

Investment Opportunity | Sales Summary

Colliers

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Boise, ID 83704

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Office/Industrial Flex Investment



*View Offering
Memorandum*

Property Overview

- Class B multi-tenant Office/Industrial Flex building in the Emerald Tech corridor
- Located between four major thoroughfares - Maple Grove Road & Cole Road to the east and west and Emerald Street & Franklin Road to the north and south
- Interstate 84/184 access off Milwaukee Street
- Easy access from anywhere in the Treasure Valley
- Part of a professionally designed and well-maintained professional commercial park
- Ample on-site parking for clients and staff
- The property's zoning area - I1 Light Industrial
- New building HVAC systems
- Fire sprinklers/suppression system throughout



Property Details

| | |
|-----------------|------------------------------------------------------------|
| Property Type | Office/Industrial Flex |
| Building Size | 16,248 SF |
| Land Size | 1.61 AC |
| Year Built | 1995 |
| Zoning | Industrial Light |
| Occupancy | 100% |
| Tenants | Idaho Shirt Company, Fox Valley Metrology, and OsteoStrong |
| Price PSF | \$221/SF |
| Cap Rate | 6.31% |
| Parking | 4.5 per 1,000 |
| Property Access | Call for showing instructions |

Offering Price

\$3,595,000.00

Idaho Shirt Company



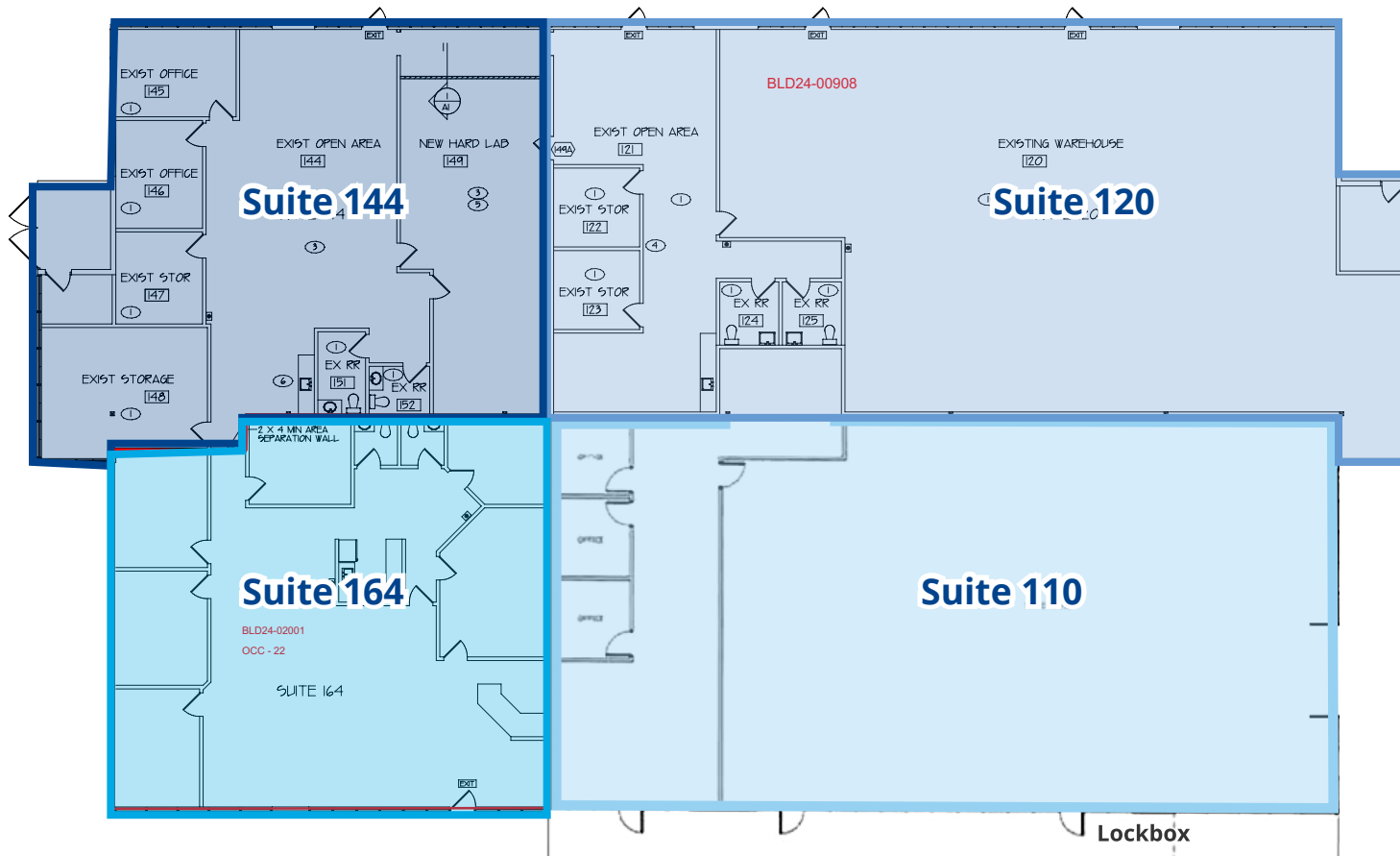
Fox Valley Metrology



OsteoStrong

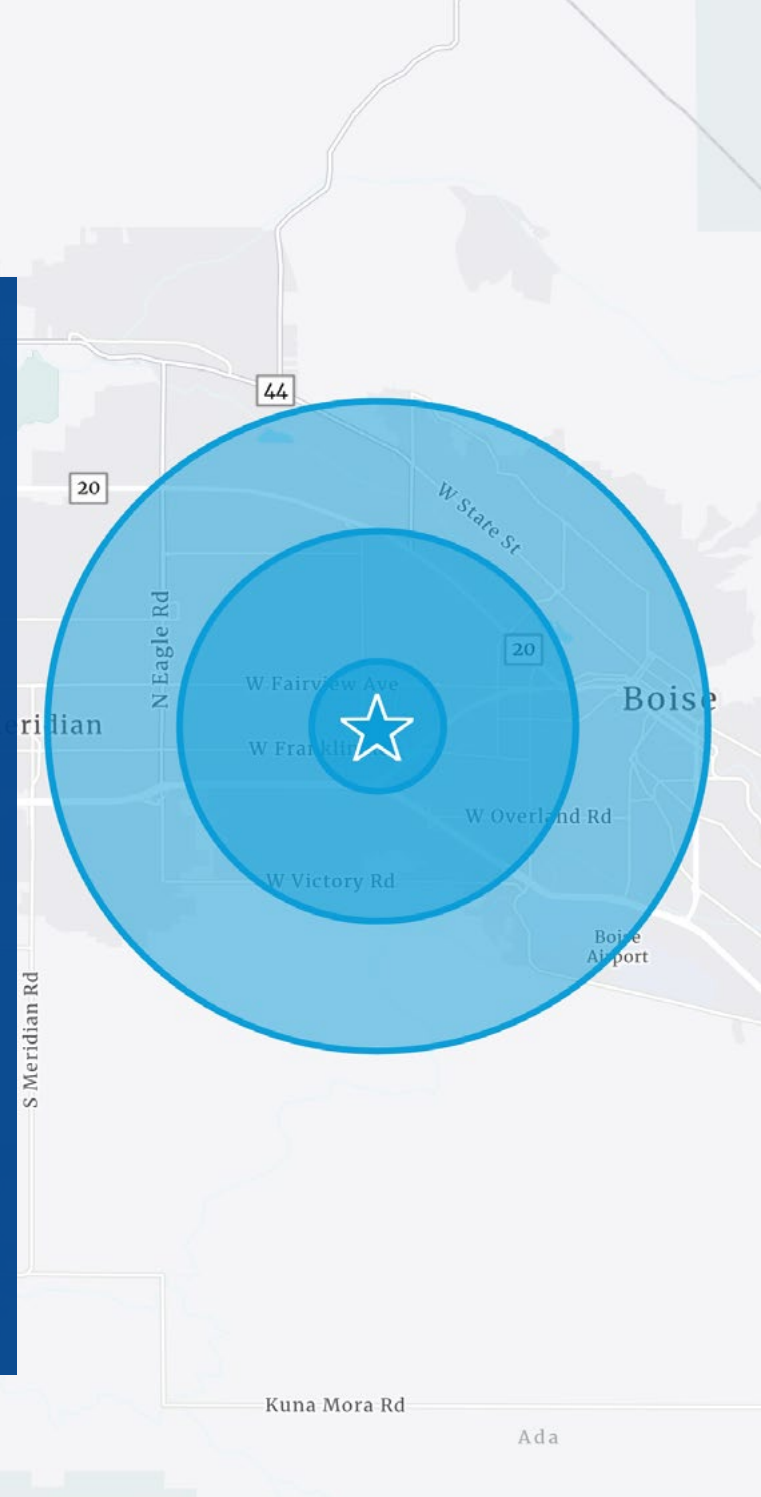


Floor Plan



Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------------------------|-----------|-----------|-----------|
| Population | | | |
| 2025 Estimated Population | 11,201 | 104,287 | 264,641 |
| 2030 Projected Population | 11,673 | 108,439 | 280,551 |
| 2000 Census Population | 8,100 | 87,407 | 190,176 |
| Projected Change '25-'30 | 0.83% | 0.78% | 1.17% |
| Household | | | |
| 2025 Estimated Households | 4,584 | 42,597 | 109,333 |
| 2030 Projected Households | 4,843 | 44,899 | 118,162 |
| 2010 Census Households | 3,600 | 36,414 | 88,372 |
| Historical Change '20-'25 | 1.20% | 0.94% | 1.35% |
| Income | | | |
| 2030 Average Household Income | \$94,154 | \$114,088 | \$127,361 |
| 2025 Average Household Income | \$85,974 | \$102,170 | \$113,785 |
| Misc. | | | |
| 2025 Median Home Value | \$414,579 | \$475,307 | \$539,371 |
| Median Gross Rent (2019-2023 ACS) | \$1,488 | \$1,340 | \$1,341 |
| 2025 Civilian Pop Age 16+ in Labor Force | 6,398 | 59,352 | 148,021 |
| 2025 Avg HH Annual Consumer Expenditures | \$74,492 | \$88,086 | \$97,842 |



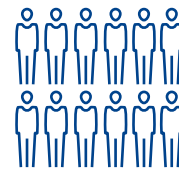


Local Area Overview - Boise

Boise, capital and largest city of Idaho, U.S., and the seat (1864) of Ada county. It lies along the Boise River in the southwestern part of the state. Because mountains to the north protect it from Canadian blizzards, Boise has relatively mild winters, as well as hot, dry summers.

The city's diversified industries now include agriculture (fruit, sugar beets, and livestock), lumbering, electronics, and wholesale trade and trucking. Growth in the high-tech industries around Boise accounted for much of the city's increase in population during the 1990s. Federal and state government agencies also provide much local employment. Boise's numerous city parks contain specimens of trees from all over the world, many planted by U.S. presidents and visiting dignitaries.

Resource: <https://www.britannica.com/place/Boise-Idaho>



2025
Population

168,004



Largest Age
Group (years)

25 - 29



2024 Average
Household Income

\$115,723



Commute 15-19
Minutes

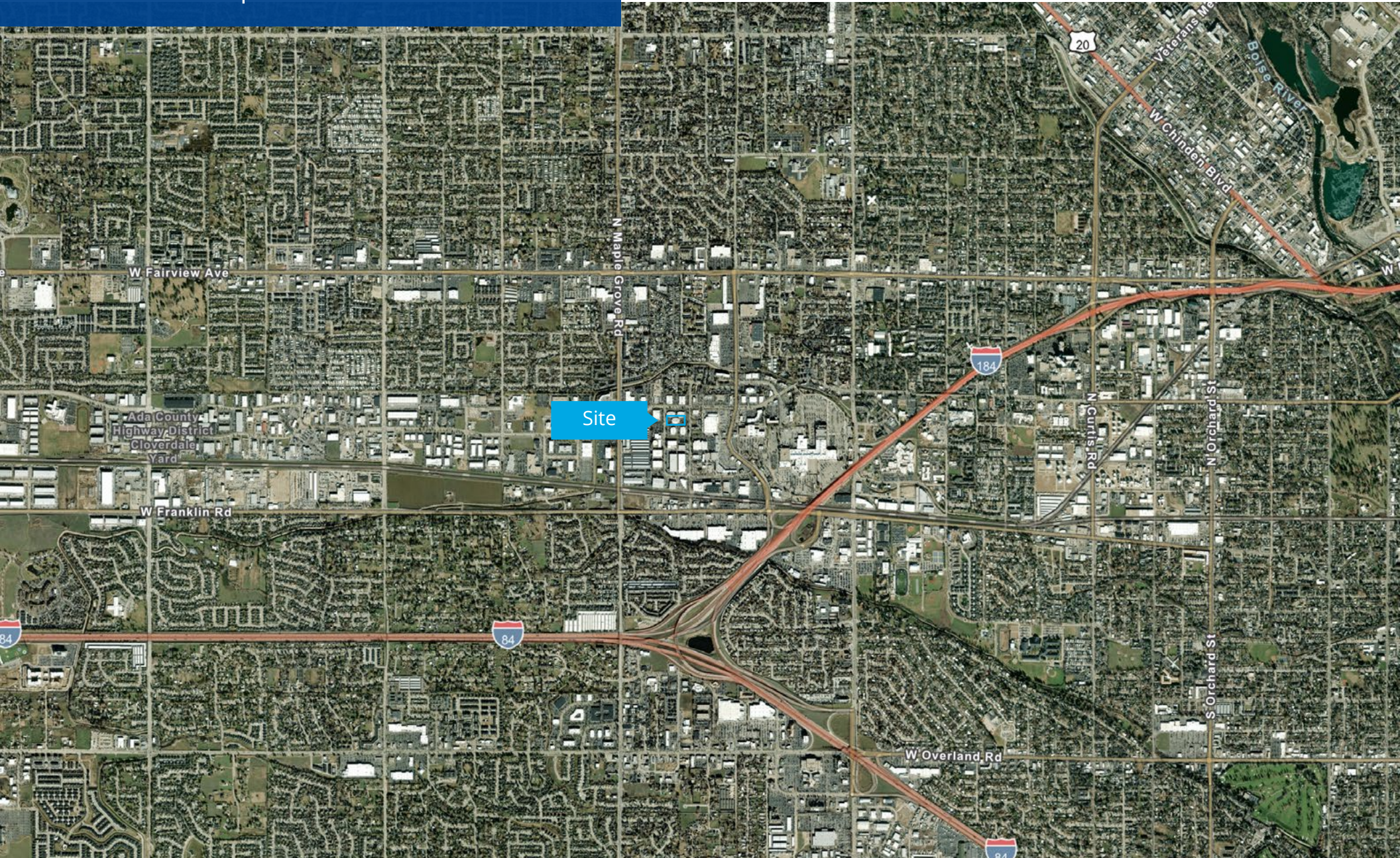
23.8%



Aerial Map

 [Google Map](#)

 [Street View](#)



Property Gallery



Property Gallery





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