

# 18 S ORCHARD ST

HIGH QUALITY FLEX/OFFICE SPACE FOR LEASE / BOISE, ID 83705



**CONTACT**

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**HIGHLIGHTS**

Recently upgraded HVAC, plumbing, electrical and water heater.

Flexible office and warehouse layout suitable for a variety of users.

Convenient Central Boise location surrounded by retailers.

Abundance of on-site parking.

7'x 8' grade level door.

**DETAILS**

SPACE	SIZE	RATE
Building	±2,500 SF	\$1.25/SF, NNN

**CONTACT AGENT FOR SHOWING**

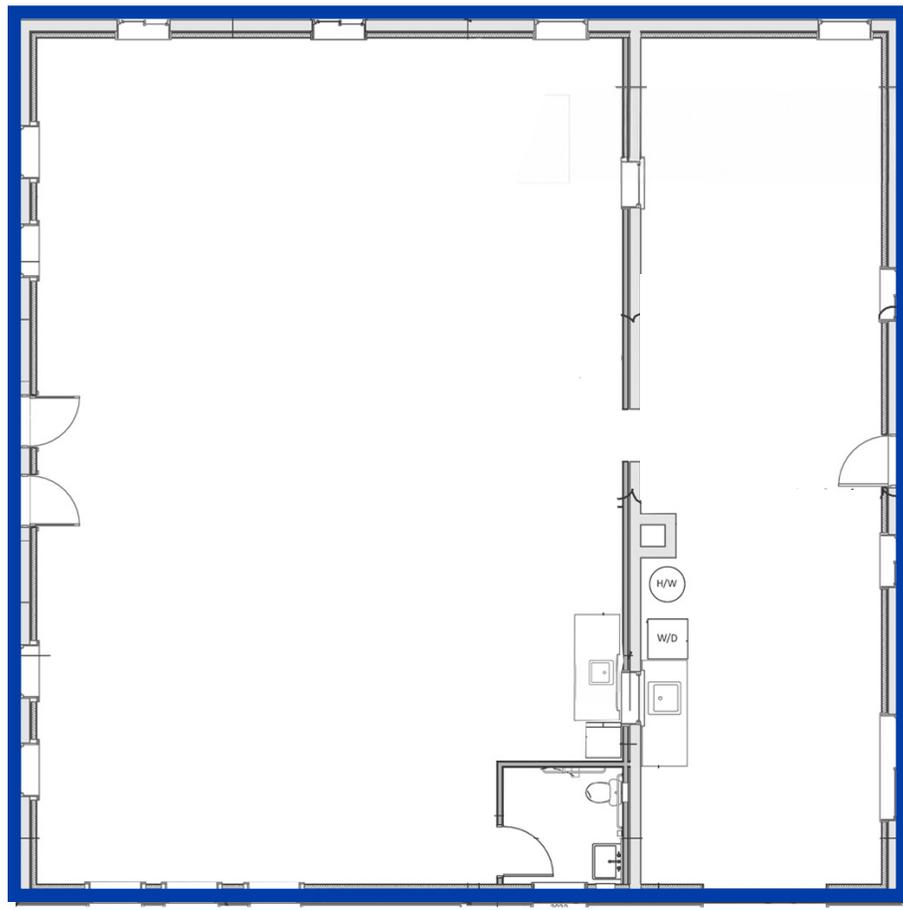
SUBMARKET	Central	ZONING	MX-3
<b>BLDG. TYPE</b>	Flex/Office	<b>LEASE TYPE</b>	NNN
<b>BLDG. SIZE</b>	±2,500 SF	<b>EST NNN'S</b>	\$0.20/SF
<b>LOT SIZE</b>	0.202 AC	<b>AVAILABILITY</b>	Immediately
<b>GRADE DOORS</b>	(1) 7'x 8'	<b>PARKING</b>	Ample

UPDATED: 2.20.2026

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**FLOOR PLAN**  
2,500 SF



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# SITE MAP



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# TOK

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**DOWNTOWN BOISE**  
10 MIN / 3.1 MILES



**18 S ORCHARD ST**

**BOISE SPECTRUM**

- Block Beer Diner
- HOMEWOOD SUITES
- Hilton Garden Inn
- BLAZE PIZZA
- Oso Vida
- Carls Jr.
- EDWARDS THEATRES
- COSTCO WHOLESALE

**NORTH VISTA AVENUE**

- Julia Davis
- BLIMPPIE
- STARBUCKS
- COLD STONE
- McDonald's
- Tacotime
- PAPA MURPHY'S
- Sinclair
- boost
- Jack in the Box
- Albert Heijn
- WELLS FARGO
- DOLLAR TREE
- Parkcenter Blvd

**ORCHARD & OVERLAND**

- ACE
- boost mobile
- TIRECHOICE
- KeyBank
- Starbucks
- jiffylube
- Shell
- BURGER KING
- usbank
- Jack in the Box
- Walgreens
- FAMILY DOLLAR
- boost

**AIRPORT & VISTA CORRIDOR**

- DEL TACO
- RAMADA
- AMERICAS
- STAY AMERICA
- Hampton
- Quality
- Fairfield
- Applebees
- Idaho Central
- DUTCH BROS
- Shell
- Chevron
- Best Western
- Signos
- Starbucks

**COLE & OVERLAND**

- LES SCHWAB
- GROCERY OUTLET
- NAPA
- OUTBACK
- McDonald's
- SUBWAY
- ANYTIME FITNESS
- Idaho Central
- Chevron
- TACO BELL
- Deseret Book
- D-B SUPPLY

**BOISE AIRPORT**

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