

LEASE

391 N ANCESTOR PL

391 N Ancestor PI Boise, ID 83704



PROPERTY DESCRIPTION

Suite 150 offers a single-story floor plan tailored for efficiency, adaptability, and expansion. This large suite features 2 generous open work areas, 22 private offices, restrooms, a welcoming lobby, and a dedicated entrance. Enjoy the convenience of fiber internet connectivity and access to over 85 on-site parking spaces, making it an ideal space for your growing business needs.

PROPERTY HIGHLIGHTS

- 2 Large Open work spaces (Approx. 6,600 sq ft and bullpen 2,000 sq ft)
- Roll up door for delivery access
- 22 offices
- Large Conference room (w/ 2 potential smaller conference or large offices)
- Large Break Room
- Built in work space/copy area

OFFERING SUMMARY

|                  |                     |
|------------------|---------------------|
| Lease Rate:      | \$15.50 SF/yr (NNN) |
| Number of Units: | 2                   |
| Available SF:    | 19,050 SF           |
| Lot Size:        | 45,508 SF           |
| Building Size:   | 26,350 SF           |
| Estimated NNN:   | \$3.22 SF/yr        |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 136       | 627       | 4,413    |
| Total Population  | 364       | 1,649     | 11,452   |
| Average HH Income | \$77,878  | \$81,617  | \$81,151 |

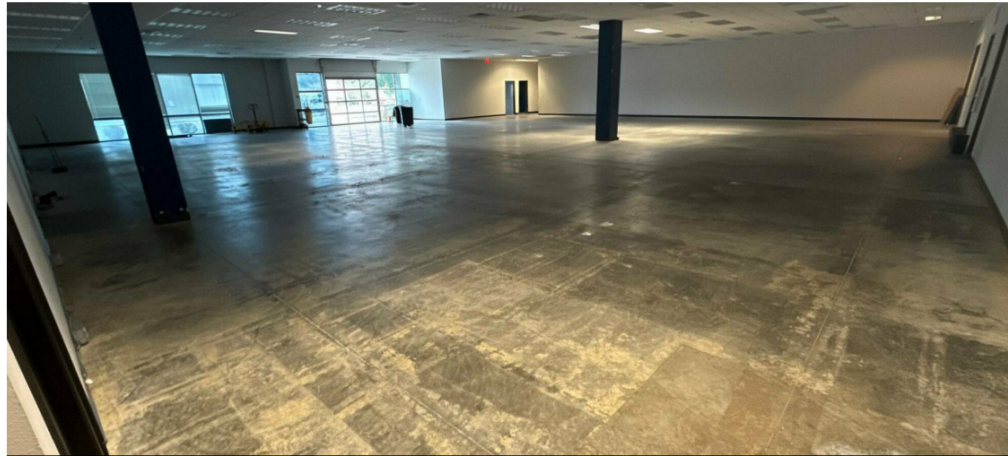
**Marci Danielson**  
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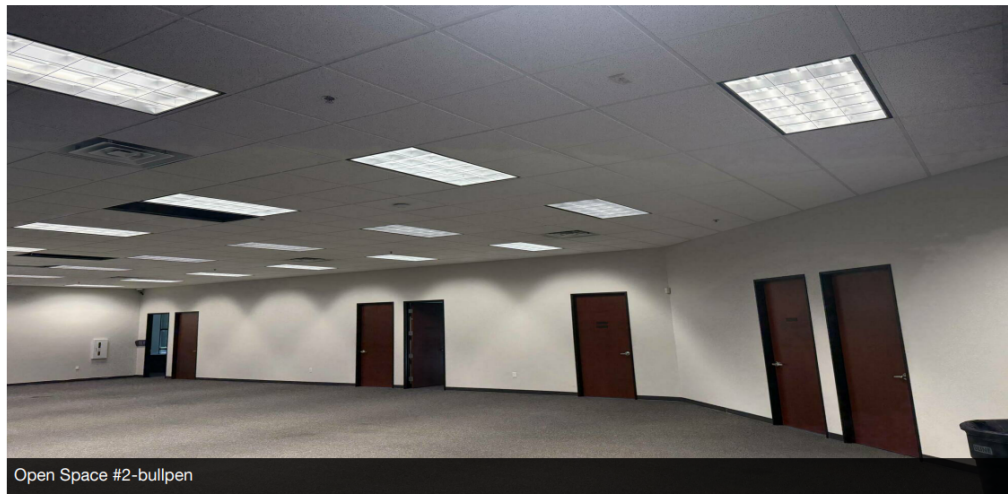
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Large Open Space #1



Open Space #2-bullpen

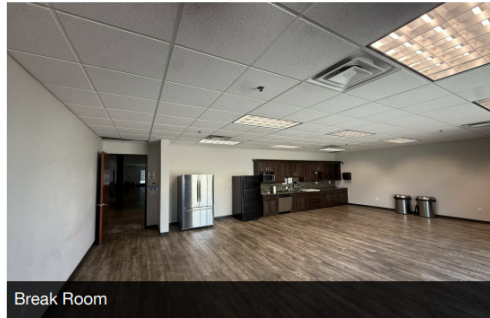
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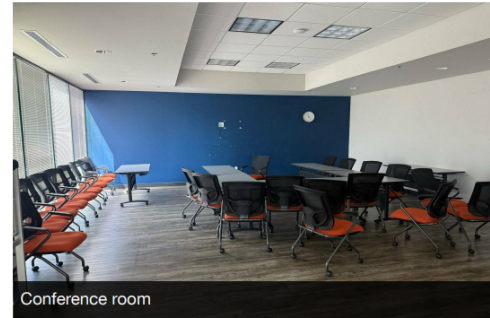
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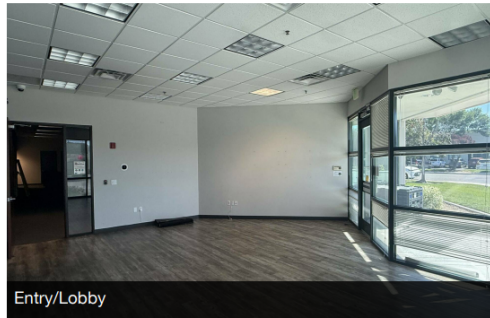
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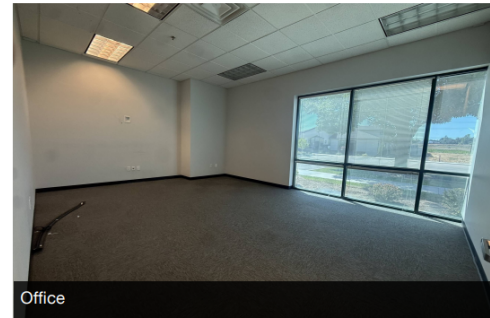
Break Room



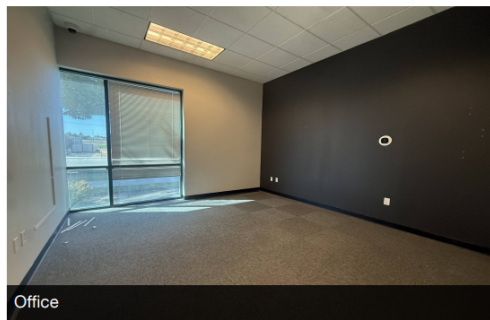
Conference room



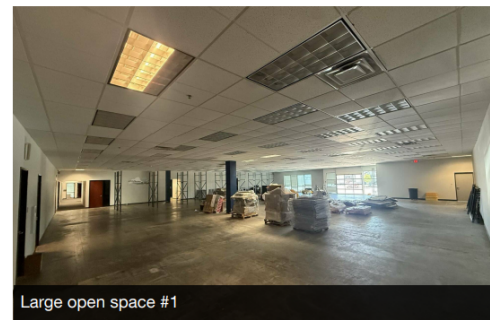
Entry/Lobby



Office



Office



Large open space #1

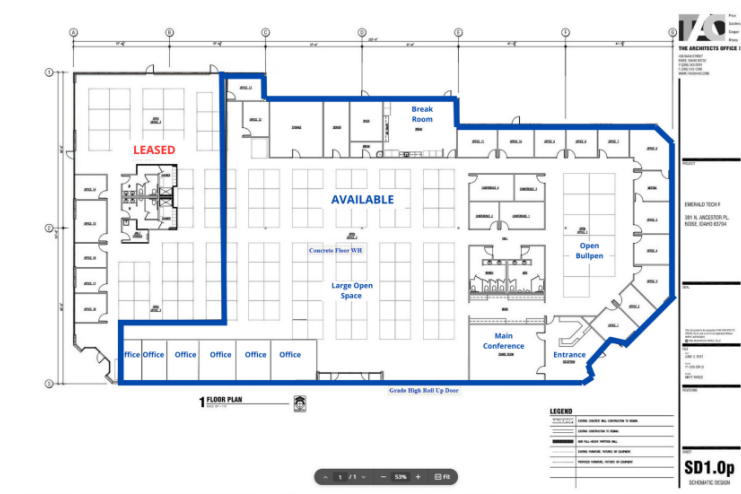
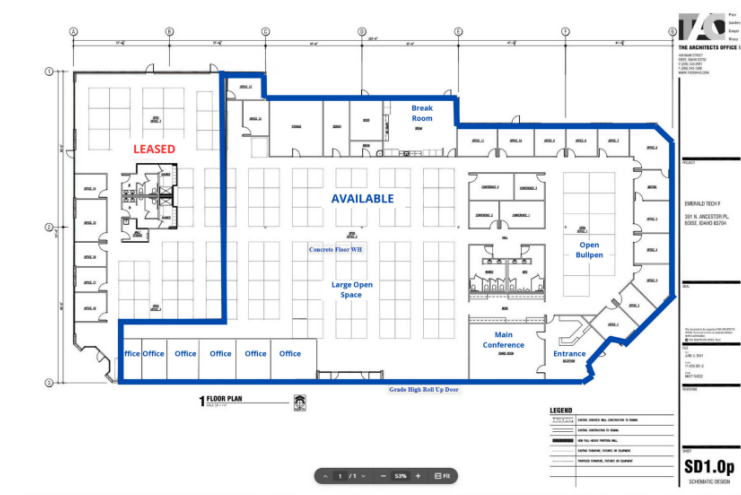
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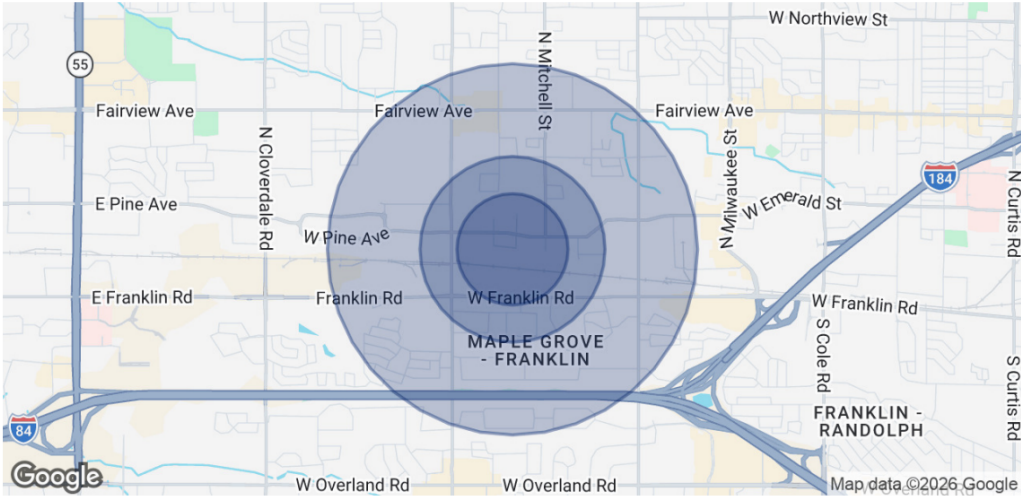


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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 364       | 1,649     | 11,452 |
| Average Age          | 39        | 40        | 39     |
| Average Age (Male)   | 37        | 38        | 37     |
| Average Age (Female) | 41        | 42        | 40     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 136       | 627       | 4,413     |
| # of Persons per HH | 2.7       | 2.6       | 2.6       |
| Average HH Income   | \$77,878  | \$81,617  | \$81,151  |
| Average House Value | \$433,472 | \$441,175 | \$388,407 |

Demographics data derived from AlphaMap

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