



LOCATED IN BOISE SPECTRUM WITH

6 MILLION VISITORS ANNUALLY

RETAIL SPACE FOR LEASE

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30-40' Clear Height – Ideal for a variety of retail uses requiring vertical space

Prime Central Valley Location – Excellent visibility and easy access to I-84

Anchored by Edwards Theater – Major draw undergoing a full remodel, completion expected Summer 2025

6,068,944 annual visits to Boise Spectrum Development!

Ample On-Site Parking – Convenient access for customers and employees

SPACE

IMAX

SIZE

9,892 SF

RATE

CONTACT AGENT

BLDG. TYPE

Retail

PARKING

Ample

LEASE TYPE

NNN

ZONING

MX-3

NNN RATE

\$7.46

CONTACT



HIGHLIGHTS



DETAILS



SITE OVERVIEW

7701 W OVERLAND ROAD, BOISE

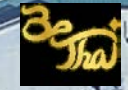
TOK
COMMERCIAL

BOISE SPECTRUM

NY GIANT
PIZZA

GARNACHA QUE
APAPACHA

CK HAWAIIAN BBQ



SITE

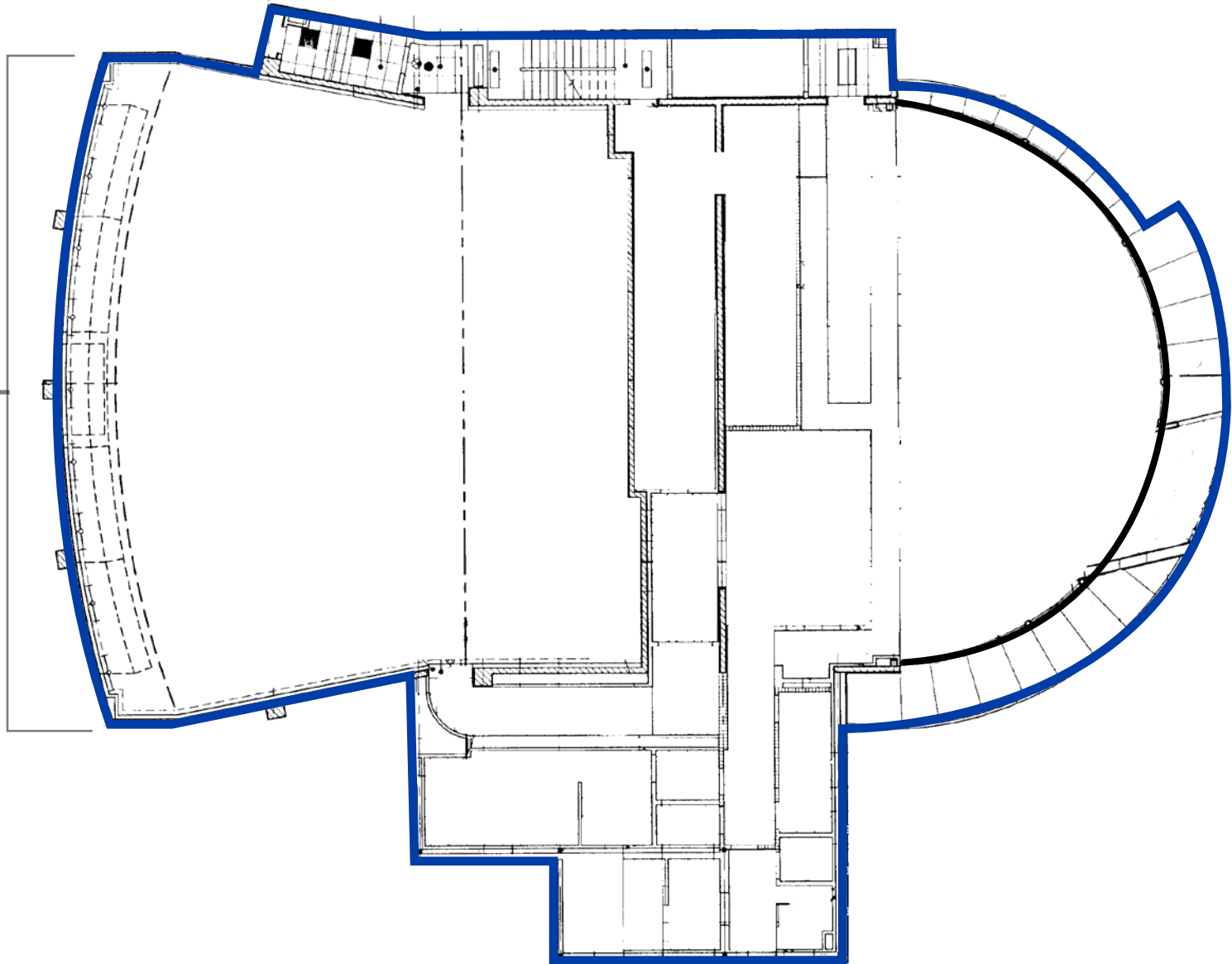
FLOOR PLAN

7701 W OVERLAND ROAD, BOISE

THE IMAX EXPERIENCE

TOK
COMMERCIAL

IMAX:
9,892 SF
30'-40' Clear Height





INTERIOR PHOTOS





EXTERIOR PHOTOS



LOCAL AERIAL VIEW

7701 W OVERLAND ROAD, BOISE

TOK
COMMERCIAL



AERIAL VIEW

7701 W OVERLAND ROAD, BOISE

TOK
COMMERCIAL

