

AHLQUIST.

4th & Idaho

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Welcome to 4th & Idaho

Office | Medical | Retail

Located at the northeast corner of 4th Street and Idaho Street, the 4th & Idaho Project will feature one 13-story multi-tenant office tower and one 11-story residential tower, offering class A office, retail, and residential spaces. The 13-story tower will feature over 140,000 square feet of class A office space, premium retail suites, and will become the new central headquarters for ICCU, the state's largest credit union. The 11-story tower will also feature premium retail suites, and multi-family home units. Each tower will share over 406 parking spaces and 125 bike parking spaces.

The founding members of Ahlquist are known for their projects that have shaped downtown Boise in the past. 4th & Idaho will change the Boise skyline once again and offer needed space and resources to the capital city of the fastest-growing state in the nation.

Overview

AVAILABLE SF 3,000-80,000 SQ. FT.

LEASE RATE Contact Owner

TI ALLOWANCE \$60.00 / SQ. FT.

BUILDING SIZE 161,405 SQ. FT.

PARKING 406 STALLS

YEAR BUILT MARCH 1, 2026



4th & Idaho

The Site

Treasure Valley
POPULATION 900,000

EAGLE
DRIVE TIME TO
4TH & IDAHO: 20MIN
POP: 33,000

BOISE FOOTHILLS

BOISE
POP: 240,000

MERIDIAN
DRIVE TIME TO
4TH & IDAHO: 15MIN
POP: 140,000

4th & Idaho

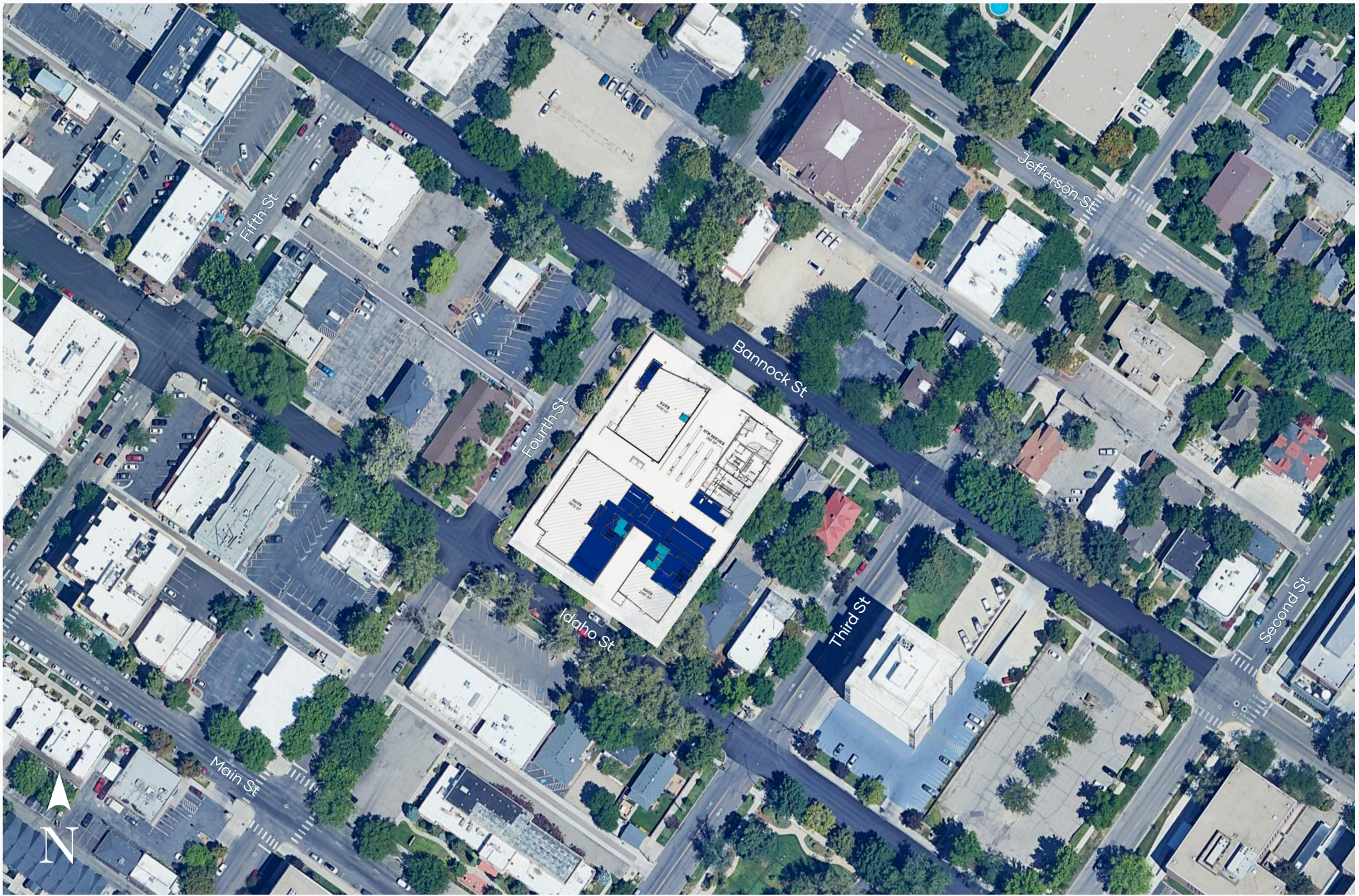
EAST BOISE

KUNA
DRIVE TIME TO
4TH & IDAHO: 25MIN
POP: 30,000

BOISE AIRPORT
DRIVE TIME TO 4TH & IDAHO: 15MIN

4th & Idaho

The Site



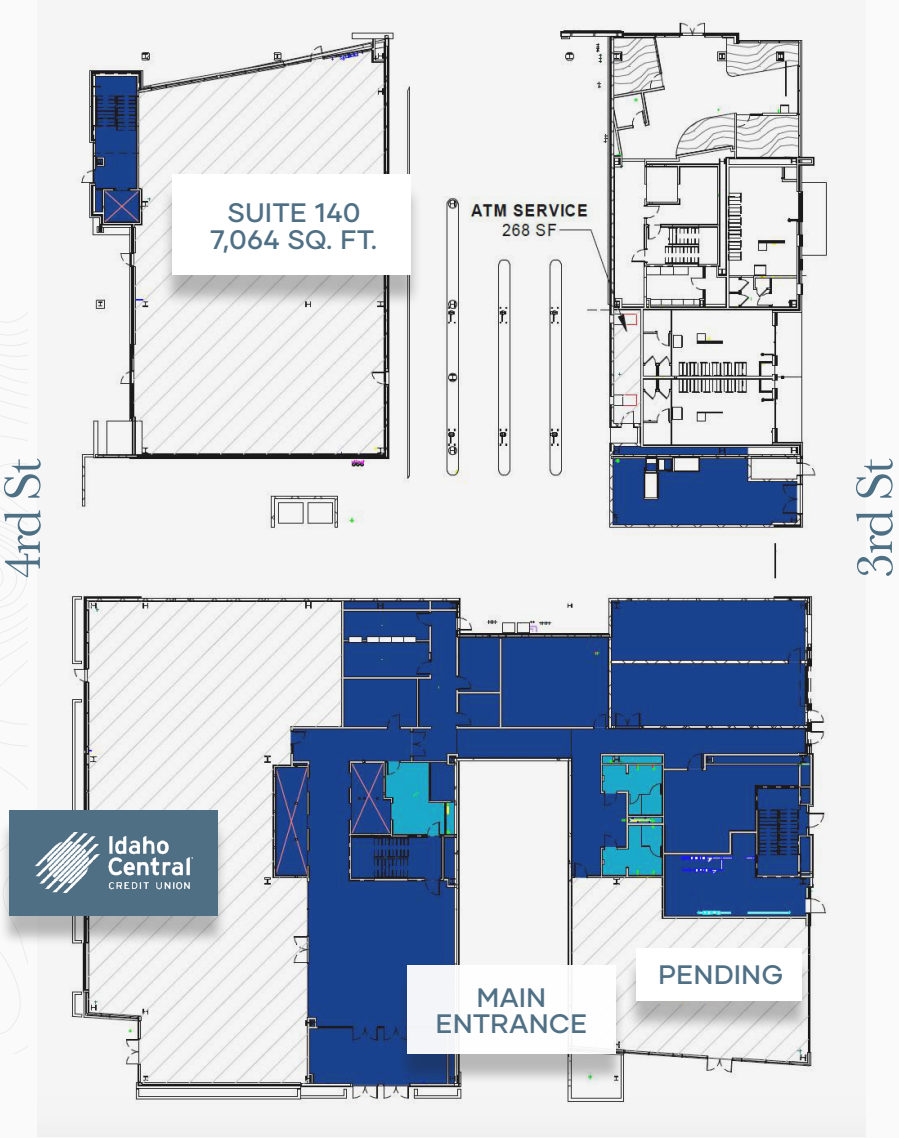
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Site Plan

Building Floorplates Floors 1

Images of the building's floor plates showing availability.

Bannock St



4th & Idaho

Idaho St

Site Plan

Building Floorplates Floors 7-9

Images of the building's floor plates showing availability.



① LEVEL 7
1/16" = 1'-0"

SUITE	TENANT	STATUS	OCCUPANT AREA	AREA MULTIPLIER	RENTABLE AREA
7000	FUTURE TENANT	AVAILABLE	17963 SF	1.08	18968 SF

AHLQUIST. 4TH AND IDAHO
LEVEL 07 STACKING PLAN
BOISE IDAHO

Date 03.31.25

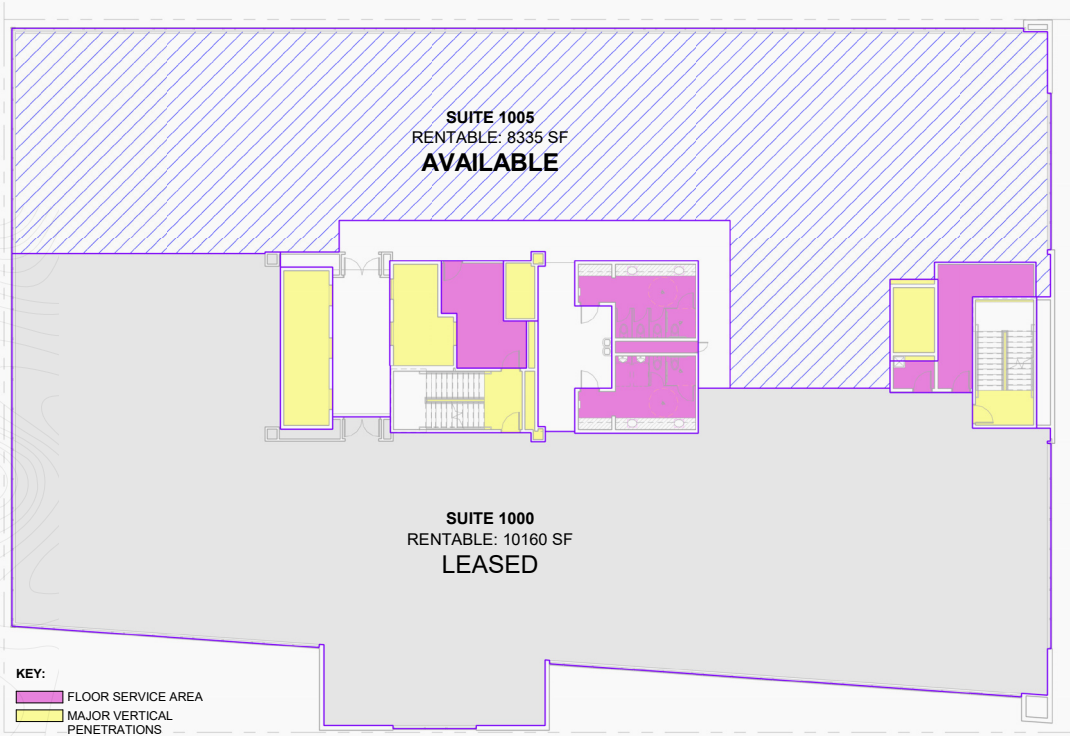
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Site Plan

Building Floorplates

Floor 10

Images of the building's floor plates showing availability.



- KEY:**
- FLOOR SERVICE AREA
 - MAJOR VERTICAL PENETRATIONS
 - OCCUPANT AREA - LEASED
 - OCCUPANT AREA - AVAILABLE

SUITE	TENANT	STATUS	OCCUPANT AREA	AREA MULTIPLIER	RENTABLE AREA
1000	KILN	LEASED	9236 SF	1.1	10160 SF
1005	FUTURE TENANT	AVAILABLE	7185 SF	1.16	8335 SF

① LEVEL 10
1/16" = 1'-0"



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4TH AND IDAHO
LEVEL 10 STACKING PLAN
BOISE IDAHO

Date 03.31.25

4th & Idaho

Site Plan

Downtown Boise Looking West

KEY LOCATIONS

01. BODO DT BOISE
02. BODO CINEMA
03. P.F. CHANG'S
04. KNITTING FACTORY
05. TREEFORT MUSIC HALL
06. MOD PIZZA
07. TRADER JOE'S
08. PANDA EXPRESS
09. CHIPOTLE MEXICAN GRILL
10. THE BASQUE MARKET
11. BARDENAY
12. CITY CENTER PLAZA
13. IDAHO CENTRAL ARENA
14. DUTCH BROS COFFEE
15. JUMP
16. SIMPLOT
17. THE MATADOR
18. JUNIPER
19. DIABLO & SONS
20. EUREKA!
21. TUPLEO HONEY
22. THE FORK
23. FUNKY TACO
24. STATE CAPITOL
25. THE MELTING POT
26. THE LIVELY
27. FLYING M COFFEE
28. GUIDO'S PIZZA
29. CHICAGO CONNECTION
30. IDAHO SUPREME COURT BUILDING
31. WESTERN PROPER
32. BLUE SKY BAGELS BOISE, IDAHO



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Location

Downtown Boise Looking South

KEY LOCATIONS

- 01. Dona Larson Park
- 02. Whole Foods Market
- 03. WinCo Foods
- 04. Ada County Courthouse
- 05. Boise State Football Stadium
- 06. Boise Discovery Center
- 07. Boise River
- 08. Boise State Main Campus
- 09. Boise Zoo
- 10. Julia Davis Park
- 11. Basque Block
- 12. Boise City Hall



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Location

Downtown Boise Looking East

KEY LOCATIONS

- 01. Fort Boise Military Reserve
- 02. Community Center
- 03. VA Hospital
- 04. Veterans Home
- 05. Recruitment
- 06. Boise Foothills
- 07. St. Luke's Medical Campus
- 08. Boise "East End"



4th & Idaho

Location



4th & Idaho

Location

406 ON SITE PARKING STALLS

OVER 3,700 PARKING SPACES WITHIN
A SIX MINUTE WALKING RADIUS



P PARKING GARAGE OR
SURFACE LOT

○ METERED STREET
PARKING AVAILABLE

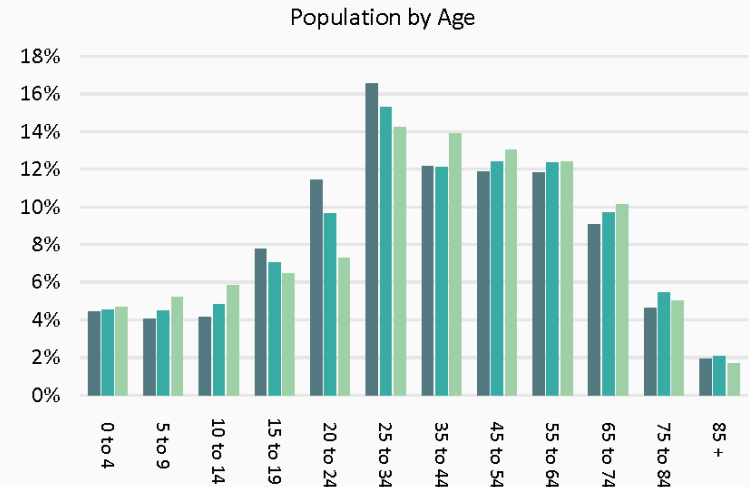
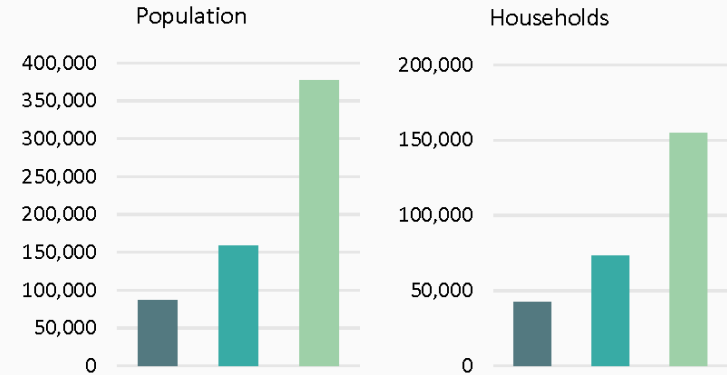
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Location

Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Current						
2023 Population	87,164	---	159,267	---	376,644	---
2028 Projected Population	88,366	---	158,729	---	389,936	---
Pop Growth (%)	1.4%	---	-0.3%	---	3.5%	---
2023 Households	42,290	---	72,959	---	154,597	---
2028 Projected Households	44,111	---	74,380	---	162,438	---
HH Growth (%)	4.3%	---	1.9%	---	5.1%	---
Daytime Population						
Daytime Population	97,225	---	165,777	---	329,933	---
Average Business Travelers	2,149	---	3,322	---	5,509	---
Average Leisure Travelers	381	---	494	---	604	---
Average Migrant Workers	0	---	0	---	21	---
Group Quarters Pop	381	---	494	---	604	---
Pop in Family Households	55,263	---	109,676	---	295,134	---
Pop Non-Family Households	27,958	---	43,918	---	72,168	---
Total Population by Age						
Median Age (2023)	36.7		38.3		39.1	
Ages by Year						
0 to 4	3,863	4.4%	7,266	4.6%	17,627	4.7%
5 to 9	3,531	4.1%	7,122	4.5%	19,658	5.2%
10 to 14	3,628	4.2%	7,678	4.8%	22,084	5.9%
15 to 19	6,794	7.8%	11,247	7.1%	24,436	6.5%
20 to 24	9,954	11.4%	15,419	9.7%	27,502	7.3%
25 to 34	14,438	16.6%	24,400	15.3%	53,729	14.3%
35 to 44	10,600	12.2%	19,289	12.1%	52,443	13.9%
45 to 54	10,365	11.9%	19,730	12.4%	49,012	13.0%
55 to 64	10,317	11.8%	19,653	12.3%	46,683	12.4%
65 to 74	7,917	9.1%	15,470	9.7%	38,138	10.1%
75 to 84	4,061	4.7%	8,697	5.5%	18,918	5.0%
85 +	1,696	1.9%	3,296	2.1%	6,415	1.7%



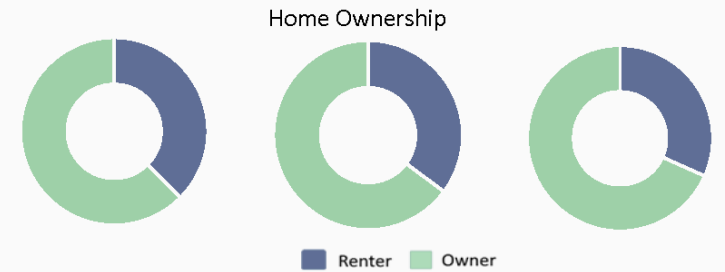
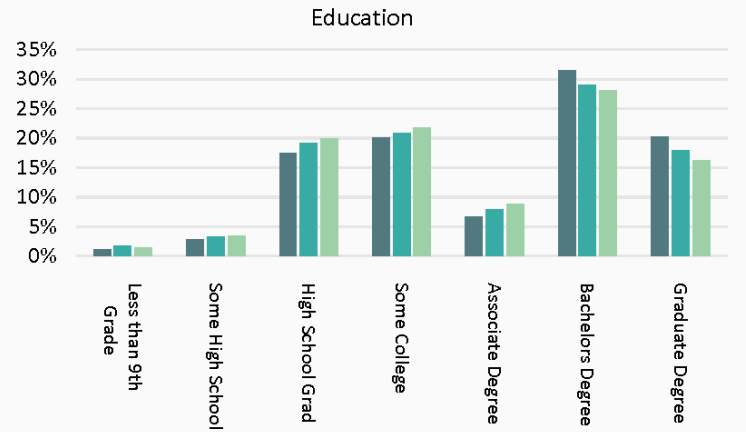
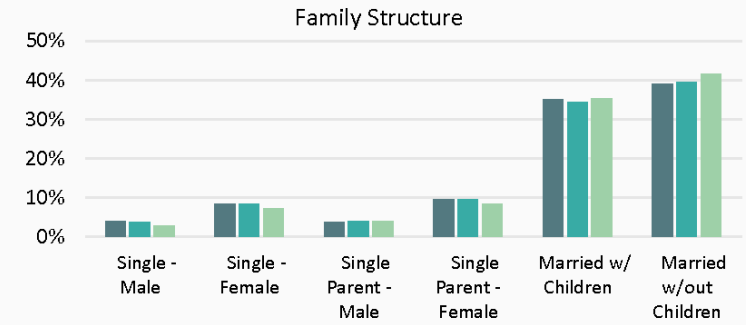
4th & Idaho

Demographics

Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Family Structure (2023)	19,353		37,345		96,236	
Single - Male	789	4.1%	1,405	3.8%	2,894	3.0%
Single - Female	1,628	8.4%	3,189	8.5%	7,129	7.4%
Single Parent - Male	733	3.8%	1,515	4.1%	3,828	4.0%
Single Parent - Female	1,847	9.5%	3,602	9.6%	8,209	8.5%
Married w/ Children	6,798	35.1%	12,869	34.5%	34,049	35.4%
Married w/out Children	7,557	39.0%	14,765	39.5%	40,126	41.7%
Education (2023)	59,394		110,536		265,338	
Less than 9th Grade	652	1.1%	2,026	1.8%	3,947	1.5%
Some High School	1,648	2.8%	3,690	3.3%	9,096	3.4%
High School Grad	10,347	17.4%	21,153	19.1%	52,911	19.9%
Some College	11,932	20.1%	23,056	20.9%	57,714	21.8%
Associate Degree	4,000	6.7%	8,730	7.9%	23,682	8.9%
Bachelors Degree	18,757	31.6%	32,090	29.0%	74,722	28.2%
Graduate Degree	12,058	20.3%	19,790	17.9%	43,265	16.3%
Home Ownership (2023)	59,842		101,289		208,492	
Housing Units Occupied	42,290	70.7%	72,959	72.0%	154,597	74.2%
Housing Units Vacant	1,706	2.9%	2,662	2.6%	4,941	2.4%
Occupied Units Renter	15,846	26.5%	25,669	25.3%	48,954	23.5%
Occupied Units Owner	26,444	44.2%	47,290	46.7%	105,643	50.7%
Unemployment Rate (2023)		3.0%		2.6%		2.1%
Employment, Pop 16+ (2023)	97,225		165,777		329,933	
Armed Services	171	0.2%	262	0.2%	905	0.3%
Civilian	55,059	56.6%	97,183	58.6%	218,574	66.2%
Employed	52,792	54.3%	93,623	56.5%	212,031	64.3%
Unemployed	2,267	2.3%	3,560	2.1%	6,543	2.0%
Not in Labor Force	20,087	20.7%	37,998	22.9%	93,040	28.2%
Businesses						
Establishments	5,991	---	9,901	---	18,404	---
Employees (FTEs)	66,162	---	105,555	---	176,340	---



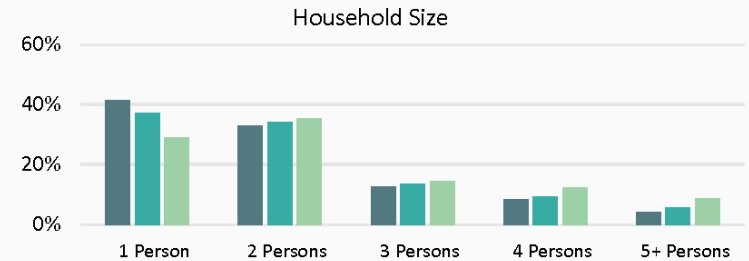
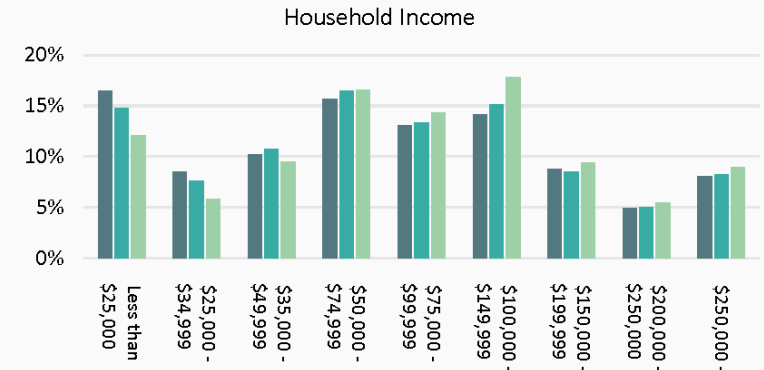
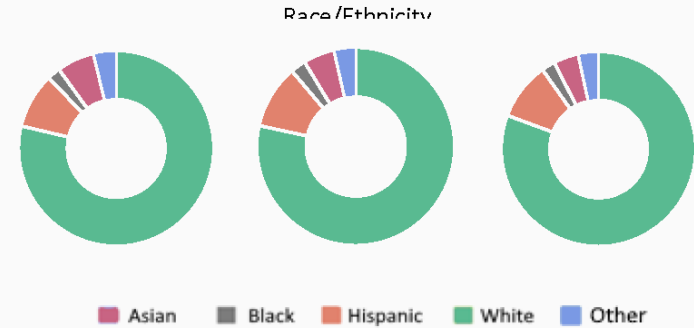
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Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Population by Race/Ethnicity (2023)						
White, Non-Hispanic	68,588	78.7%	124,843	78.4%	303,625	80.6%
Hispanic	7,986	9.2%	16,607	10.4%	36,107	9.6%
Black, Non-Hispanic	1,876	2.2%	3,985	2.5%	8,474	2.2%
Asian, Non-Hispanic	5,431	6.2%	8,176	5.1%	15,741	4.2%
Other	3,284	3.8%	5,656	3.6%	12,699	3.4%
Language at Home (2023)						
Spanish Linguistically Isolated	334	0.8%	716	1.0%	1,299	0.8%
Spanish Not Isolated	2,701	6.4%	4,989	6.8%	10,564	6.8%
Asian Linguistically Isolated	87	0.2%	198	0.3%	696	0.5%
Asian Not isolated	666	1.6%	998	1.4%	2,019	1.3%
Household Income (2023)						
Per Capita Income	\$57,372	---	\$53,573	---	\$50,814	---
Average HH Income	\$117,483	---	\$116,214	---	\$123,153	---
Median HH Income	\$82,913	---	\$84,272	---	\$93,213	---
Less than \$25,000	6,978	16.5%	10,774	14.8%	18,767	12.1%
\$25,000 - \$34,999	3,607	8.5%	5,592	7.7%	8,965	5.8%
\$35,000 - \$49,999	4,320	10.2%	7,827	10.7%	14,752	9.5%
\$50,000 - \$74,999	6,646	15.7%	12,054	16.5%	25,580	16.5%
\$75,000 - \$99,999	5,554	13.1%	9,730	13.3%	22,174	14.3%
\$100,000 - \$149,999	5,975	14.1%	11,058	15.2%	27,530	17.8%
\$150,000 - \$199,999	3,726	8.8%	6,217	8.5%	14,563	9.4%
\$200,000 - \$250,000	2,077	4.9%	3,675	5.0%	8,429	5.5%
\$250,000 +	3,409	8.1%	6,031	8.3%	13,837	9.0%
Avg Family Income	\$166,658		\$154,616		\$149,159	
Avg Non-Family Income	\$87,779		\$87,141		\$91,540	
Household Size (2023)						
1 Person	17,552	41.5%	27,190	37.3%	44,674	28.9%
2 Persons	13,962	33.0%	24,842	34.0%	54,814	35.5%
3 Persons	5,416	12.8%	9,953	13.6%	22,463	14.5%
4 Persons	3,543	8.4%	6,794	9.3%	18,949	12.3%
5+ Persons	1,815	4.3%	4,180	5.7%	13,697	8.9%



4th & Idaho

Demographics



Mark Cleverley

CHIEF LEASING OFFICER | 208.850.6113
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Mark is one of the founding members of Ahlquist. As Chief Leasing Officer, Mark oversees all leasing and marketing operations, taking care to put an incredible level of care and attention into each project. Mark received his associates degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 20 years of experience in the Treasure Valley real estate field, Mark has a depth of understanding of the market that enables him to help each tenant find a perfect fit for their unique situation.



Holt Haga

VP OF LEASING | 208.371.4658
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Holt is one of the founding members of Ahlquist. As VP of Leasing, Holt has delivered the successful completion of over 4 million square feet of commercial development. Holt specializes in office, industrial, and retail leasing within the company's portfolio. Holt graduated Summa Cum Laude with a degree in Finance from Westminster College in Salt Lake City and received his MBA from Boise State University. Holt's outstanding attention to detail and relentless work ethic ensure a seamless and enjoyable experience with each client he works with.

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Contact

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Thank you

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