

## MIXED-USE - MULTI-TENANT



### Property Highlights

Available	2,650 SF ± Office/Showroom 3,350 SF ± Warehouse/Storage 6,000 SF Total ±
Lease Rate	\$0.70/SF/Month
Lease Type	NNN Est. \$0.17/SF/Month
Building Size	12,000 SF Total
Zoning	City of Boise C-3D
Power	3 Phase
Clear Height	12 Feet
Overhead Doors	1 - 12'X10' Grade-Level
Availability	June 1st, 2020
LockBox	No, Contact Agents to Schedule

### Listing Features

- Mixed use multi-tenant flex building available for lease in southeast Boise
- Available space consists of reception area, private offices, open work areas, kitchenette, conference/showroom, storage area warehouse & four private restrooms one with shower
- Large on-site parking area provides ample space for customers and staff - 24 stalls +/-
- Excellent visibility from Interstate 84 near exit 53
- Easily accessible from Vista Avenue and Airport Way
- Surrounding businesses include Jackson Jet Center, Boise Airport, Chevron, Rodeway Inn, Best Western, Copper Kitchen, Denny's, McDonald's & Quality Inn



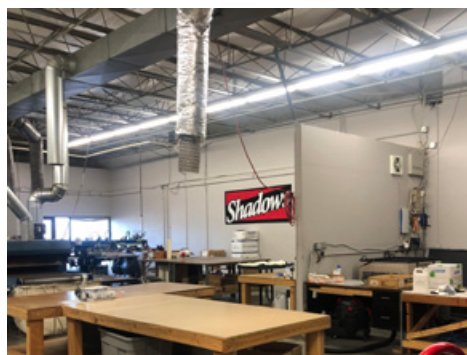
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# Wright Street Industrial-Flex Space

3555-3559 West Wright Street, Boise, Idaho 83705

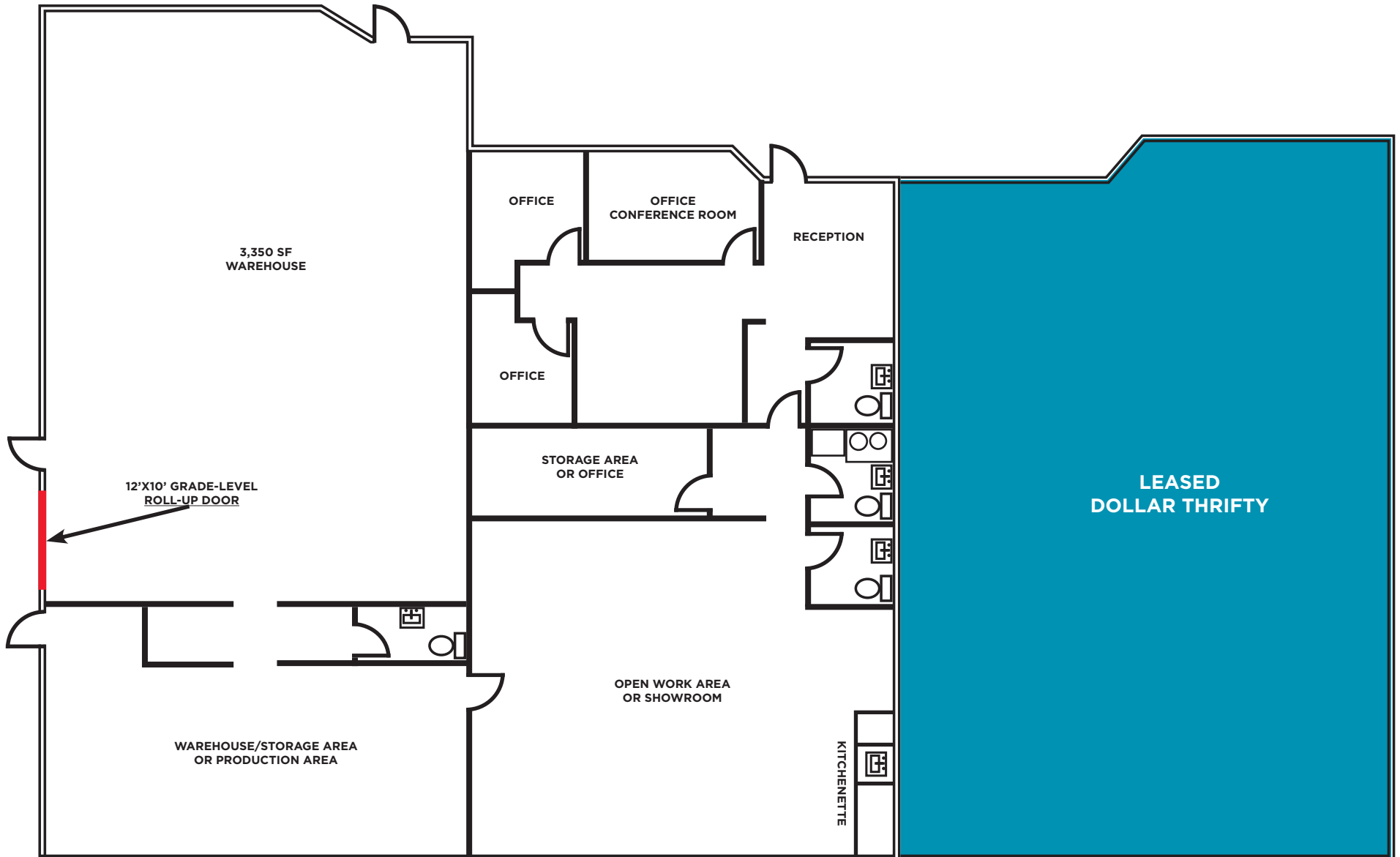
3559 West Wright St - 6,000 SF Available - \$0.70/SF/Month NNN (Est. \$0.17/SF/Month)



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FOR LEASE

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2018 Estimated Population	7,158	64,560	168,017
2023 Projected Population	7,502	68,292	180,177
<b>HOUSEHOLDS</b>			
2018 Estimated Households	3,119	29,168	71,613
2023 Projected Households	3,272	31,016	76,980
2018 Est. Average HH Income	\$60,006	\$61,919	\$72,205
2023 Est. Average HH Income	\$68,643	\$71,455	\$83,280
<b>BUSINESSES / EMPLOYEES</b>			
Total Businesses	257	3,363	9,328
Total Employees	4,432	52,330	157,431

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING. ESRI FORECASTS FOR 2018 AND 2023. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY.



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