

RIVER BUSINESS CENTER

FOR LEASE



JOHN STEVENS, CCIM

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D O W N T O W N B O I S E

1050 W. River & 504 S 11th St | BOISE, IDAHO

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FOR LEASE



F O R L E A S E

Property Type:	Industrial or Office
Project Size:	4.12 Acres
Lease Rate:	\$0.79 SF
Est. NNN:	\$0.25 SF/yr NNN
Parking:	On Site
Submarket:	Downtown Boise
Total Size:	82,527 SF Industrial or Office Space
Zone:	MX-5
Year Built:	1960

H I G H L I G H T S

- Rare 4.12-acre downtown Boise site
- Prime site in Boise’s booming urban core
- Strategic last-mile location for urban logistics and distribution
- Four-blocks to I-184 Connector – fast regional connectivity
- Up to 82,527 SF available – divisible for flexible user requirements
- 20’–21’ clear heights, 800 Amps 3-phase power – ideal for industrial or logistics users
- 12 dock-high doors on 11th Street, 5 on 10th Street
- Surrounded by vibrant businesses and urban amenities, minutes from Boise State University
- Zoned MX-5 (Mixed-Use Urban) – supports enclosed light industrial, flex, or large-scale mixed-use infill

UPDATED: 3.16.2026

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RIVER BUSINESS CENTER

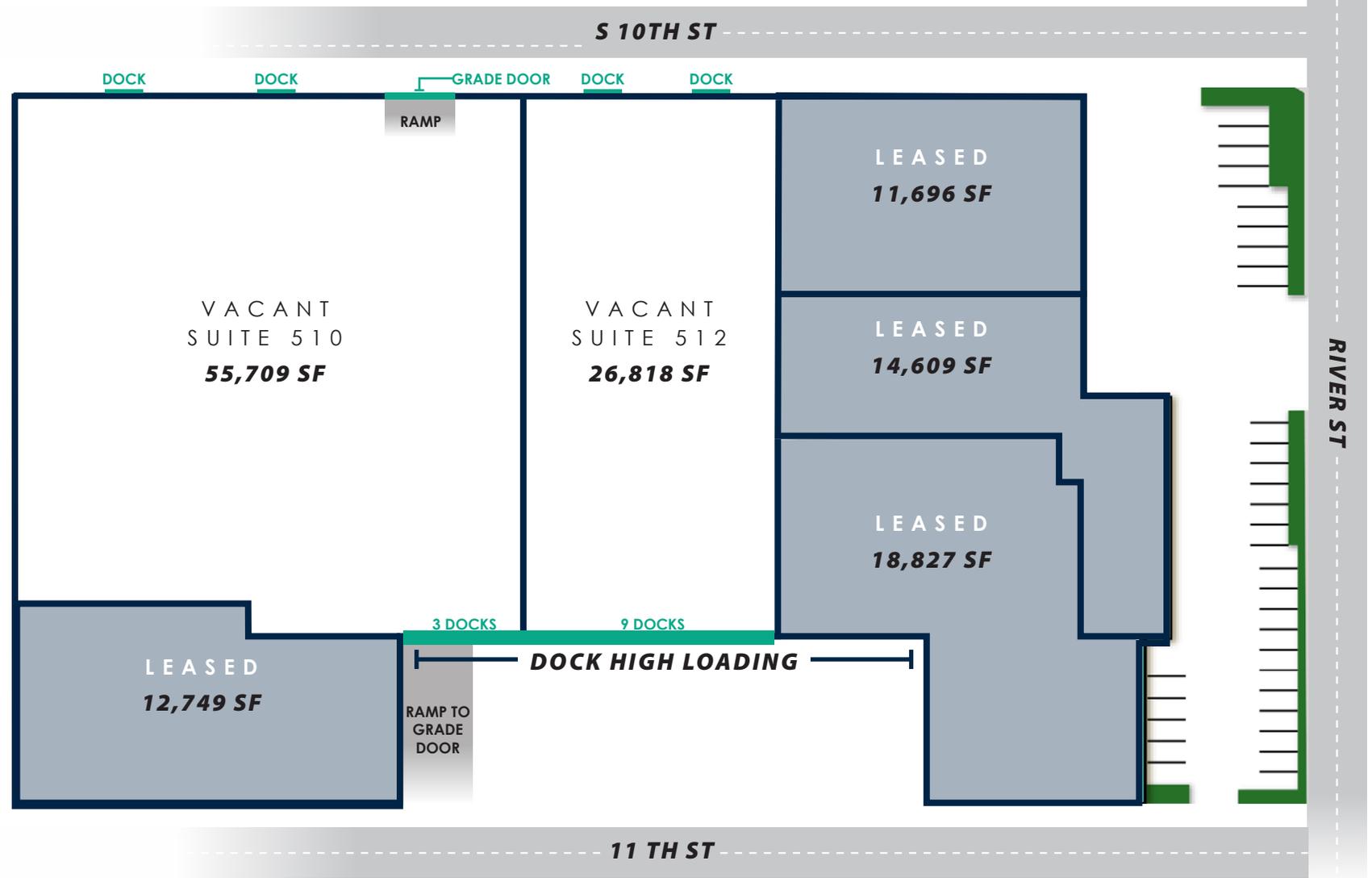
FLOOR PLAN

VACANT

SPACE	SIZE	RATE
510	55,709 SF	\$0.79 SF
512	26,818 SF	\$0.79 SF

LEASED

SPACE	SIZE
504	12,749 SF
1030	11,696 SF
1040	14,609 SF
1050	18,827 SF



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SITE STATS

- 82,527 SF industrial or office space for lease
- 4.12 total acres in downtown Boise core, near the river

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12 DOCK DOORS



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SUITE 512



SUITE 512



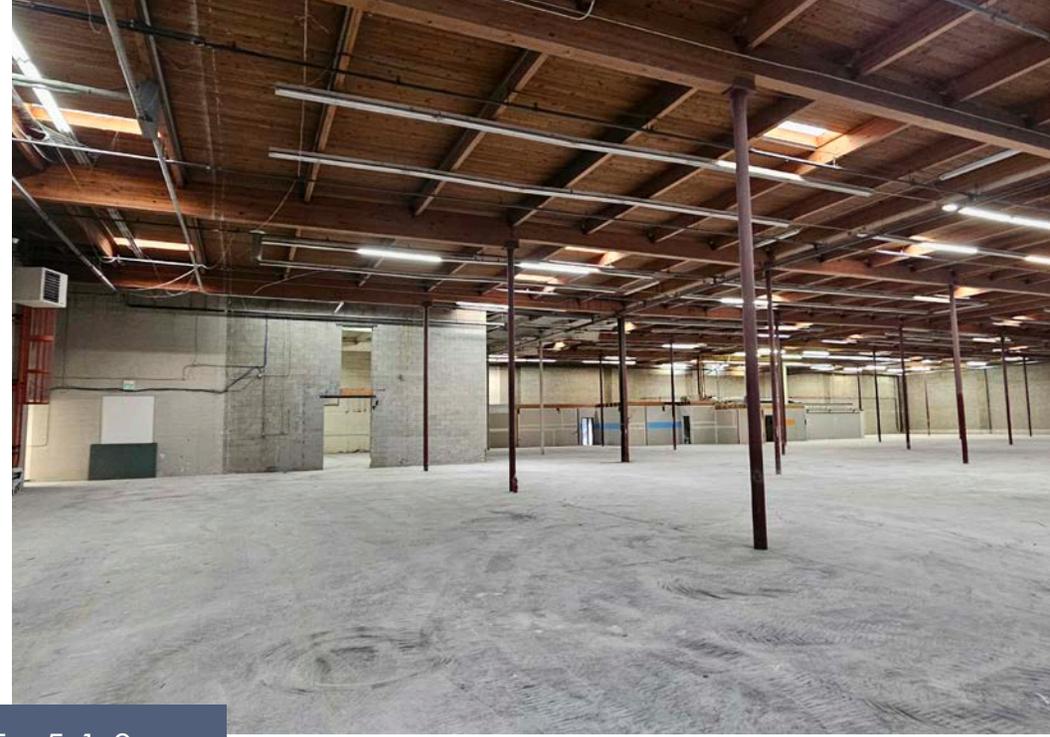
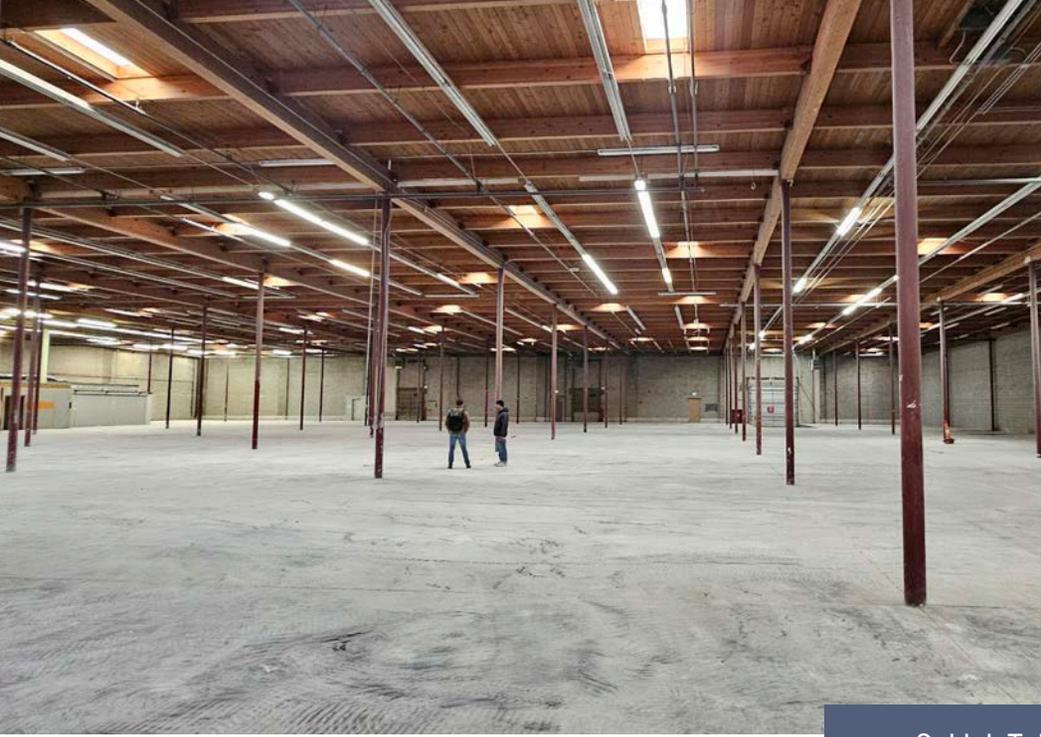
SUITE 510



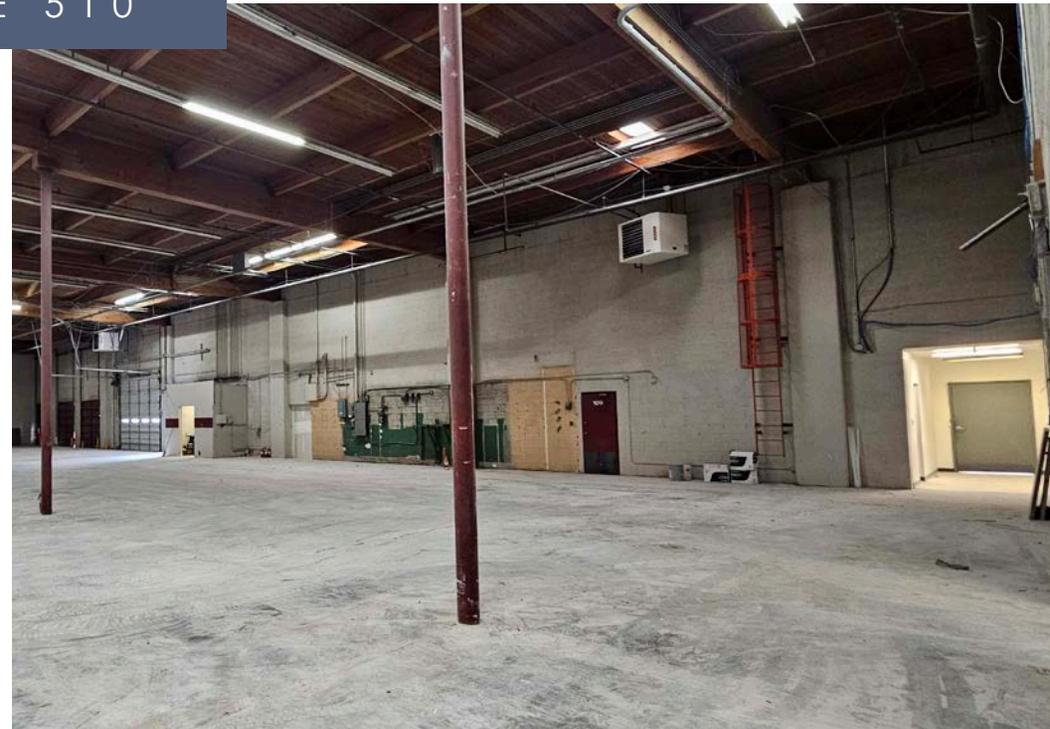
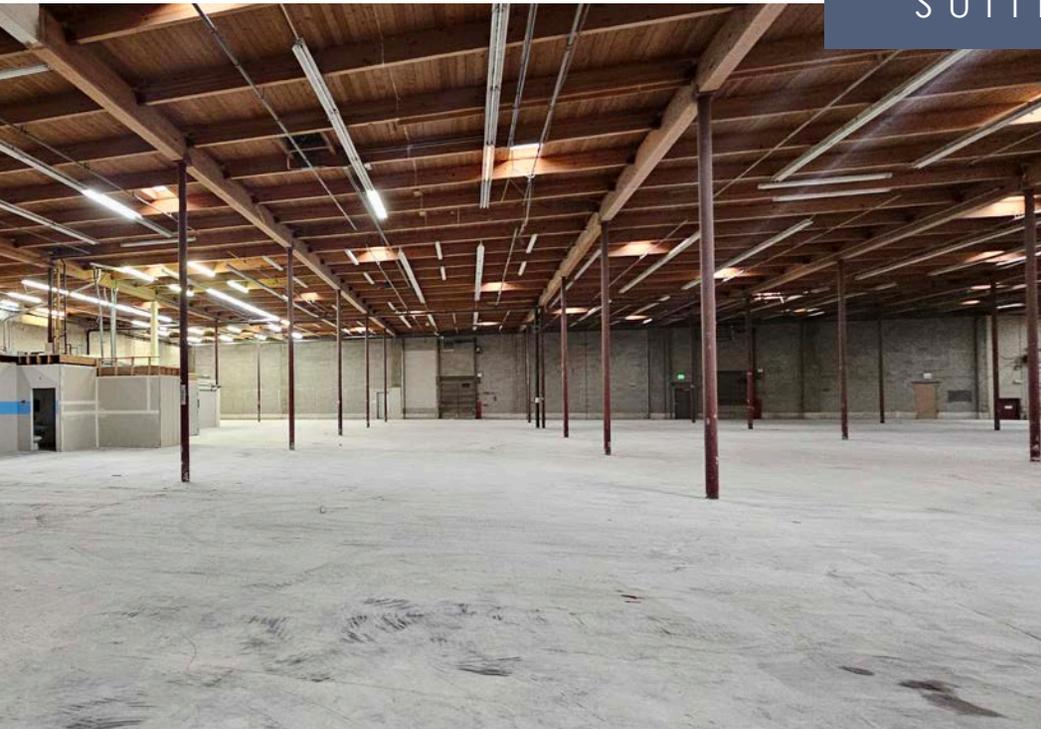
SUITE 510

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SUITE 510



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MX-5

4.12 ACRES PRIME DOWNTOWN BOISE LOCATION!

CITY OF BOISE, MIXED-USE DOWNTOWN

The MX-5 district is intended to provide opportunities for a mix of higher intensity office, commercial, institutional, and residential uses. The MX-5 district is intended to accommodate the needs of the city's Downtown Planning Area as defined in the Comprehensive Plan and to provide for activities conducive to a compact, concentrated, and walkable urban downtown mixed-use center.

For additional zoning information, click the MX-5 link above .



BOISE RIVER GREENBELT

BOISE RIVER

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PROMINENT LOCATION IN THE HEART OF BOISE'S DOWNTOWN.

DOWNTOWN BOISE INDUSTRIAL OFFICE | WAREHOUSE

117,957

DAYTIME POPULATION
5 MILE RADIUS

3,774

2014 - PRESENT
NUMBER OF HOUSING UNITS
(AND UNDER CONSTRUCTION)
1 MILE RADIUS

10 MILLION

RETAIL SITE VISITS
1 MILE RADIUS

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ANN MORISON PARK

BOISE RIVER

RIVER ST



BODO



RESTAURANT ROW

FRONT ST

THE FOWLER

IDAHO STATE CAPITOL

MYRTLE ST

ADA COUNTY COURTHOUSE

Front St

St Luke's

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Micron[®]

Micron Technology, Inc. is an American producer of computer memory and data storage including dynamic random-access memory, flash memory, and USB flash drives. Micron is a Fortune 500 company that is headquartered in Boise and employs roughly 5,000 people in Idaho. A world leader in innovative memory solutions, Micron's Boise Campus has been a world-leading innovation center for memory and Research & Development (R&D) for decades.

Micron is currently in the midst of a \$15 billion expansion of its Boise Campus for a new memory fab which is estimated to create over 17,000 new Idaho jobs, including 2,000 Micron direct jobs.

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MICRON TECHNOLOGY EXPANSION

WEBSITE:

 [Micron Boise Expansion - Location, Video, Details](#)

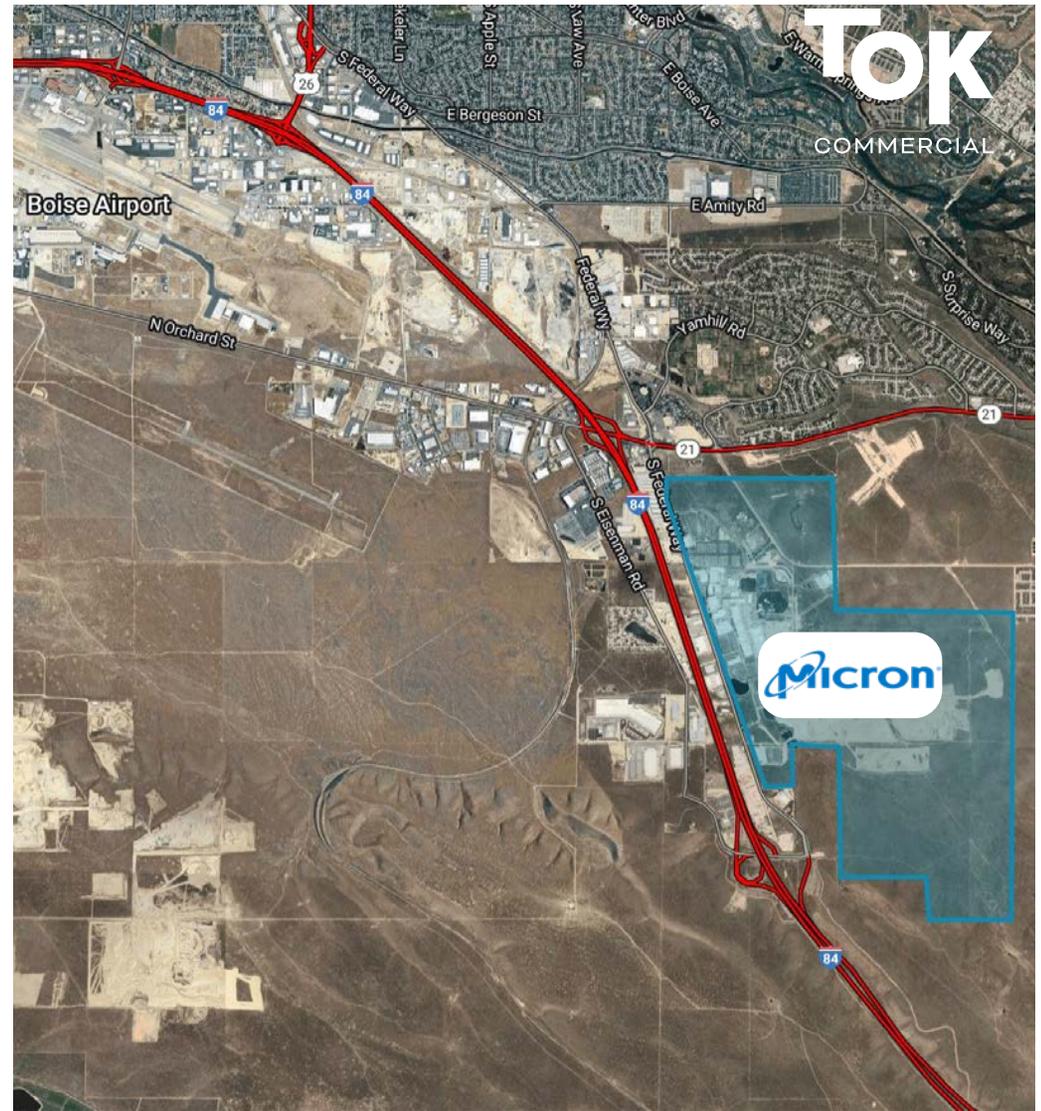
NEWS ARTICLES:

 JUNE 2025
[Micron expands its investments in Idaho, adding **\\$30 billion** to build its second **leading-edge fab in Boise**](#)

 APRIL 2024
[Micron to get **\\$6.1 billion** for Boise site with **2nd fab possible**](#)

 DECEMBER 2023
[Boise to **annex nearly 600 acres of land** for Micron expansion](#)

 OCTOBER 2023
[How Micron is building the biggest U.S. chip fab, despite China ban](#)



INVESTMENT CAPITAL COMMITTED



\$15B
2022 - 2027

NEW JOBS CREATED [DIRECT & INDIRECT]



21.5 K
2022 - 2027

MICRON CAMPUS EXPANSION



5 M SF
ESTIMATED COMPLETION 2026

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4.12 ACRES

11 TH ST

RIVER ST

10 TH ST

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