

**AVAILABLE NOW!**  
**OFFICE SPACE FOR SALE**

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CONTACT



HIGHLIGHTS



- Two-story office
- Large monumental signage on Ustick Rd
- Easy access to major roads and amenities
- Ample on-site parking
- 2nd floor leased through 11/30/2027 at \$1,862/mo NNN
- Tenant is Renaissanceranch.net
- Ground can be vacant at close of escrow (approx 2,170 SF)
- Finished basement with restroom & shower (approx 1,488 SF)

DETAILS



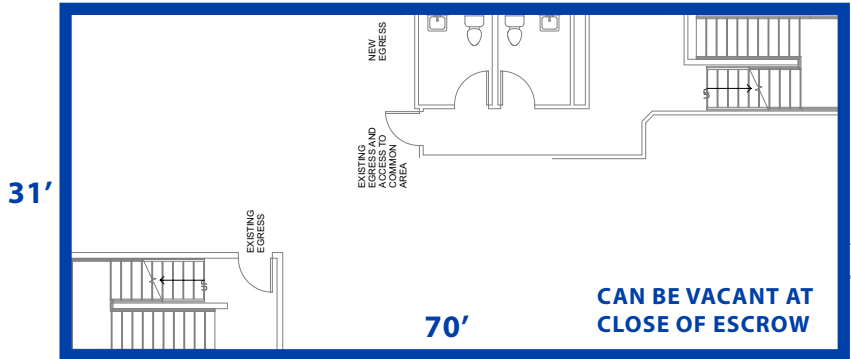
<b>SALE PRICE:</b>	\$895,000 - \$153/SF
<b>SUBMARKET:</b>	Boise
<b>BLDG TYPE:</b>	Class B Office
<b>BLDG SIZE:</b>	5,828 SF
<b>LOT SIZE:</b>	0.48 Acres
<b>PROPERTY TAX 2024:</b>	\$7,692
<b>YEAR BUILT:</b>	1996
<b>ZONING:</b>	MX-1



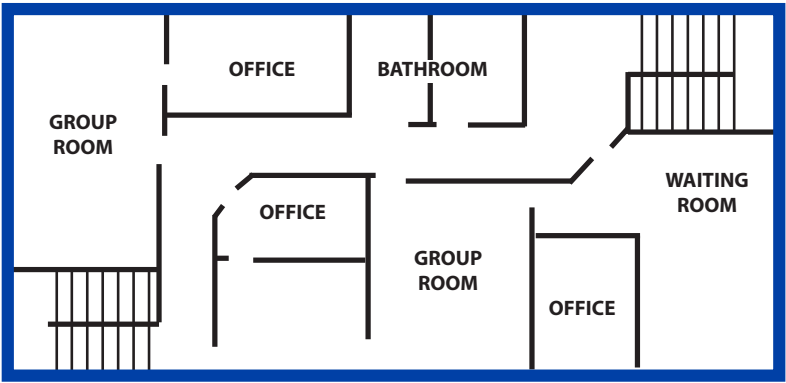
# SITE & FLOOR PLAN



ELEVATION

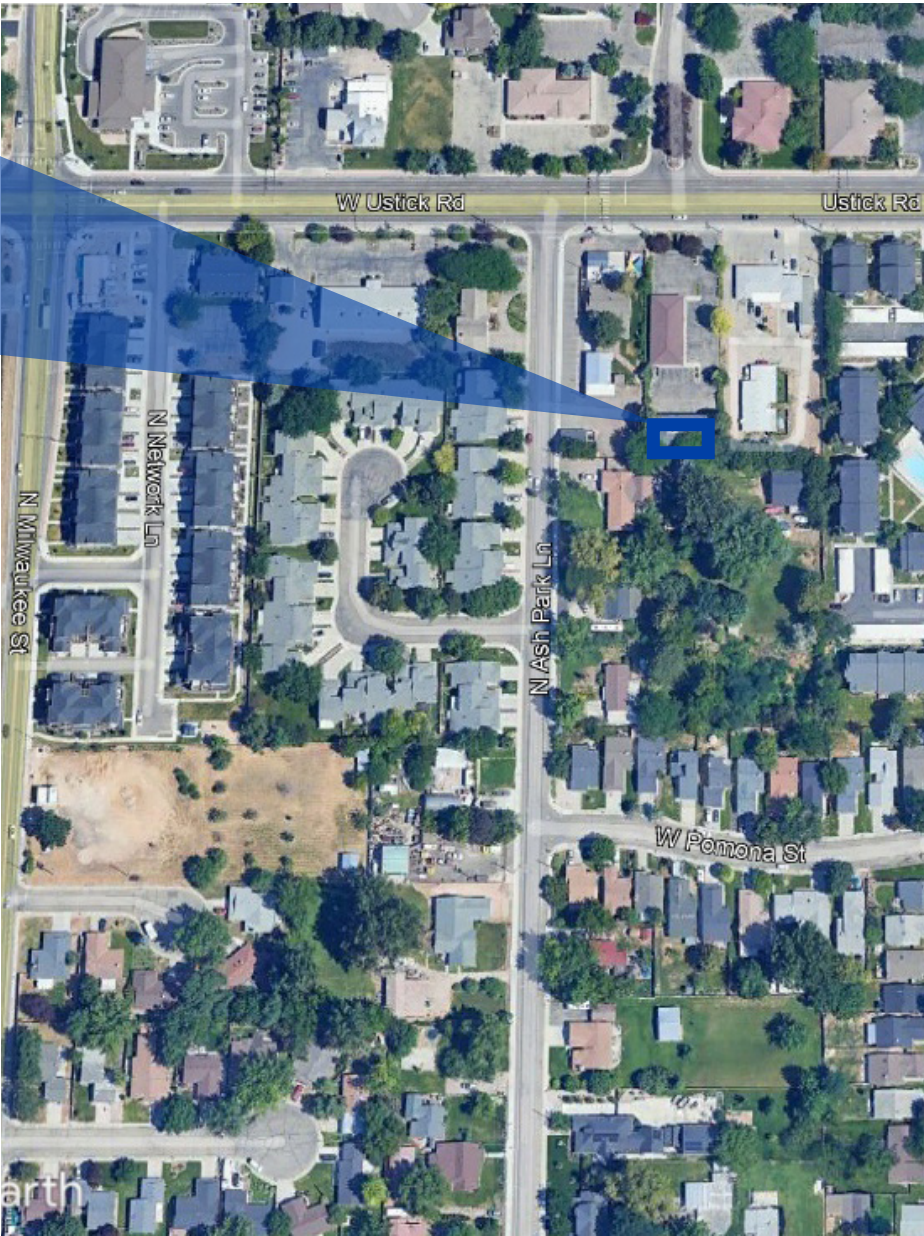


FIRST FLOOR



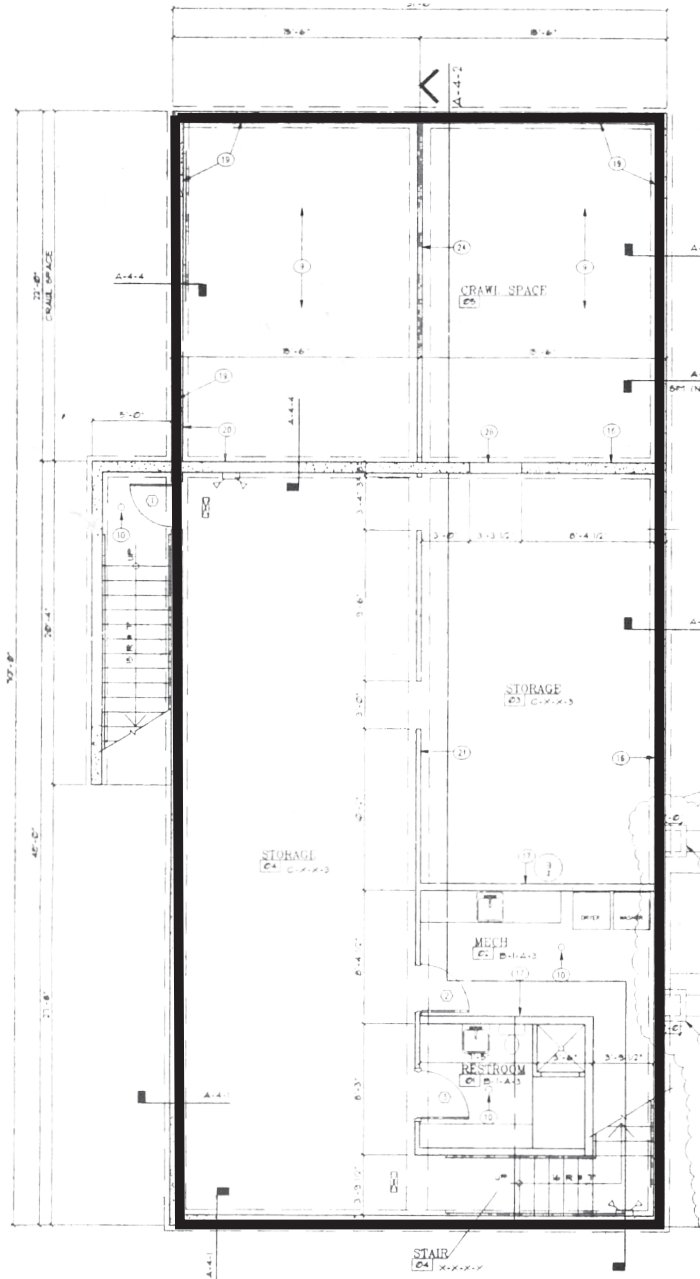
SECOND FLOOR

2ND FLOOR LEASED THROUGH 11/30/2027 | \$1,862.58/MO

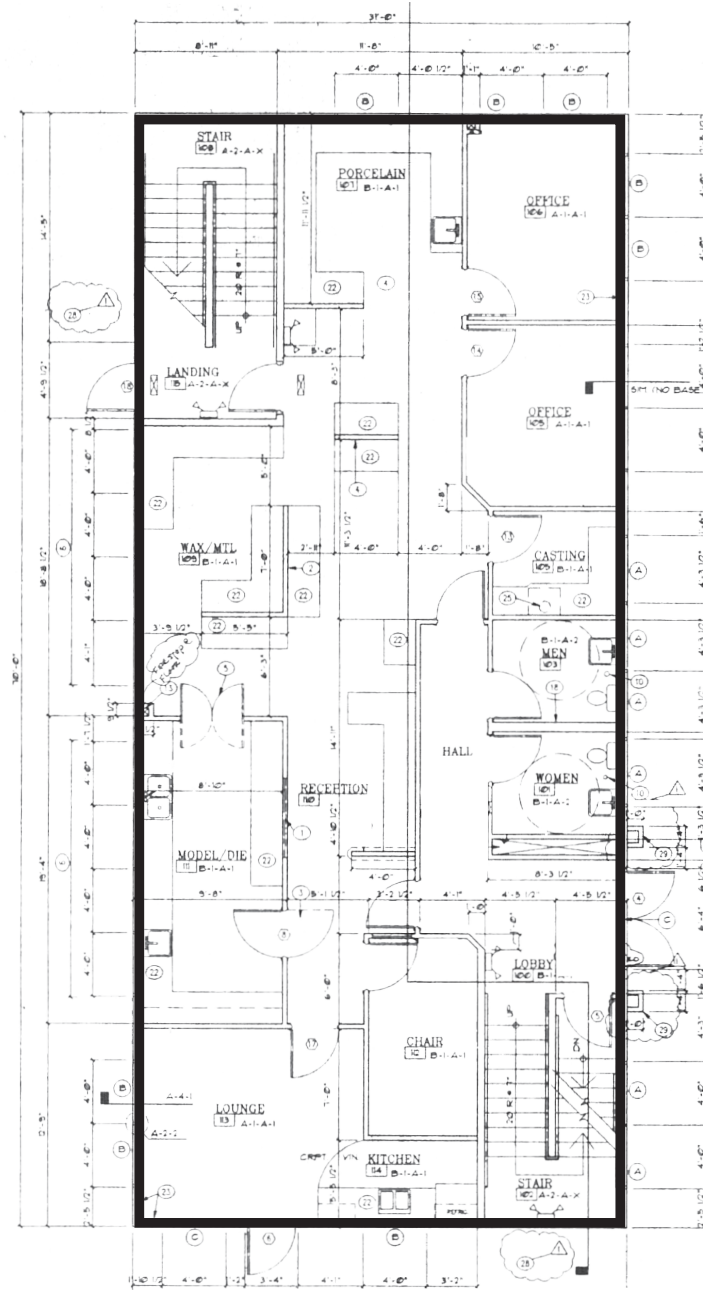


# FLOOR PLAN

## BASEMENT FLOOR PLAN



## ORIGINAL 1ST FLOOR PLAN







**GROUND FLOOR**



**GROUND FLOOR**



**2ND FLOOR**

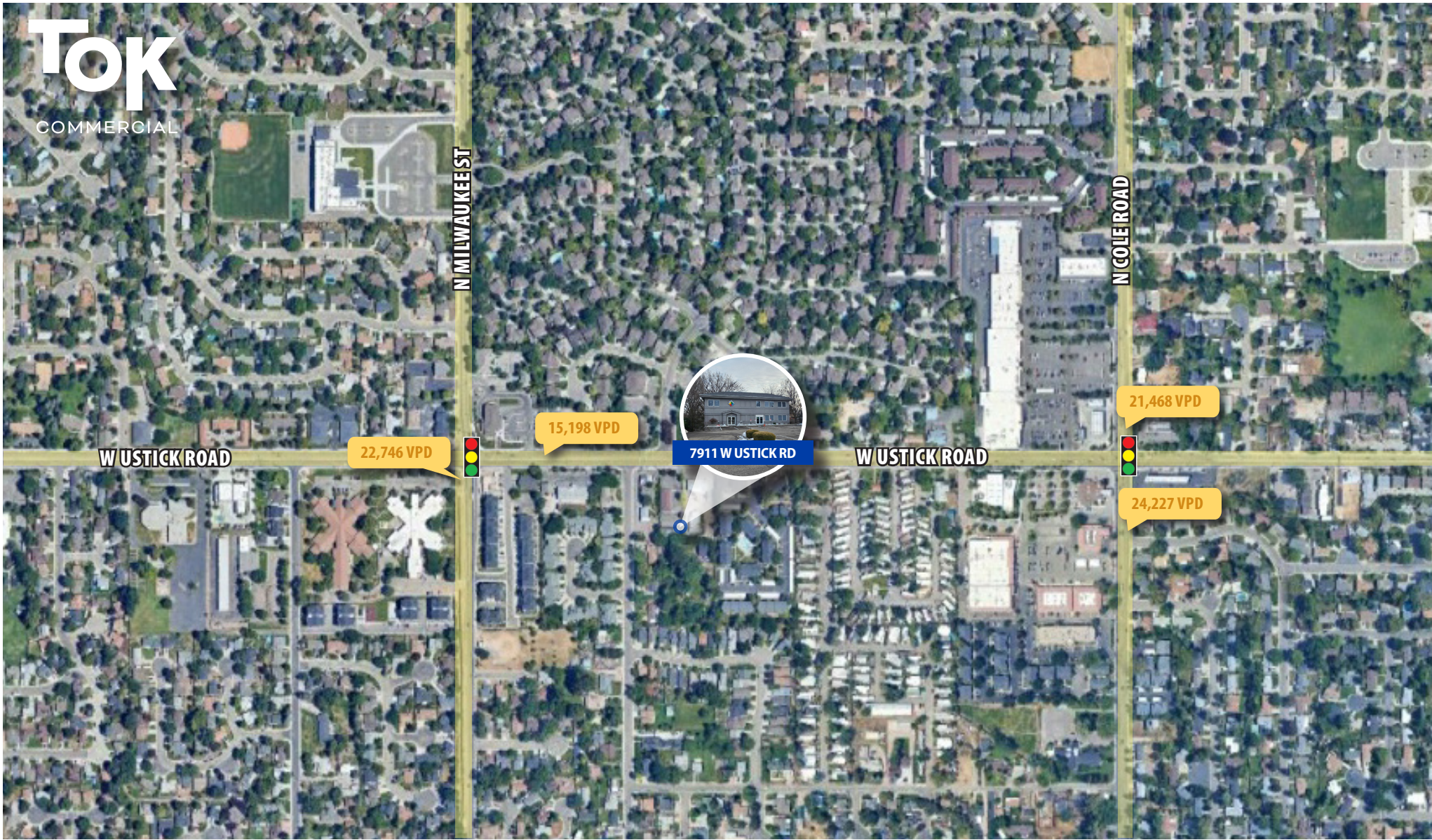


**2ND FLOOR**









#### 1 MILE RADIUS



POPULATION

**14,515**

1 MI. RADIUS



EST. EMPLOYEES

**3,912**

1 MI. RADIUS



AVG. HOUSEHOLD INC.

**\$78,183**

1 MI. RADIUS

#### 3 MILE RADIUS



POPULATION

**113,850**

3 MI. RADIUS



EST. EMPLOYEES

**50,981**

3 MI. RADIUS



AVG. HOUSEHOLD INC.

**\$76,604**

3 MI. RADIUS

#### 5 MILE RADIUS



POPULATION

**234,447**

5 MI. RADIUS



EST. EMPLOYEES

**127,278**

5 MI. RADIUS



AVG. HOUSEHOLD INC.

**\$83,507**

5 MI. RADIUS



# TOK

