

# WESTGATE PROFESSIONAL PLAZA

OFFICE SPACE FOR LEASE | 7962 - 7982 W. FAIRVIEW AVENUE, BOISE, ID 83704

TOK  
COMMERCIAL



## CONTACT

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## HIGHLIGHTS

- Immediate occupancy.
- Ample shared parking: 4.6/1000.
- Building and monument signage available.
- Highly visible location from Fairview Avenue.
- Situated on a major Boise thoroughfare offering access to an abundance of amenities.



## DETAILS

SUITE	SIZE	RATE
7962	1,158 SF	\$11.00/SF, NNN
7964	962 SF	\$11.50/SF, NNN
<b>SUBMARKET:</b>		West Boise
<b>BLDG TYPE:</b>		Office
<b>ZONING:</b>		MX-3
<b>BLDG SIZE:</b>		10,032 SF
<b>PARKING:</b>		46 spaces

UPDATED: 9.5.2025

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## AVAILABLE SPACE

**AVAILABILITY:** Immediately

**LEASE TYPE:** NNN

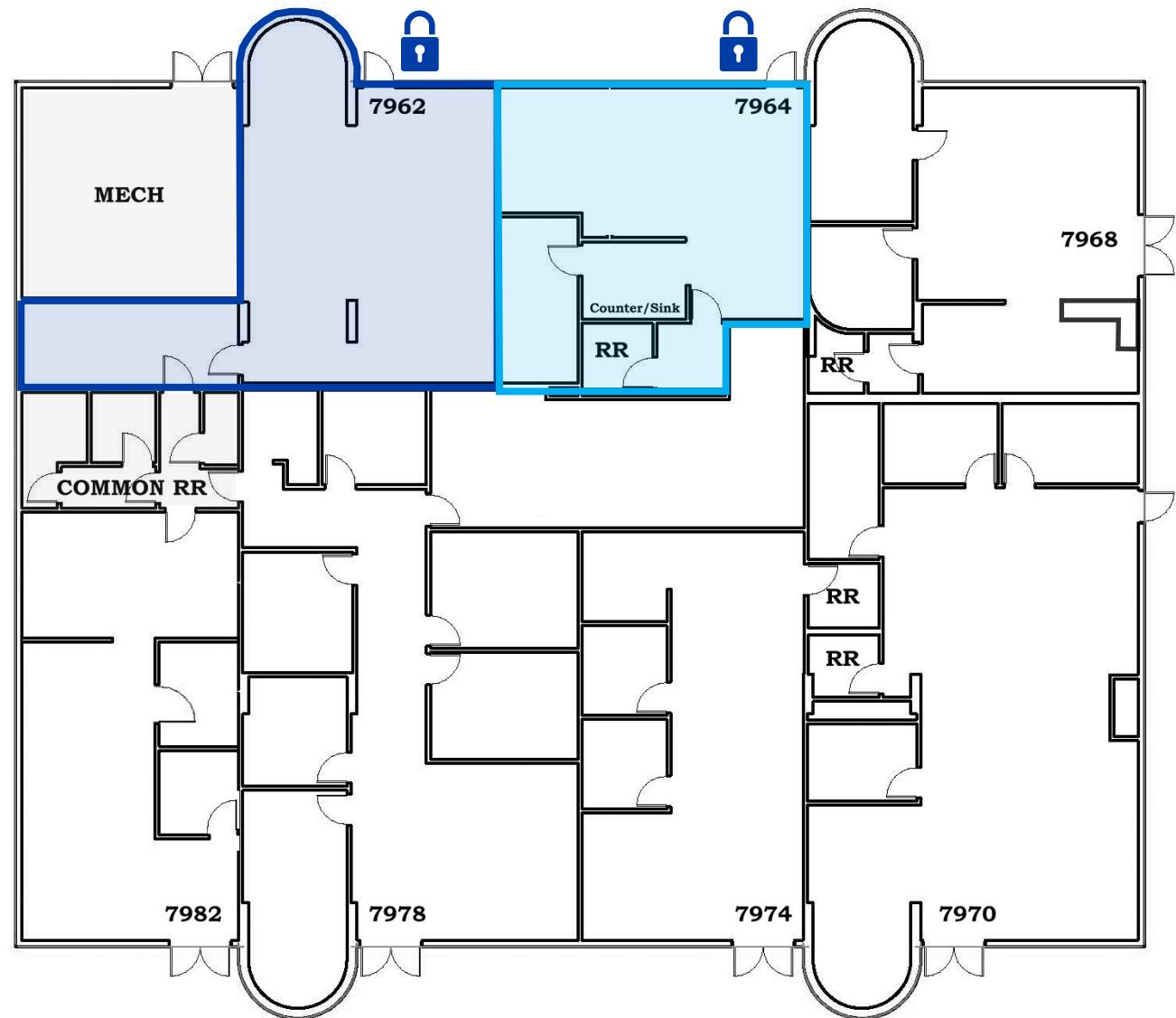
**LEASE TERM:** 3+ Years

**IMPROVEMENTS:** Negotiable

**NNN EXPENSES:** \$8.68/SF\*

\*\$8.68/SF NNN's for suites utilizing common restroom. \$8.00/SF for all remaining suites. (Includes Utilities)

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## BOISE TOWNE SQUARE



HOBBY LOBBY

FAIRVIEW STATION



BARNES  
& NOBLE

SHOPS ON MILWAUKEE

MILWAUKEE RD

29,569 VPD



FAIRVIEW AVENUE

Walgreens

18,518 VPD

WinCo  
FOODS



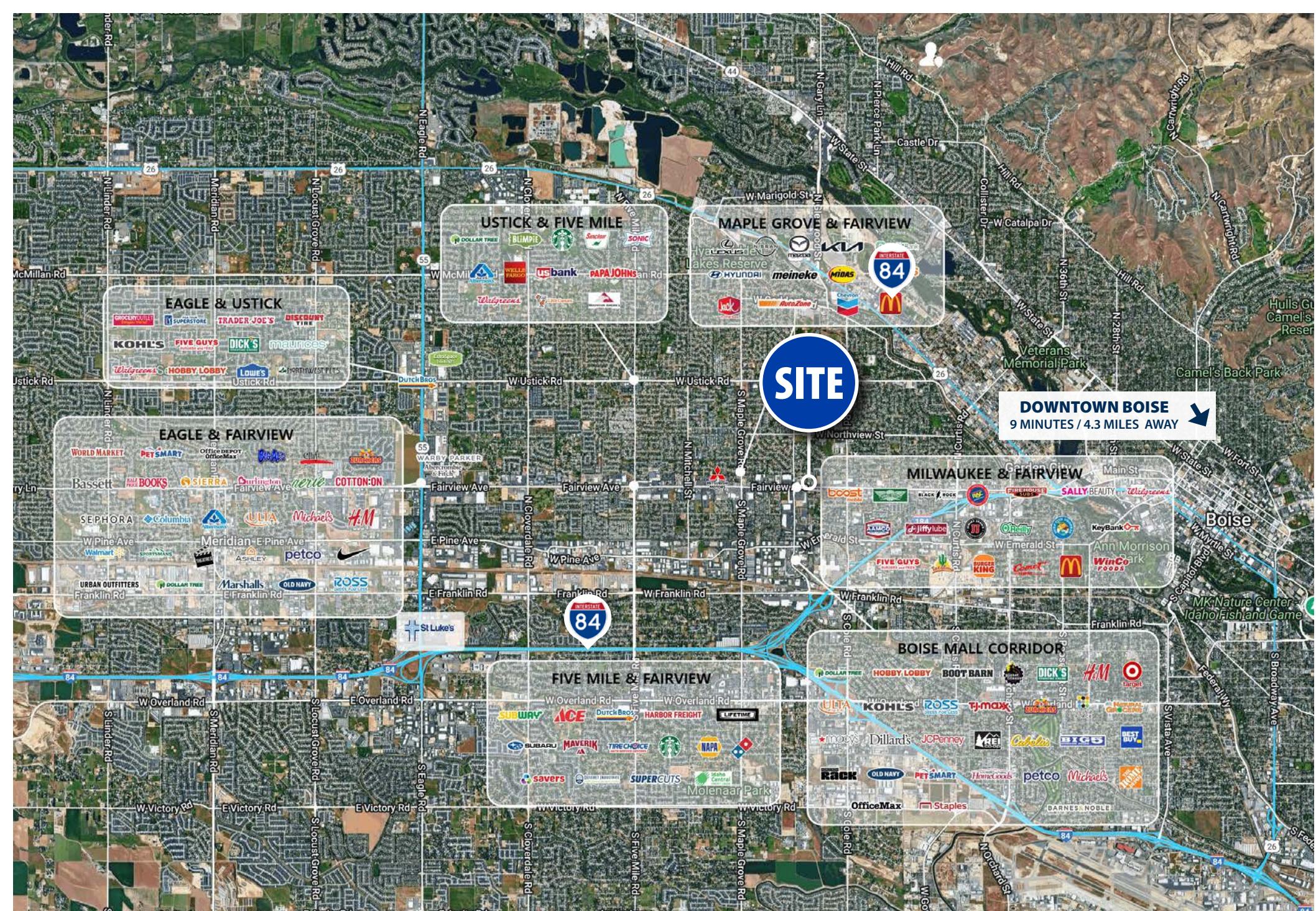
SITE

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