



COMMERCIAL

AIRPORT CENTER IV

OFFICE SPACE FOR LEASE / 3264 W ELDER ST / BOISE, ID 83705



GALEN MILLER

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High-speed connectivity options including fiber, DSL and T1

Flexible floorplan ideal for professional and tech-adjacent users

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

Completely renovated building and landscaping with direct suite access. Ready for interior build-out.

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

AIRPORT CENTER I
ALSO FOR LEASE
CLICK TO VIEW AVAILABILITIES

AIRPORT CENTER III
ALSO FOR LEASE
CLICK TO VIEW AVAILABILITIES

SPACE

Suite 200

SIZE

8,618 SF*

RATE

\$20.00/SF, NNN

*Divisible down to 4,200 SF

CONTACT AGENTS FOR SHOWING

SUBMARKET

Central Boise

LEASE TYPE

NNN

BLDG. TYPE

Office

EST NNN'S

\$5.50/SF

BLDG. SIZE

14,344 SF

AVAILABILITY

Immediately

TI ALLOWANCE

Negotiable

LEASE TERM

3+ Years

PARKING

4:1000

CONTACT

HIGHLIGHTS

DETAILS

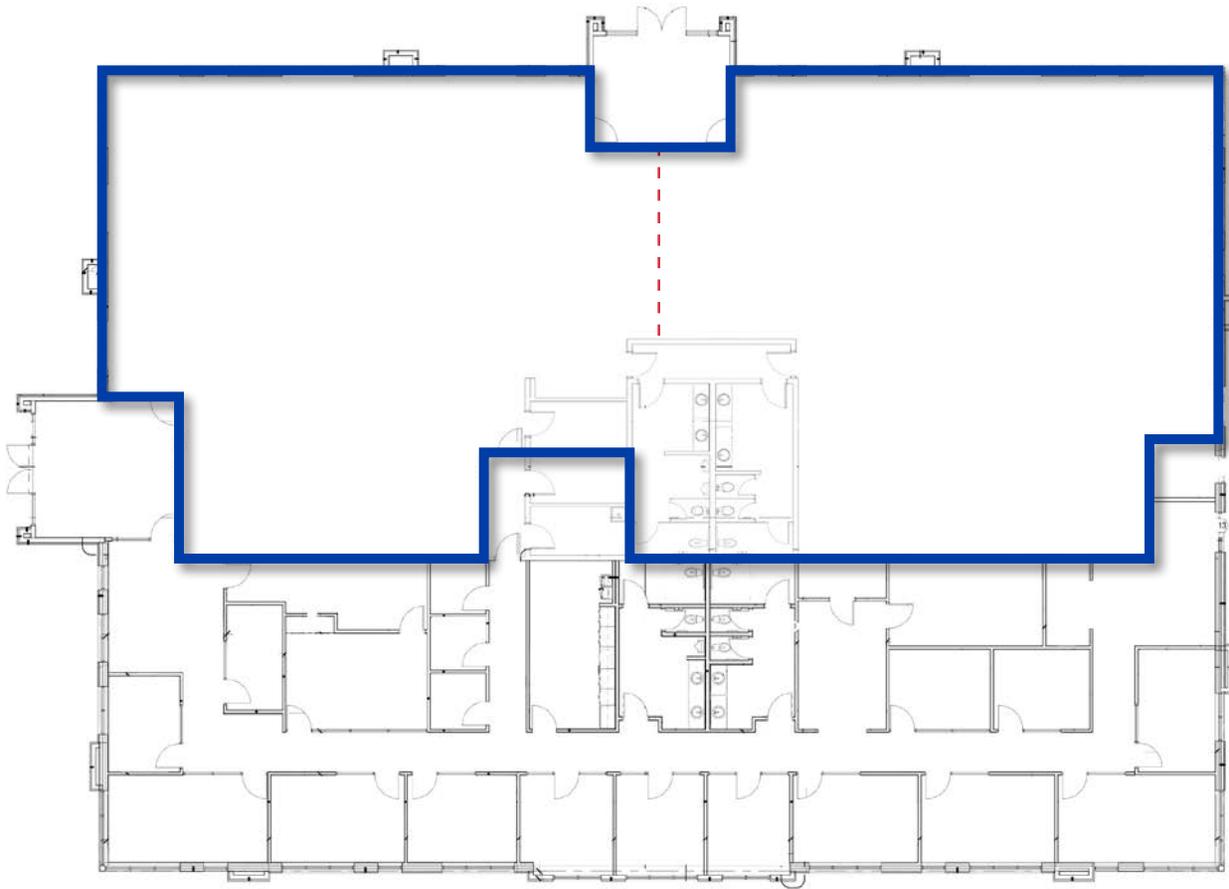


UPDATED: 1.19.2026

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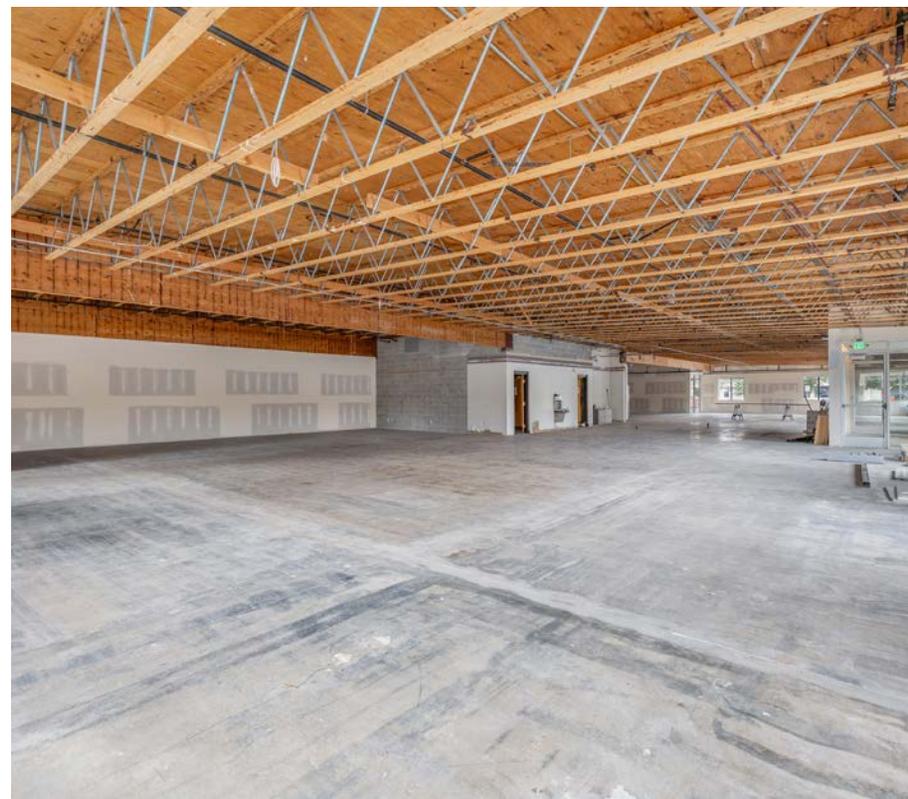
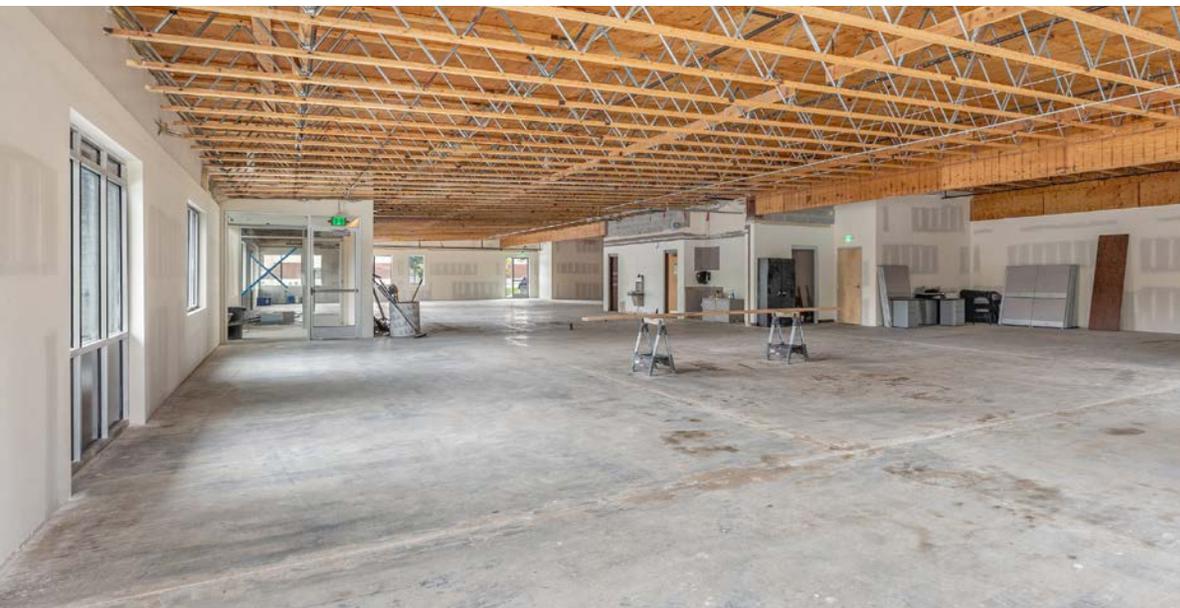
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SUITE 200
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BOISE CITY CORE
10 MINUTES / 3.7 MILES AWAY

GameStop, Dunkin', BURRITO PIZZA, A.W., OshVivo, Carla's Jr., Dunkin', Dunkin' Donuts, MOMENWOOD, 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, Cendant, BU Best Western, Fairfield, Hyatt, Home2 Suites, Hampton, Home2 Suites, Home2 Suites, Quality, Applebee's, Chevron, Starbucks, Shell

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

SITE

MICRON EXPANSION
9 MINUTES / 5 MILES AWAY