

**8515 W OVERLAND RD**  
**BOISE | IDAHO**

**FOR  
LEASE**



## Property Highlights

- Office/Retail/Medical Opportunity on West Overland Road in South Boise
- Prime location with excellent visibility & signage
- Ample parking
- Join a heavy concentration of office & retail including Tellica Imaging, ATA Martial Arts, Centurion, Westside Pizza, Couture Brows Academy Stereo Shoppe, MoneyTree, Walmart, Lowes, Costco, Wendy's and Dutch Bros
- Located just off Interstate 84 @ Cole Road

Total Building SF Available	14,112 SF +/- 3,010 SF
Lease Rate	\$9.00 PSF + NNN 6 Month Promo Rate \$17.50 PSF + NNN
Zoning	C1D/DA
Endcap	No
Lockbox	No - Appointment Only
Cross - Access	Agreement in Place
Parking	Non-Exclusive Parking Throughout Center
Tenant Improvements	Negotiable

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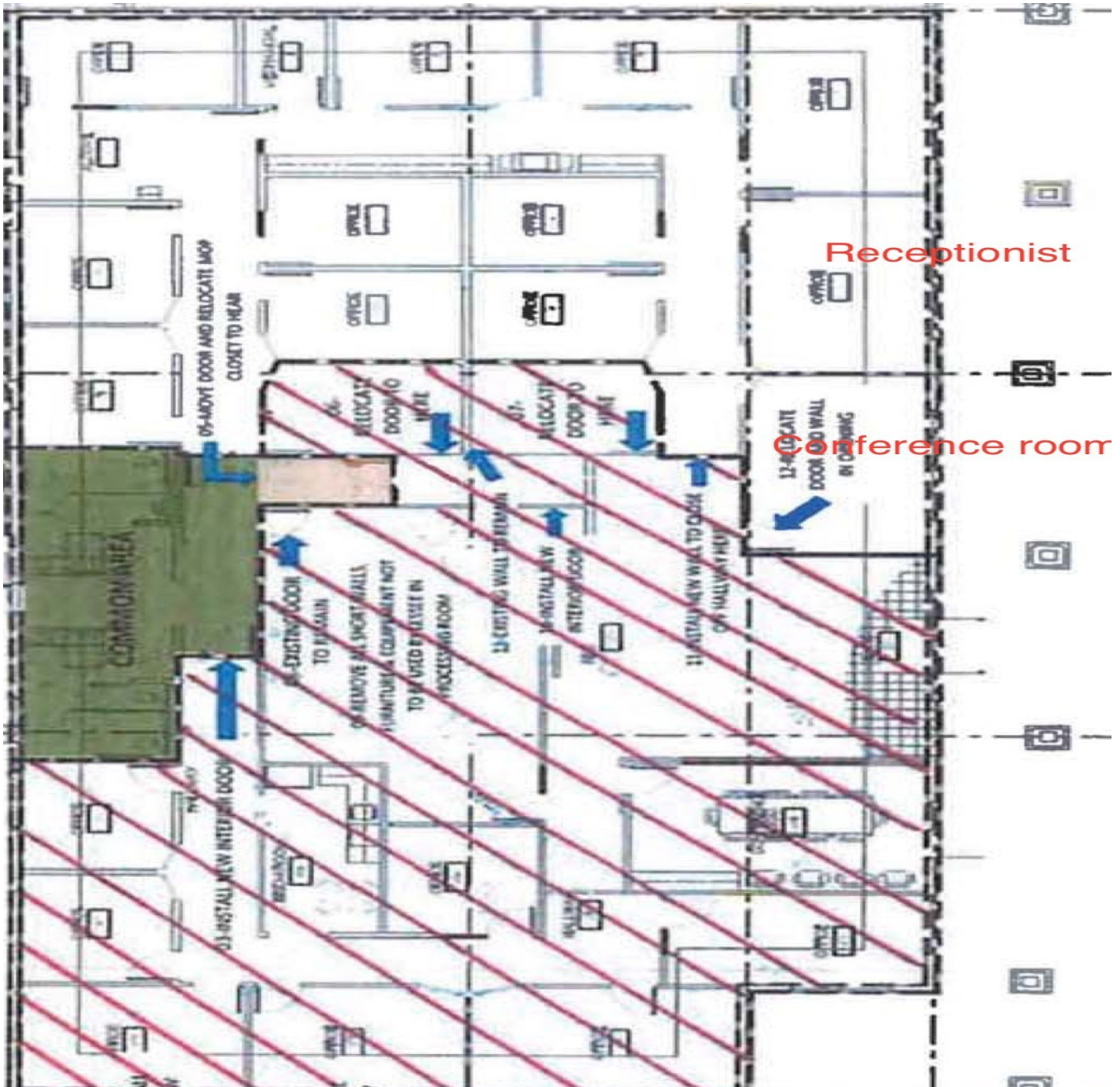
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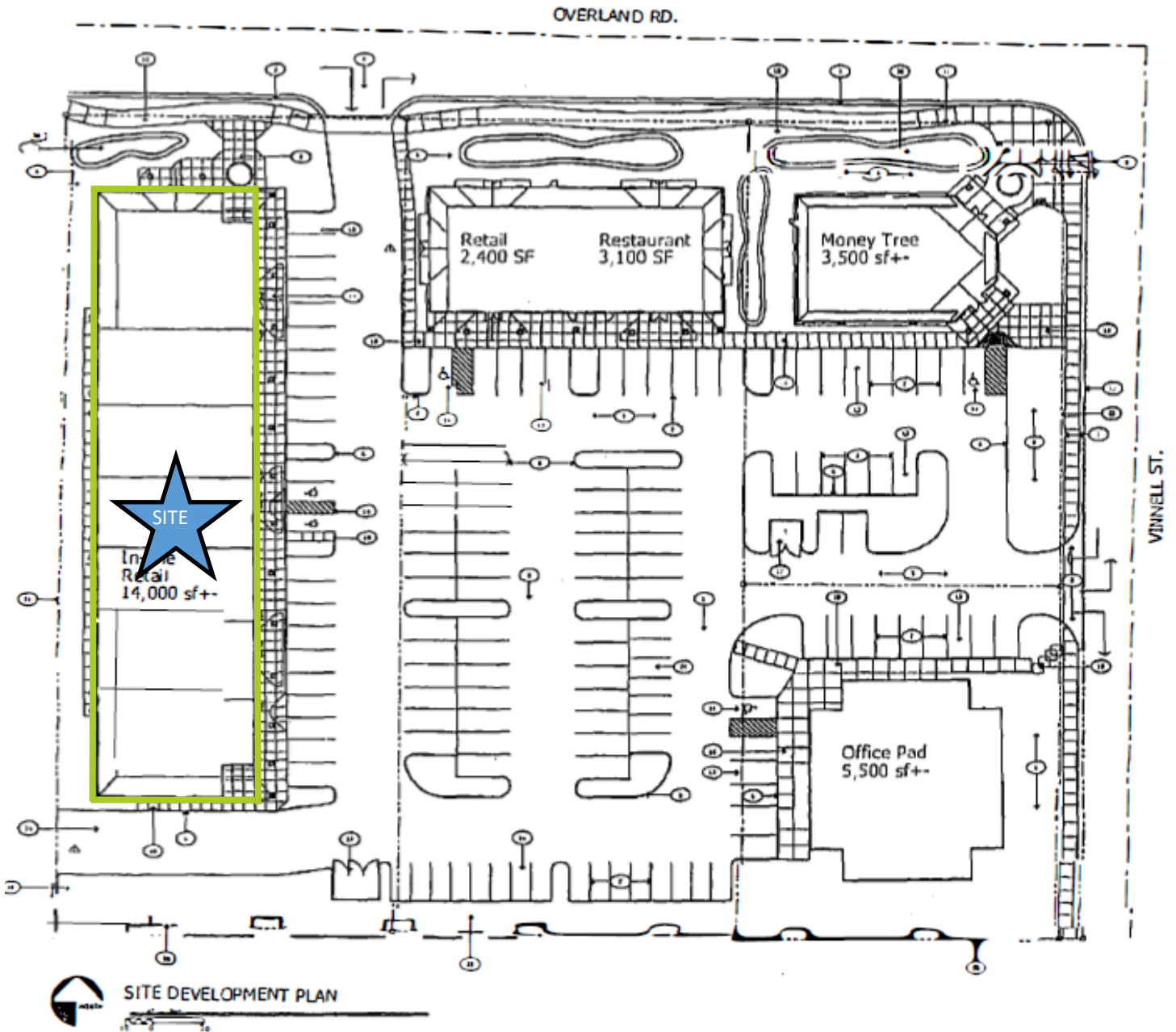
Floor Plan



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## Site Plan



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