

1311 E. FRANKLIN RD.

MERIDIAN, IDAHO 83642

±6,660 SF
FOR SUBLEASE
OFFICE/FLEX



KARENA GILBERT
Vice President
+1 208 488 3164
karena.gilbert@cbre.com

KYLE UHLENKOTT
Senior Associate
+1 208 488 3161
kyle.uhlenkott@cbre.com

MARK SCHLAG, CLS
Vice President
+1 208 850 8417
mark.schlag@cbre.com

CBRE

PROPERTY INFORMATION

Building Type	Office/Flex
Suites	101/102/103
Available SF	±6,660 SF
Lease Rate	\$9.82/SF NNN Est. \$4.70/SF + Utilities
Lease Type	NNN
Sublease exp.	August 31, 2027



PROPERTY HIGHLIGHTS

- ▶ CENTRALLY LOCATED
- ▶ EXCELLENT VISIBILITY ON FRANKLIN
- ▶ OFFICE/FLEX WITH WAREHOUSE ROLL UP DOOR

GALLERY



FLOOR PLANS

6,660 SF

TOTAL COMBINED

SUITE 101/102 | 4,480 SF

SUITE 103 | 2,180 SF

4,115 SF

OFFICE

SUITE 101/102 | 3,380 SF

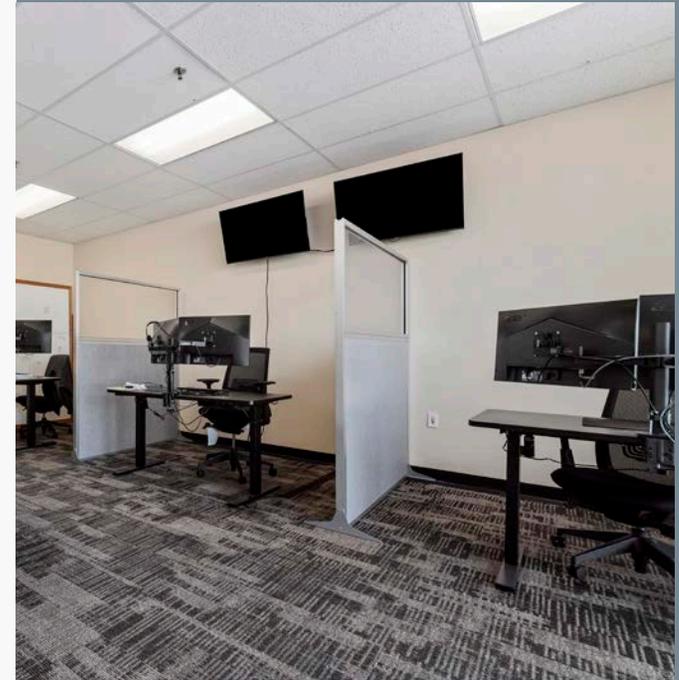
SUITE 103 | 735 SF

2,545 SF

WAREHOUSE

SUITE 101/102 | 1,100 SF

SUITE 103 | 1,445 SF



BOISE IS NOW A TECH HUB

WITH MAJOR COMPANIES LIKE
EQUIFAX, ERICSSON, AND WATERLOO
PURCHASING LOCAL BUSINESSES
KOUNT, CRADLEPOINT, AND METAGEEK.

- ▶ Clearwater Analytics, a Boise-based company, has achieved a \$4B market cap and gone public.
- ▶ The city is attracting significant investment, with companies like Intuit, Ericsson, and Equifax establishing a presence in Boise.
- ▶ Local startups like VisitPay and TSheets have been acquired by larger companies, with TSheets nearly doubling in size after its acquisition by QuickBooks.
- ▶ Boise-based companies like Black Sage Technologies and Cradlepoint have been acquired by private equity firms and international companies, solidifying the city's reputation as a tech hub.

MICRON TECHNOLOGY EXPANSION

\$15 Billion Investment: Micron is constructing a new semiconductor fabrication plant in Boise, the first new memory manufacturing fab in the U.S. in 20 years.

Job Creation

The expansion is expected to create over 17,000 new jobs, including 2,000 direct Micron jobs and 15,000 indirect jobs.

Chips Act Support

The project is supported by federal grants and state incentives, enhancing U.S. economic and national security.



MAJOR EMPLOYERS



Saint Alphonus
A Member of Trinity Health



WHY BOISE

#2

IN THE U.S. FOR
ECONOMIC OUTLOOK

U.S. News & World Report

#1

IN THE NATION FOR
ECONOMIC MOMENTUM

State Policy Reports

#1

IN THE COUNTRY
FOR QUALITY OF LIFE
(IDAHO)

U.S. News & World Report

#1

WITH AAA CREDIT
RATING FROM FITCH -
2ND YEAR IN A ROW

U.S. News & World Report

TOP 10

OF THE TAX
FOUNDATION'S BUSINESS
TAX CLIMATE INDEX

Tax Foundation's Business
Tax Climate Index

7

UNIVERSITIES & LIBERAL
ARTS COLLEGES

in the Boise MSA

61%

GROWTH OF THE
NUMBER OF HIGH-TECH
COMPANIES IN IDAHO
OVER THE PAST DECADE

East Idaho News

5.9%

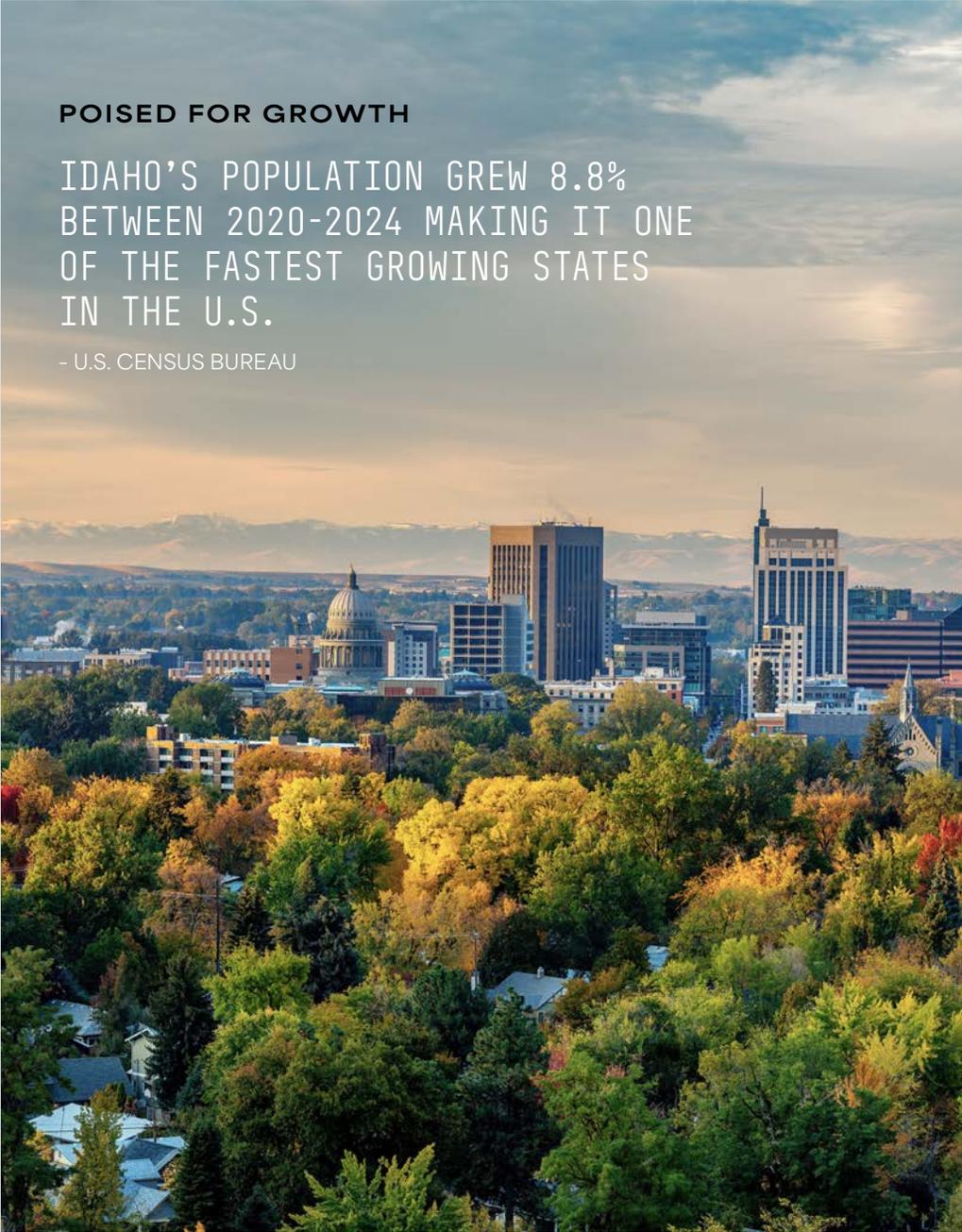
REAL GDP GROWTH IN
IDAHO DURING 2Q

Highest Among All U.S. States

POISED FOR GROWTH

IDAHO'S POPULATION GREW 8.8%
BETWEEN 2020-2024 MAKING IT ONE
OF THE FASTEST GROWING STATES
IN THE U.S.

- U.S. CENSUS BUREAU



ECONOMIC DEVELOPMENT

BOISE MSA



857,303 (2025)
POPULATION



456,867
LABOR FORCE



±81,134
POPULATION CHANGE (2020-2024)



3.5%
UNEMPLOYMENT RATE



13 MINUTES TO
DOWNTOWN MERIDIAN

DOWNTOWN
MERIDIAN

FLYING PICKLE

K1 RACING

E Pine Ave

Meridian

- MERIDIAN MARKETPLACE
- STARBUCKS
- WENDY'S
- JIMMY JOHN'S
- SMOKIN IRON BBQ
- MERIDIAN GOATSTAR DONUTS
- SARAH'S BAGEL
- YUME JAPANESE CUISINE

DAIRY
QUEEN

MOUNTAIN
TIMBERS COFFEE

E Franklin Rd

1311
E. FRANKLIN RD.

55

Eagle Road

TREASURE VALLEY
ATHLETIC CENTER

MERIDIAN
SPEEDWAY

DAIRY
QUEEN

- WINCO FOODS
- HOME DEPOT
- SHARI'S CAFE AND PIES
- CHILDREN'S MUSEUM OF IDAHO
- SUNFLOWER BAKERY AND CAFE
- MCDONALDS
- TACO TIME
- CHEVRON

16 MINUTES TO
FREEWAY ACCESS

DISTANCE MAP



1.3 MILES TO
DOWNTOWN
MERIDIAN

1311
E. FRANKLIN RD.

1.6 MILES TO
FREEWAY
ACCESS



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