

FORMER CALL CENTER FOR SALE OR LEASE

456 N. Kimball Pl. | Boise, ID 83704

PRICE IMPROVEMENT!



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

PROPERTY OVERVIEW

Lee & Associates is pleased to present a rare opportunity to lease or acquire a 65,212-square-foot office building strategically located in the heart of Boise, Idaho. This centrally positioned asset offers excellent access to Interstate 84 and is surrounded by a wide range of amenities, including dining, shopping, and entertainment options. Previously utilized as a call center, the property features a highly adaptable layout, making it well-suited for a variety of alternative uses. The expansive site and generous square footage provide flexibility for future repositioning to accommodate different uses.

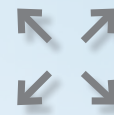
The large open floor plan, multiple points of ingress and egress, and a current configuration designed to accommodate approximately 800 employees—with a historic capacity of up to 900—create an excellent opportunity for a variety of occupiers. I-1 zoning also presents an opportunity to repurpose the property for flex/industrial use.

Also offered for sale or lease is the adjacent property at 275 N. Kimball.

- » **LARGE PARKING FIELD**
- » **LARGE COLUMN SPACING APPROX. 48' APART**
- » **32 HVAC UNITS THAT ARE ALL ABOUT 5-6 YEARS OLD**
- » **2 BACKBONE CONNECTIONS COMING INTO THE BUILDING**
- » **BACKUP GENERATOR TO ENSURE CONSTANT POWER**



\$10,433,920
SALE PRICE



7.4 AC
TOTAL SIZE



5 MIN.
TO I-84

SALE PRICE \$10,433,920 **OWNER WILL CONSIDER A PROPERTY TRADE**

LEASE RATE \$22.00 SF/yr

LEASE TYPE FSEJ

BLDG. SIZE 65,212 SF

SITE AREA 7.4 AC

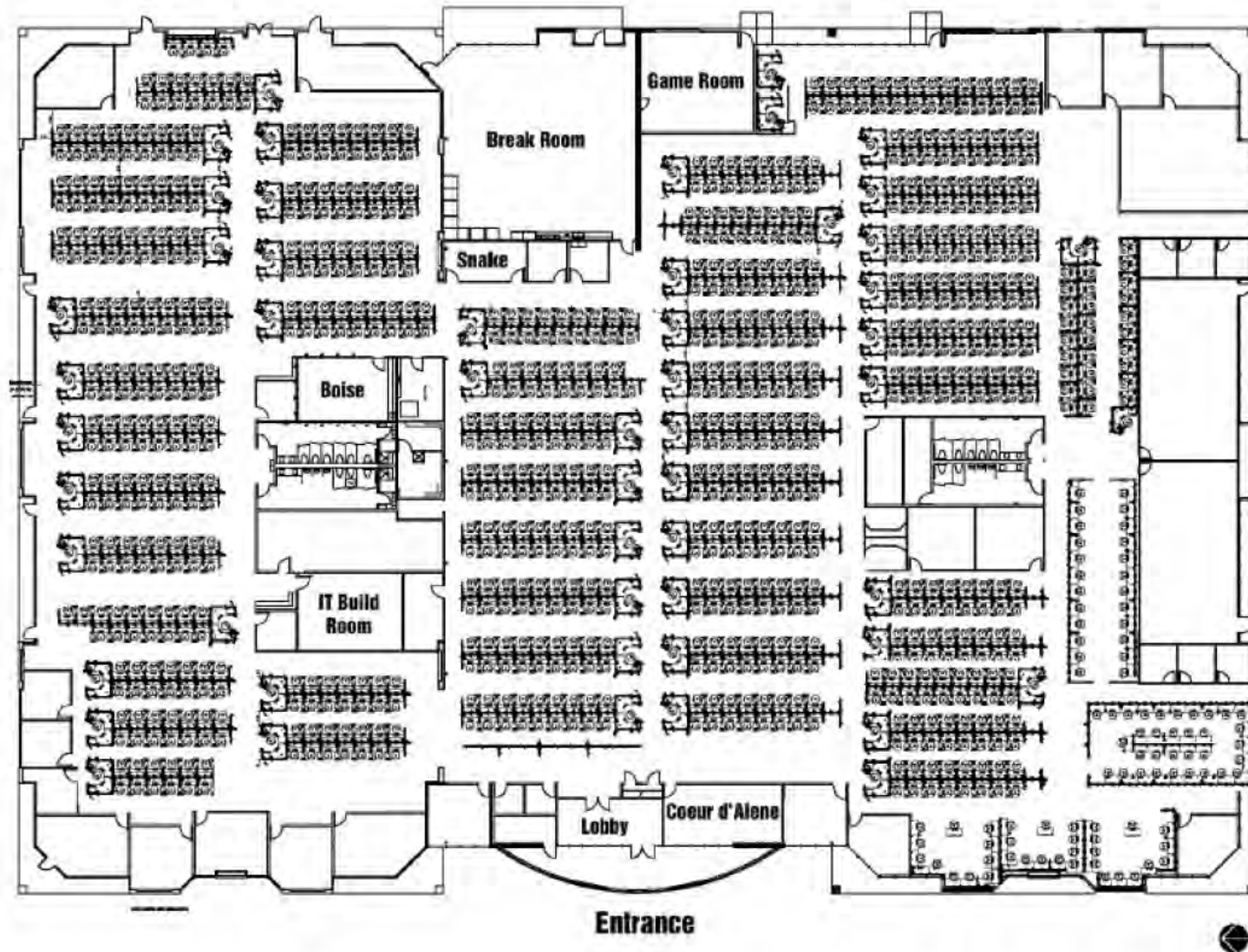
YEAR BUILT 1998

ZONING I-1

PARCELS R1573690025, R1573690026, R1573690027, R1573690040



FLOOR PLAN - 456 N. KIMBALL



AERIAL

I-84
1.5 mi | 5 mins



WinCo
FOODS

THE HOME DEPOT
planet fitness
BARNES & NOBLE
HOBBY LOBBY
STAPLES
WING STOP
Walgreens
Little Caesars
KeyBank

Chevron

Target

HYATT
PLACE

treasure valley
hospitals

BLIMPIE
BMO
M
the HUMAN
BEAN

U-HAUL

Life Care Center of Treasure Valley

N. Maple Grove Rd.

CENTRAL
GARDEN & PLS

N. Kimball Pl.

World
Connection

SUBMARKET

DEMOGRAPHIC HIGHLIGHTS

This property is positioned in one of the busiest submarkets in the Boise MSA with a population of 237,466 residents. Boise is one of the fastest growing cities in the metropolitan statistical area. The population has increased by 15.4% since 2010 and is expected to increase 2.2% annually by 2027.

BOISE METROPOLITAN STATISTICAL AREA IN THE NEWS:

"Over 800,000 people live in the Boise Metro, and we're welcoming more every day. In fact, in 2019 we were the second-fastest growing metro in the nation, and from 2010 - 2019 our population grew more than three times faster than the national average. This rapid growth - both from in-migration and retention - is fueled by the draw of recreational and cultural amenities occurring simultaneously with the economic pull of strong jobs."

bvep.org



LOCATION & DEMOGRAPHICS

LOCATION HIGHLIGHTS

The subject property is ideally positioned within close proximity to the I-84. This placement offers multiple points of excellent access to the major transportation artery of the Treasure Valley. The property is also minutes away from Downtown Boise, The Boise Airport and surrounded by a large amount of residential roof tops.

BOISE, IDAHO

10 min.
5.4 mi.

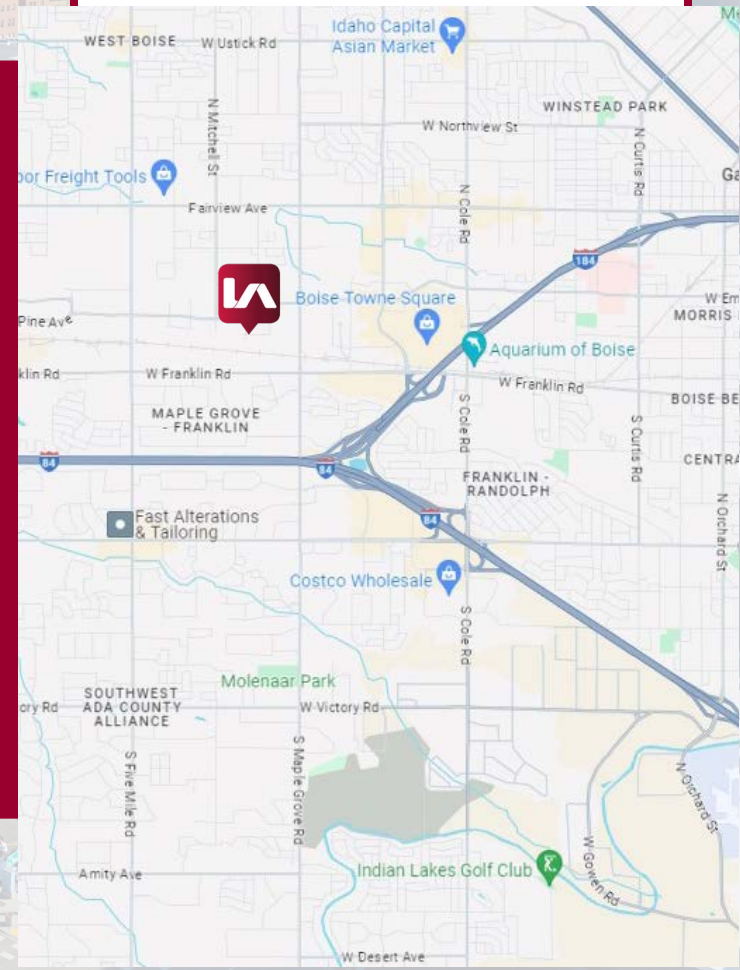
to Downtown Boise

10 min.
6.8 mi.

to Boise Airport

"Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here. The area boasts a little over 800,000 individuals allowing us to feel small but experience BIG."

bvep.org



CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this Property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 275 & 456 N. Kimball Place, Boise, ID 83704 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





FOR MORE INFORMATION, PLEASE CONTACT

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