

free standing office/live work building for lease



property details

111 n 23rd street
boise, id 83702

- well located property on the periphery of downtown core
- hard to find freestanding building with off street parking
- easy access to downtown as well as “the connector”
- nearby new CWI campus & St. Luke’s orthopedic hospital
- flexible floor plan allows for office use with potential for live/work

size

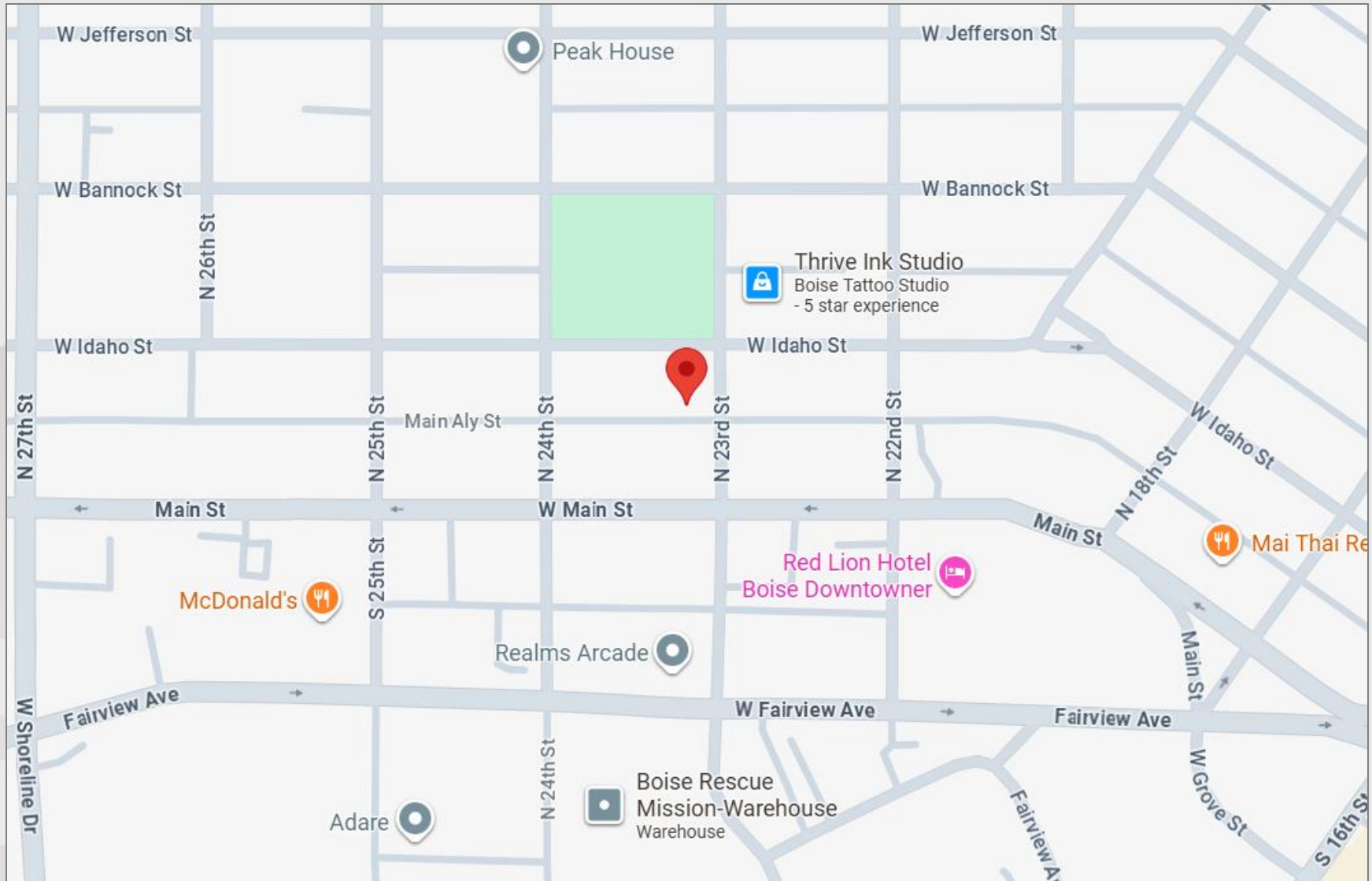
2,892 square feet

for lease

\$2350/month + nnn

(nnn ~ \$375/month)

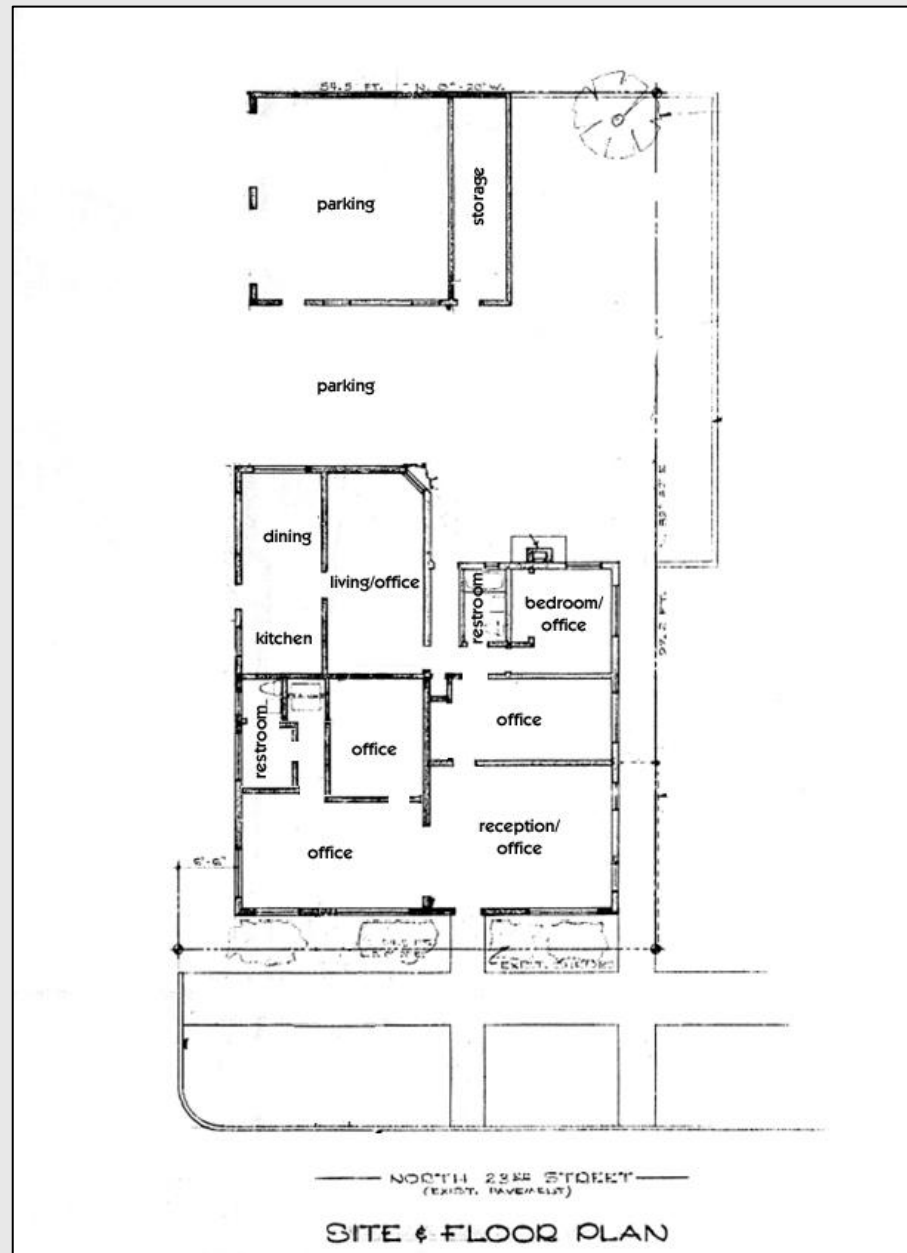
vicinity map



jay story, ccim 208.841.8320
story@storycommercial.com

104 s capitol blvd - suite 201
boise, id 83702

floor plan



property photos



property photos



surrounding businesses



jay story, ccim

208.841.8320
story@storycommercial.com

104 s capitol blvd - suite 201
boise, id 83702

demographics

(5-minute drive)

DEMOGRAPHIC SUMMARY

111 N 23rd St, Boise, Idaho, 83702

Drive time of 5 minutes

KEY FACTS

19,285

Population



9,551

Households

37.6

Median Age

\$60,101

Median Disposable Income

EDUCATION

3.7%

No High School Diploma



16.8%

High School Graduate



22.5%

Some College/ Associate's Degree



57.1%

Bachelor's/Grad/ Prof Degree

INCOME



\$73,132

Median Household Income



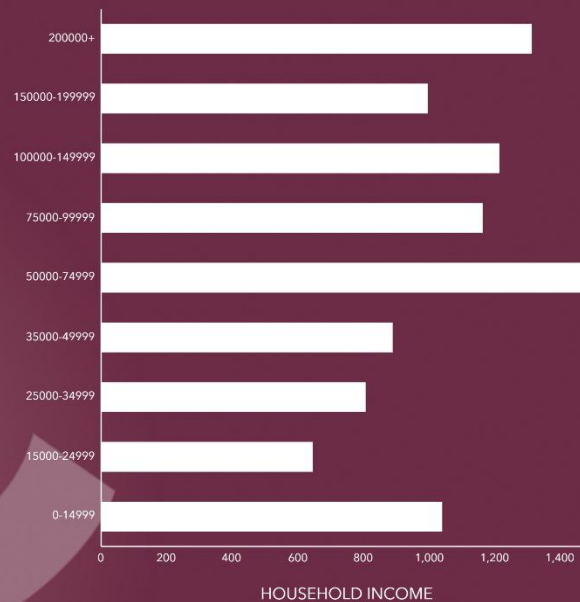
\$56,791

Per Capita Income



\$98,122

Median Net Worth



ANNUAL LIFESTYLE SPENDING



\$3,462

Travel



\$117

Theatre/Operas/ Concerts



\$80

Movies/Museums/ Parks



\$90

Sports Events



\$11

Online Games

EMPLOYMENT



74.6%

White Collar



12.8%

Blue Collar



14.9%

Services

2.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025). © 2026 Esri

boise highlights

- Boise is celebrated for its vibrant downtown, safe neighborhoods, and access to top universities.
- Julia Davis Park and Ann Morrison Park offer expansive green spaces, cultural festivals, and family-friendly recreation.
- The Boise River Greenbelt provides miles of scenic trails for biking, jogging, and outdoor activities.
- Food lovers enjoy a thriving dining scene with farm-to-table restaurants, local breweries, and diverse international cuisine.
- Boise's steady population growth and strong workforce create a supportive environment for local businesses.
- As Idaho's capital, Boise combines government, education, and commerce, making it a prime hub for investment and development.

