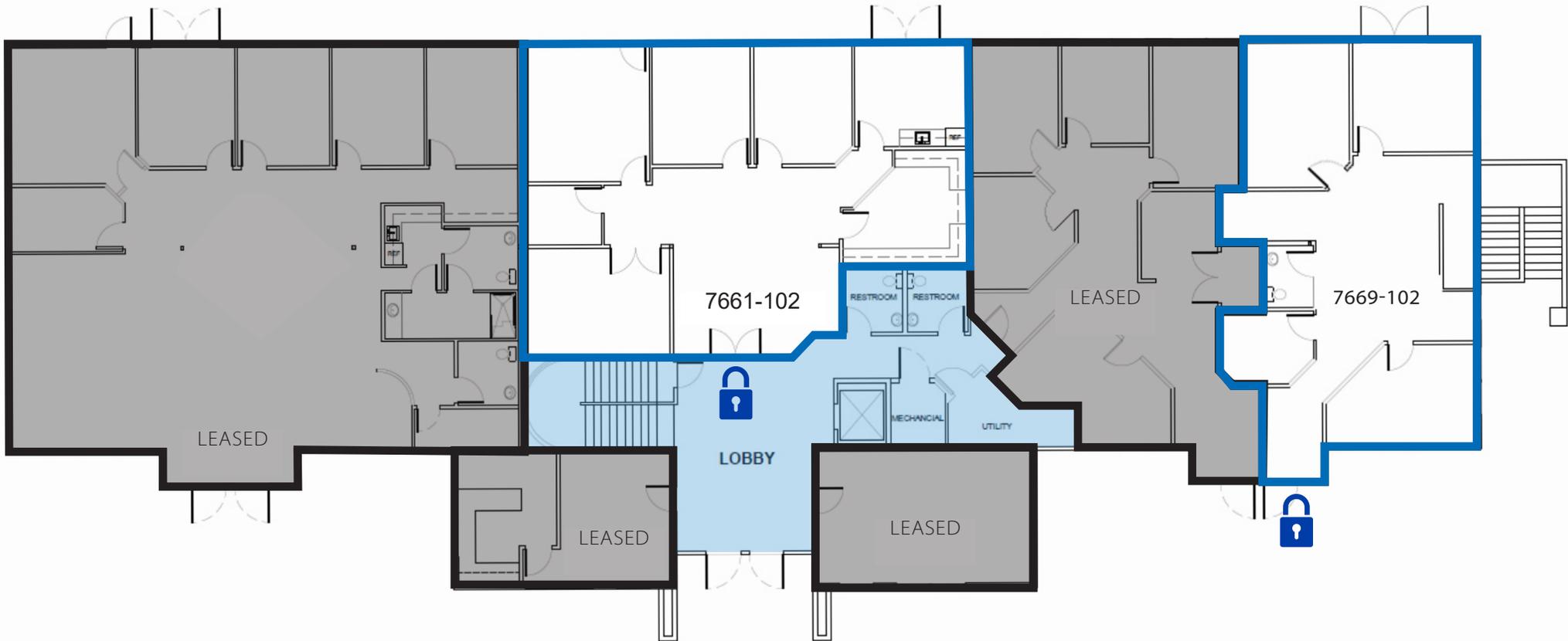


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FIRST FLOOR

SPACE	RSF	RATE
Suite 7661-102	2,031	\$25.00/SF
Suite 7669-102	1,573	\$25.00/SF

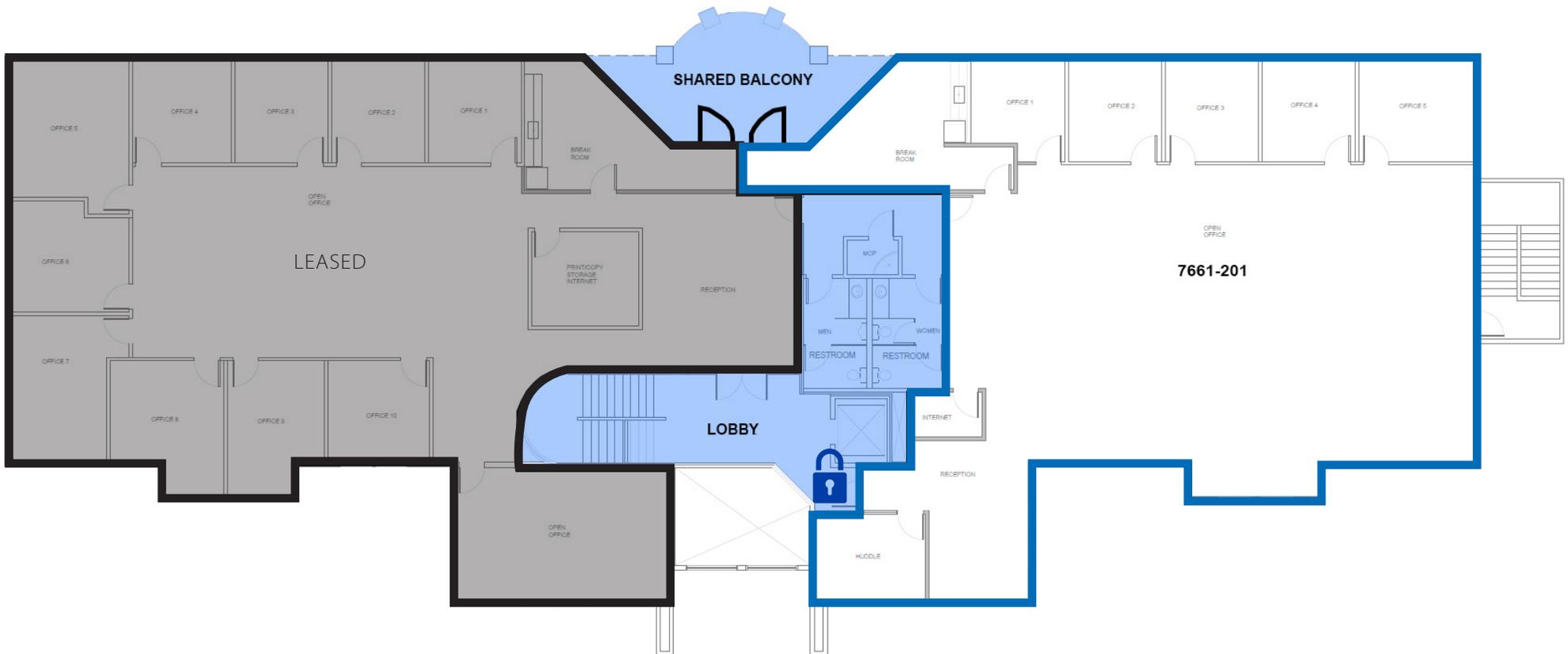


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SECOND FLOOR

SPACE	RSF	RATE
Suite 7661-201	4,920	\$25.00/SF
Access to shared balcony overlooking the golf course.		



FLOOR PLAN - LEVEL 2
SCALE: 3/16" = 1'-0"

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N GLENWOOD ST

SITE

GOLF COURSE
VIEWS



N GLENWOOD ST

SITE

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BUILDING SIZE 19,748 SF

**THE RIVER CLUB
GOLF COURSE**

SITE

**AMPLE ON-SITE
PARKING**

N GLENWOOD ST

AERIAL VIEW

Walmart Washington Trust Bank
Oliver Finley Academy Applebee's
Walgreens American Family Care URGENT CARE

STATE ST

BOISE GREENBELT

MEMORIAL STADIUM



GLENWOOD ST

CHINDEN BLVD

ASAVA REVOLUTION STARBUCKS COFFEE DQ
CARLOS J. BARRELHOUSE TANNING

EXPO IDAHO

WESTERN IDAHO FAIRGROUNDS

McDonald's TACO BELL
SHARIS RESTAURANTS U-HAUL

Wendy's Fred Meyer Primary Health

GARDEN CITY, IDAHO

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