



COMMERCIAL

AIRPORT CENTER III

OFFICE SPACE FOR LEASE / 3160 W ELDER ST / BOISE, ID 83705



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High-speed connectivity options including fiber and DSL

Flexible floorplan ideal for professional and tech-adjacent users

Premier location with quick access to I-84, the airport, Downtown Boise, and Micron

Recently renovated building and landscaping with direct suite access and modern finishes

Walkable to hotels, restaurants, and nearby recreation at Owyhee Park

AIRPORT CENTER I
ALSO FOR LEASE
[CLICK TO VIEW AVAILABILITIES](#)

AIRPORT CENTER IV
ALSO FOR LEASE
[CLICK TO VIEW AVAILABILITIES](#)

SPACE	SIZE	RATE
Suite 102	4,191 SF	\$15.00/SF, NNN
Suite 103	7,000 SF	\$15.00/SF, NNN

CONTACT AGENTS FOR SHOWING

SUBMARKET	Central Boise	LEASE TYPE	NNN
BLDG. TYPE	Office	EST NNN'S	\$5.50/SF
BLDG. SIZE	14,000 SF	AVAILABILITY	Immediately
TI ALLOWANCE	Negotiable	LEASE TERM	3+ Years
PARKING	4:1000		

CONTACT

HIGHLIGHTS

DETAILS



UPDATED: 1.19.2026

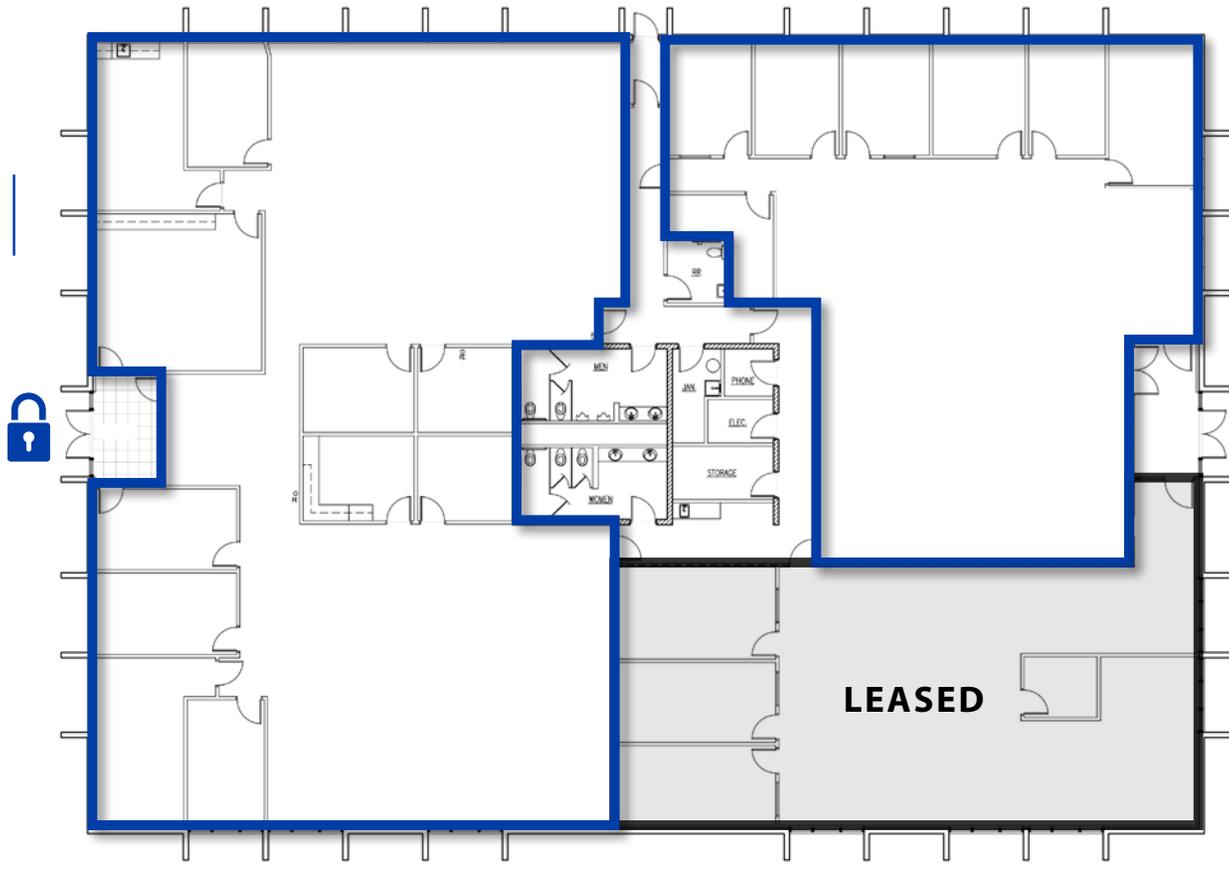
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SUITE 103
7,000 SF



SUITE 102
4,191 SF

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AIRPORT CENTER IV
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SITE

AIRPORT CENTER I
ALSO FOR LEASE
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BOISE AIRPORT
4 MINUTES / 0.7 MILES AWAY

84

EXIT 53

WELDER ST

S VISTA AVE

EXIT 53

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BOISE CITY CORE
10 MINUTES / 3.7 MILES AWAY

GameStop, Dunkin', BURRITO PIZZA, A.W., OshVivo, Carls Jr., Dunkin', Dunkin' Donuts, HOMEWOOD, Dunkin' Donuts, Walmart, DISCOUNT TIRE, American Express, GROCERY MART, EDWARDS THEATERS, Starbucks, Shell, OUTBACK, Costco, Chevron, Burger King, Taco Bell, Michaels, Fred Meyer, Costco, Deseret Book, Lowe's, MARTINIZING, Amalgamated Sugar, D.B. SUPPLY, SUBWAY

Mister, Cafe Rio, Freddy's, metro, TACO BELL, McDonald's, BLACK & BLUE, Tropical CAFE, STARBUCKS, DEL TACO, CHEVRON, Sinclair, SONIC, O'Reilly, MICO TIRES, Firestone, ACE, BURGER KING, Papa John's, Bedard's, YOGA SIX, Mister

IHG, Del Taco, RAMADA, Americas, Camdon, BU Best Western, Fairfield, Hyatt, HomePro, HomePro Plus, HomePro, Quality, Applebee's, Chevron, Starbucks, Shell

crumbl, ASCEND, SUBWAY, HJWORX, CALIBER COLLISION, FLYING SA, SOUTHEAST, GNC, Pizzeria Hut, T, CAMEDS, TACO BELL, Fred Meyer, ROSS, IHOP, Starbucks, Michaels, Fred Meyer, AW, Arby's, Petco, HOME DEPOT



MICRON EXPANSION
9 MINUTES / 5 MILES AWAY