

BUILD-TO-SUIT

OPPORTUNITY

20 First Ave W, Marsing, ID 83639

A Signature Corporate Location
Designed Around Your Business



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FOR LEASE

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Downtown Marsing build-to-suit office opportunity
- 3,500 to 8,000 SF; final size based on tenant requirements
- Single-story or two-story building options
- Customized tenant opportunity
- Prominent corner location at 20 First Ave W, Marsing, ID 83639
- Dedicated on-site parking
- Flexible floor plan and workspace configuration

DESIGNED AROUND THE TENANT

Rather than adapting operations to an existing building, the project can be planned around the tenant's space, workflow, branding and long-term operational needs.

Final building size, floor plan, technology infrastructure, finishes and employee amenities can be developed with the selected tenant and project team.

A CUSTOM OFFICE OPPORTUNITY IN THE HEART OF DOWNTOWN MARSING

PROJECT FLEXIBILITY

The concept may be configured as a single-story or two-story office building. Final square footage and design are intended to respond to the tenant's requirements, subject to final plans, approvals and project feasibility.

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BUILD-TO-SUIT

FEATURES & IDEAL TENANTS

A build-to-suit approach gives the tenant the opportunity to help shape a new office facility around operational needs, workplace priorities and long-term growth.

FLEXIBLE DESIGN • PURPOSE-PLANNED SPACE • LONG-TERM LEASE

BUILD-TO-SUIT FEATURES

- 3,500 to 8,000 SF range; final size based on tenant requirements
- Single-story or two-story building configuration
- Flexible floor plan and workspace layout
- Dedicated on-site parking
- Technology infrastructure planned around tenant operations
- Exterior and interior finishes coordinated with the final project
- Opportunity to incorporate branding, employee amenities and functional workspace needs

IDEAL TENANT PROFILE

- Professional office users
- Financial and business services
- Medical or wellness office uses, subject to project requirements
- Corporate or regional office operations
- Growing businesses seeking a long-term location
- Organizations that benefit from customized workspace and dedicated parking
- Users seeking a visible downtown Marsing presence with regional access



SPACE

Final square footage and floor plan developed around tenant needs.



TECHNOLOGY

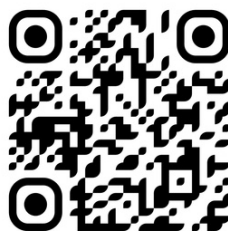
Infrastructure and workspace configuration planned with operations in mind.



FINISHES

Interior finishes and amenities coordinated with the tenant and project team.

Final design is subject to plans, approvals and project feasibility.



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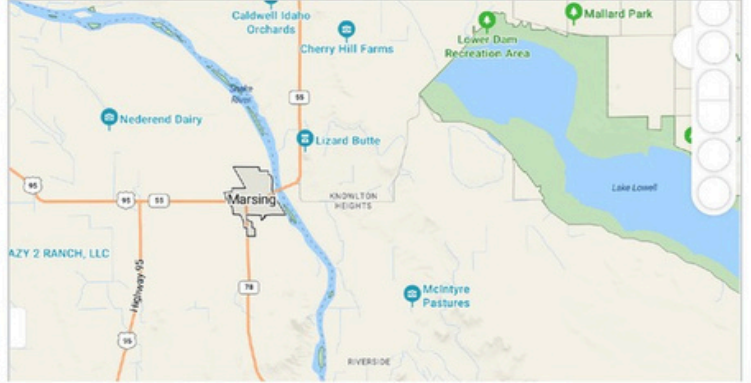
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DOWNTOWN MARSING

LOCATION & MARKET SNAPSHOT



DOWNTOWN MARSING



REGIONAL ACCESS

MARKET SNAPSHOT

2024 AREA DEMOGRAPHICS

RADIUS	5 MILES	10 MILES	15 MILES
POPULATION	6,237	81,020	243,600
HOUSEHOLDS	2,131	27,123	82,605
AVG. INCOME	\$84,398	\$75,523	\$72,050

15.8% PROJECTED LOCAL POPULATION GROWTH
6,225 → 7,211 residents | 2023-2033
Marsing Rural Fire District planning area

MARKET PERSPECTIVE

Marsing serves a growing local and regional market, with approximately 6,237 residents within five miles and more than 243,000 within a 15-mile radius. Local planning projections anticipate continued growth, with the Marsing Rural Fire District population projected to increase 15.8% between 2023 and 2033. Positioned along the Snake River and SH-55, Marsing provides access to surrounding Owyhee and Canyon County communities while maintaining a central downtown location. Together, these indicators provide additional context for businesses considering a long-term presence in the community.

Sources: 2024 market-area demographics supplied; Marsing Rural Fire District 2023-2033 planning projection.

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