



## STUNNING LAKE VIEWS!

**KEKAULA KANIHO**  
208.947.0853  
kekaula@tokcommercial.com

**LANCE HENDRICKS**  
208.957.5623  
lance@tokcommercial.com

### HIGHLIGHTS

Extensive renovations including parking lot, pylon signs, exterior paint, walkways, spec interiors, and landscaping.

Excellent access to Downtown Boise.

Attractive, well-landscaped building with lake and foothill views.

Convenient location for employees and clientele.

Contact agents for showing.

<b>SUBMARKET:</b>	North Boise
<b>BLDG TYPE:</b>	Office   Retail
<b>BLDG SIZE:</b>	76,122 SF
<b># OF FLOORS:</b>	2
<b>PARKING:</b>	Ample
<b>LEASE TERM:</b>	3-5 Years
<b>LEASE TYPE:</b>	Full Service

### DETAILS

### CONTACT



# AVAILABLE

3050-3250 N LAKEHARBOR LANE / BOISE, ID 83703

STATE STREET

## UPPER FLOOR WEST

Space	RSF	Rate
214	874 SF	\$18.00/SF
217	1,359 SF	\$20.00/SF
218	1,065 SF	\$18.00/SF
Contact Agents for Showing		

## LOWER FLOOR EAST

Space	RSF	Rate
178	2,011 SF	\$18.00/SF
180	3,463 SF	\$20.00/SF

Contact Agents for Showing

## UPPER FLOOR EAST

Space	RSF	Rate
260	2,150 SF	\$20.00/SF
<b>*290</b>	2,200 SF	\$20.00/SF
<b>*295</b>	1,775 SF	\$20.00/SF
<b>*Can be combined 3,975 SF</b>		\$20.00/SF

Contact Agents for Showing

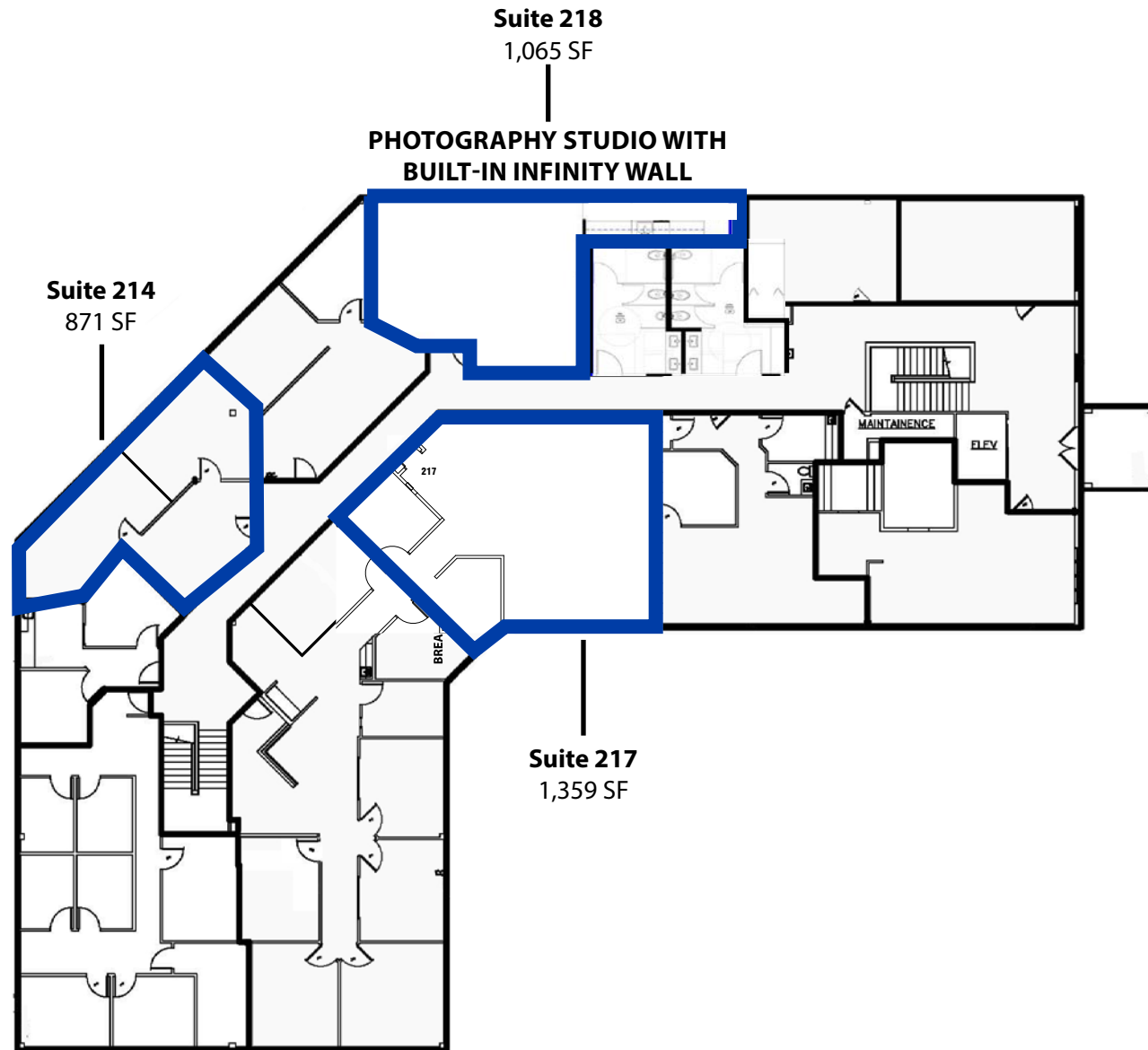
UPDATED: 12.23.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**TOK**COMMERCIAL.COM

# FLOOR PLAN

3050 N LAKEHARBOR LN

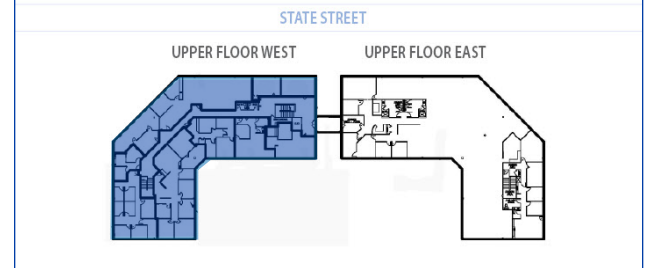


## UPPER FLOOR WEST

Space	RSF	Rate
214	874 SF	\$18.00/SF
217	1,359 SF	\$20.00/SF
218	1,065 SF	\$18.00/SF

Contact Agents for Showing

## FLOOR LOCATION



## SUITE 218 | BUILT-IN INFINITY WALL



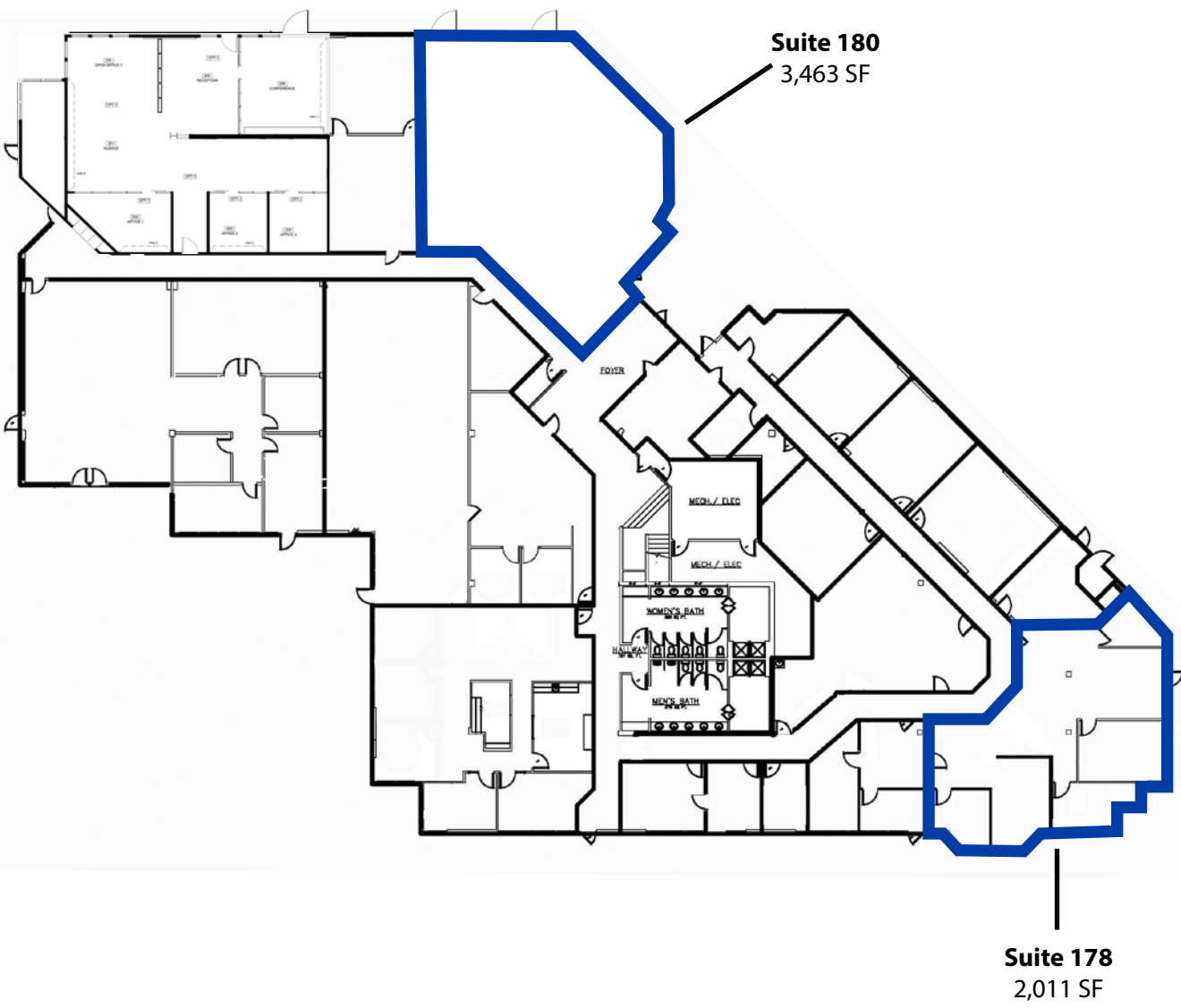
UPDATED: 12.23.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**TOK**COMMERCIAL.COM

# FLOOR PLAN

3100 N LAKEHARBOR LN

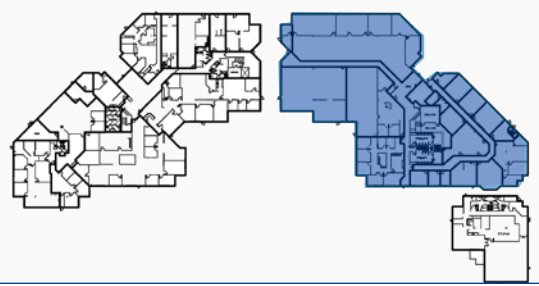


## LOWER FLOOR EAST

Space	RSF	Rate
178	2,011 SF	\$18.00/SF
180	3,463 SF	\$20.00/SF

Contact Agents for Showing

## FLOOR LOCATION



# FLOOR PLAN

3100 N LAKEHARBOR LN

**Suite 260**  
2,150 SF

## UPPER FLOOR EAST

Space	RSF	Rate
260	2,150 SF	\$20.00/SF
<b>*290</b>	1,075 SF	\$20.00/SF
<b>*295</b>	2,200 SF	\$20.00/SF

**Can be combined 3,975 SF**

Contact Agents for Showing

**Suite 290**  
2,200 SF

**Suite 295**  
1,775 SF

**\*COMBINED AT 3,975 SF**  
**CONCEPTUAL LAYOUT**

## FLOOR LOCATION - UPPER FLOOR EAST

STATE STREET

UPPER FLOOR WEST

UPPER FLOOR EAST



UPDATED: 12.23.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**TOK**COMMERCIAL.COM



**UPDATED: 12.23.2025**

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

# INFINITY WALL

3050 N LAKEHARBOR LN, SUITE 218 | 1,065 SF

**TOK**  
COMMERCIAL



UPDATED: 12.23.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**TOK**COMMERCIAL.COM



UPDATED: 12.23.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

BOISE FOOTHILLS



LAKEHARBOR



COLLISTER DR

COLLISTER CENTER

STATE STREET

EDGEWATER APARTMENTS

B'S ACE HARDWARE

3.5 MILES  
TO  
11 MINS  
DOWNTOWN