

SUBJECT



BOWN CROSSING OFFICE FOR LEASE

2400 E Riverwalk Dr, Boise, ID
SF AVAILABLE: 2,823 SF

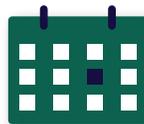
PROPERTY HIGHLIGHTS

- **Available 10/31/26***
- Desirable SE Boise Location
- Great Exposure in Bown Crossing
- Quickly Growing Area
- Close Proximity to Greenbelt
- Street Front Parking
- Other Tenants in the Area Include: The Tavern at Bown Crossing, Boise Fry Company, Ti Amo Italian Ristorante, Cravin's Candy Company, Barber Town Eye Care, Boise Public Library, and Many Others
- **Contact Agent for Showing, Do Not Disturb Tenant**

***Earlier Possession May Be a Possibility**



AVAILABLE SPACE
2,823 SF



LEASE TERM
3-5 Yrs



ASKING RATE
Contact Agents



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EXECUTIVE SUMMARY

Available SF: **2,823 SF**

Lease Rate: **Contact Agents**

Lease Type: **Full Service**

Building Class: **A**

Year Built: **2008**

Zoning: **MX-1**

Market: **Boise**

Cross Streets: **S Bown Way,
E Boise Avenue &
E Parkcenter Blvd**

DEMOGRAPHICS

Population 2025	1 Mile	2 Miles	3 Miles
Total Population	9,817	31,961	56,009
Households & Income			
Total Household	4,138	14,062	24,057
Average HH Income	\$175,945	\$156,287	\$140,491



