

**FOR LEASE**

# CSC Building

1301 N. Orchard Street, Boise, ID



## CONTACT US

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## Property Highlights

- Full-floor floor plate available minutes from downtown Boise
- Parking included at 4:1000 SF
- 10 minute bike ride via greenbelt to Downtown Boise and ease of access to downtown via I-84
- Long term property owner--same owner since 1979 with "build and hold" philosophy (buildings constructed for durability and tenant comfort)
- Some furniture included
- Full-time, on-site maintenance and ownership office within building



# For Lease

## Space Available

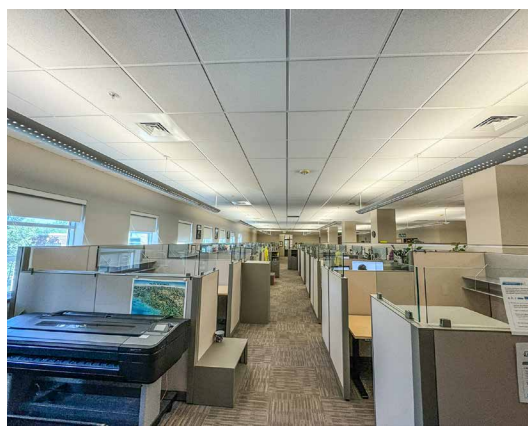
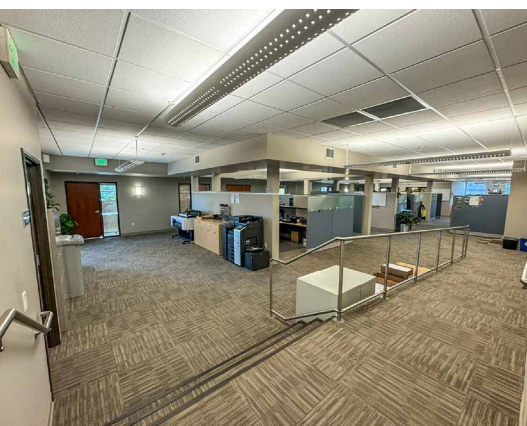
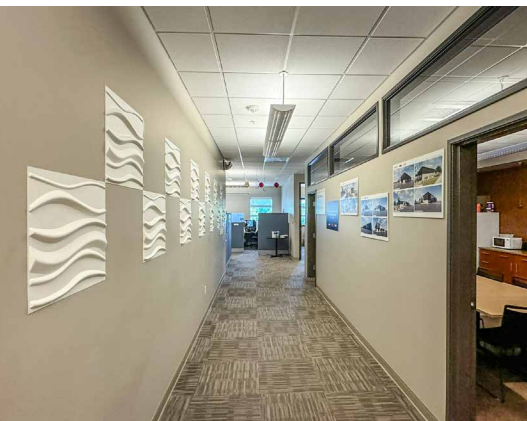
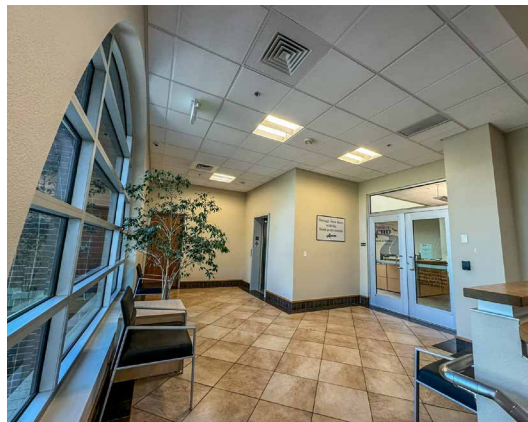
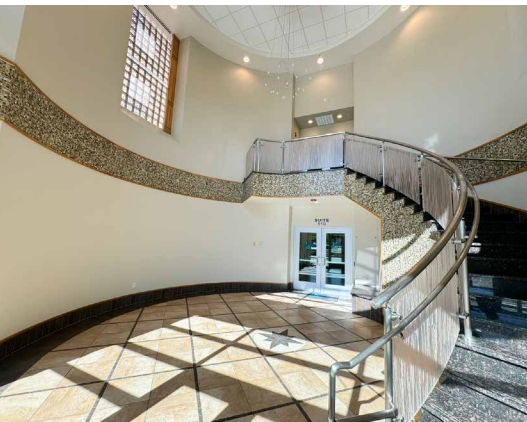
Suite	Size	Rate
100	4,783 SF	\$24.00/Full Service
105	2,500 SF	\$24.00/Full Service
200	19,482 SF	\$24.00/Full Service

## Property Information

<b>Property Type</b>	Office
<b>Space Available</b>	<b>2,500-26,765 SF</b>
<b>Total Building Size</b>	37,889 SF
<b>Parking</b>	4:1,000
<b>Lease Type</b>	Full Service

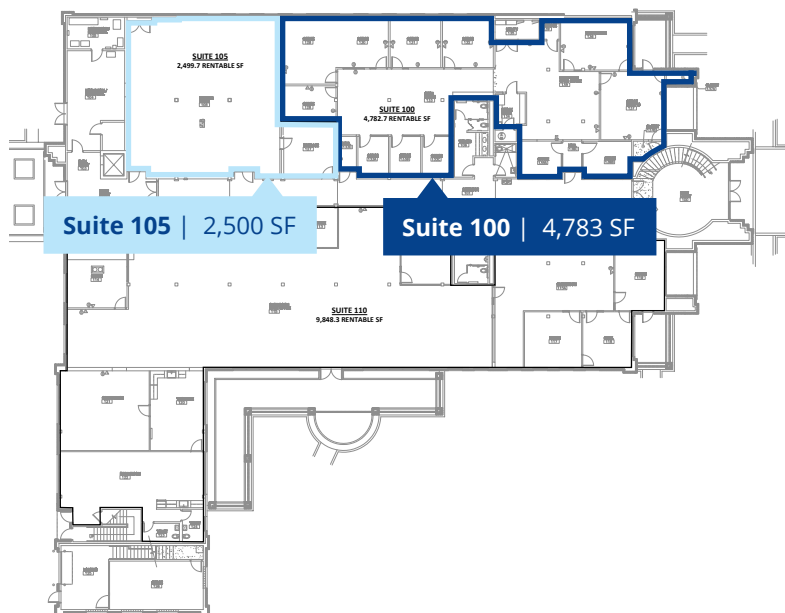
## Demographics

	1 Miles	3 Miles	5 Miles
Population	8,710	114,695	222,329
Households	3,984	50,680	94,306
Avg. HH Income	\$82,326	\$89,579	\$98,940

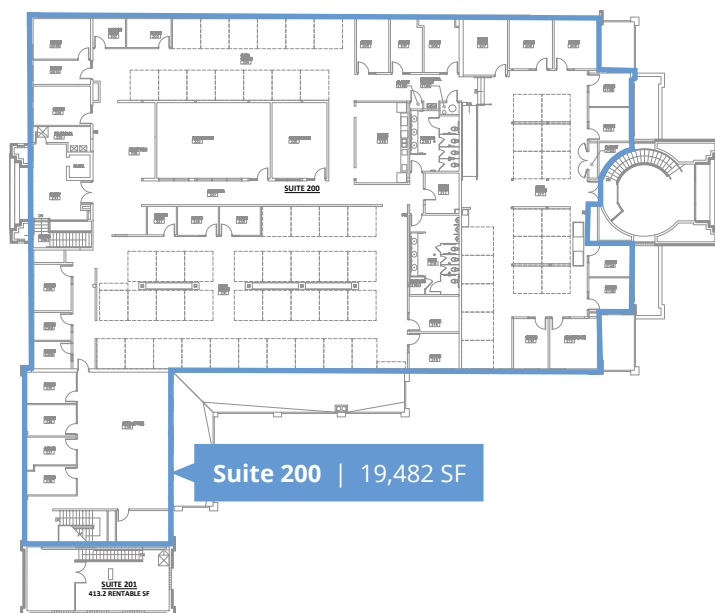


# Floor Plan/ Site Plan

1st Floor



2nd Floor



## ORCHARD COMMONS BUSINESS COMPLEX

*\*OPEN PARKING THROUGHOUT UNLESS  
OTHERWISE SPECIFIED*



### BUILDINGS

- 1 | SCOTT J. CHANDLER BUILDING
- 2 | CSC BUILDING
- 3 | IPTV BUILDING
- 4 | EARL F. CHANDLER BUILDING



### LANDMARKS

- 1 | FOOD TRUCK COURT
- 2 | BOISE GREENBELT
- 3 | CROSSWALK



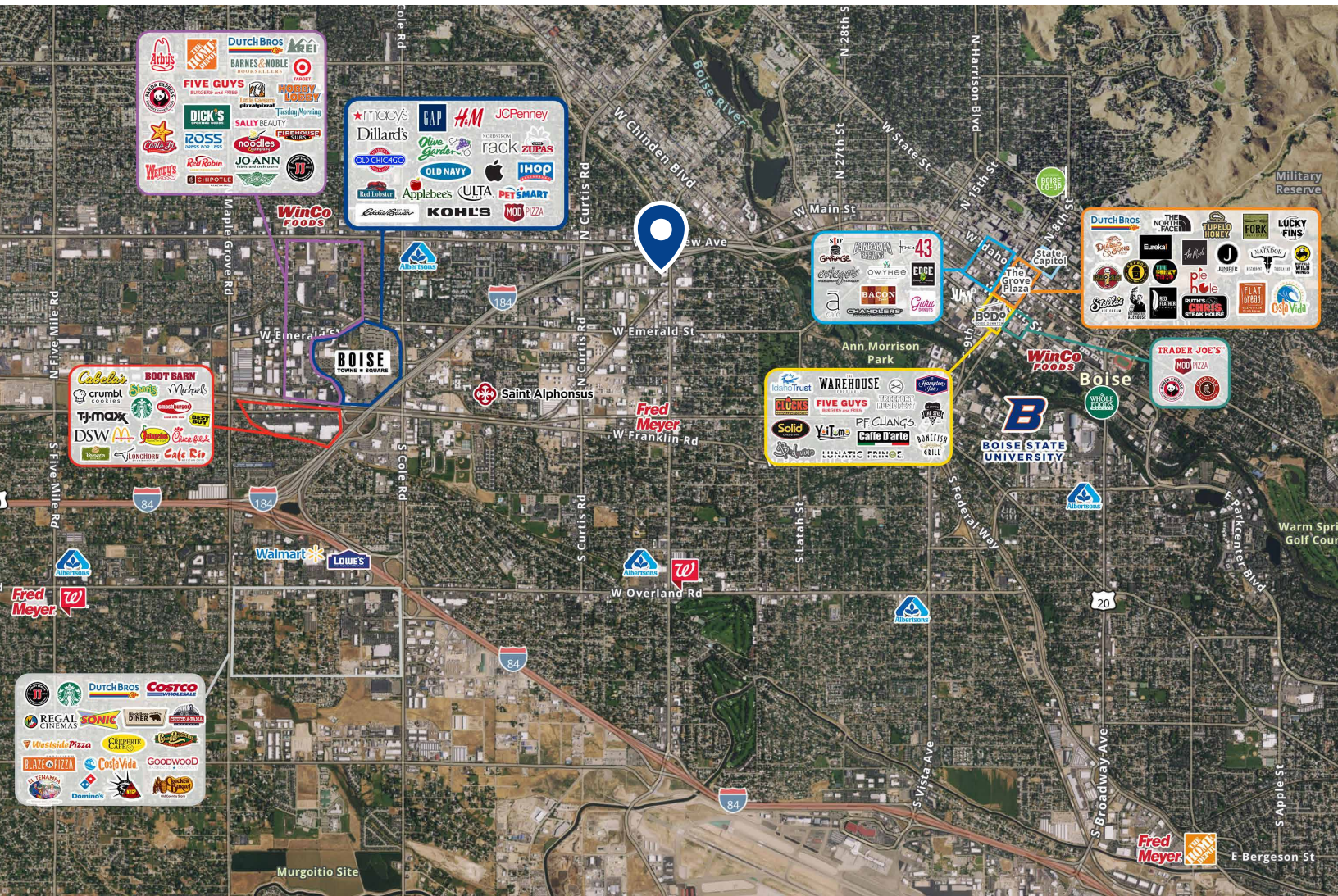
# Location



Google Map



Street View



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