



FOR LEASE

## CSC Building

1301 N. Orchard Street, Boise, ID

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### Property Highlights

- Half-floor plate available minutes from downtown Boise
- Parking included at 4:1000 SF
- 10 minute bike ride via greenbelt to Downtown Boise and ease of access to downtown via I-84
- Long term property owner--same owner since 1979 with "build and hold" philosophy (buildings constructed for durability and tenant comfort)
- Some furniture included
- Full-time, on-site maintenance and ownership office within building

# For Lease

## Property Information

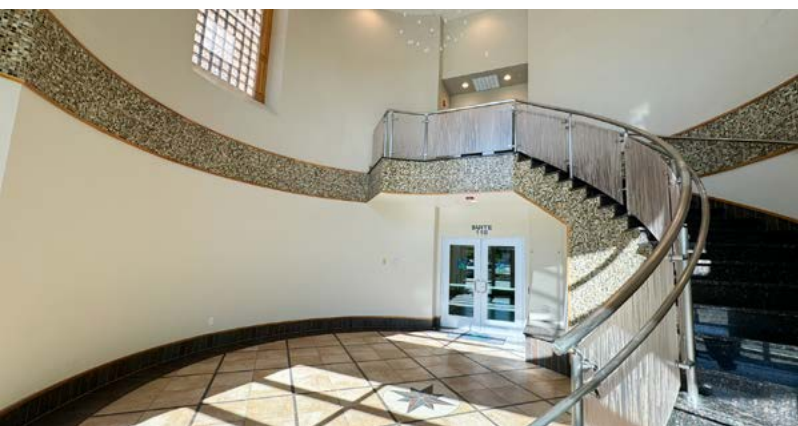
<b>Property Type</b>	Office
<b>Space Available</b>	±2,117 - 10,281 SF
<b>Total Building Size</b>	37,889 SF
<b>Parking</b>	4:1,000
<b>Lease Type</b>	Full Service

## Demographics

	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	8,710	114,695	222,329
Households	3,984	50,680	94,306
Avg. HH Income	\$82,326	\$89,579	\$98,940

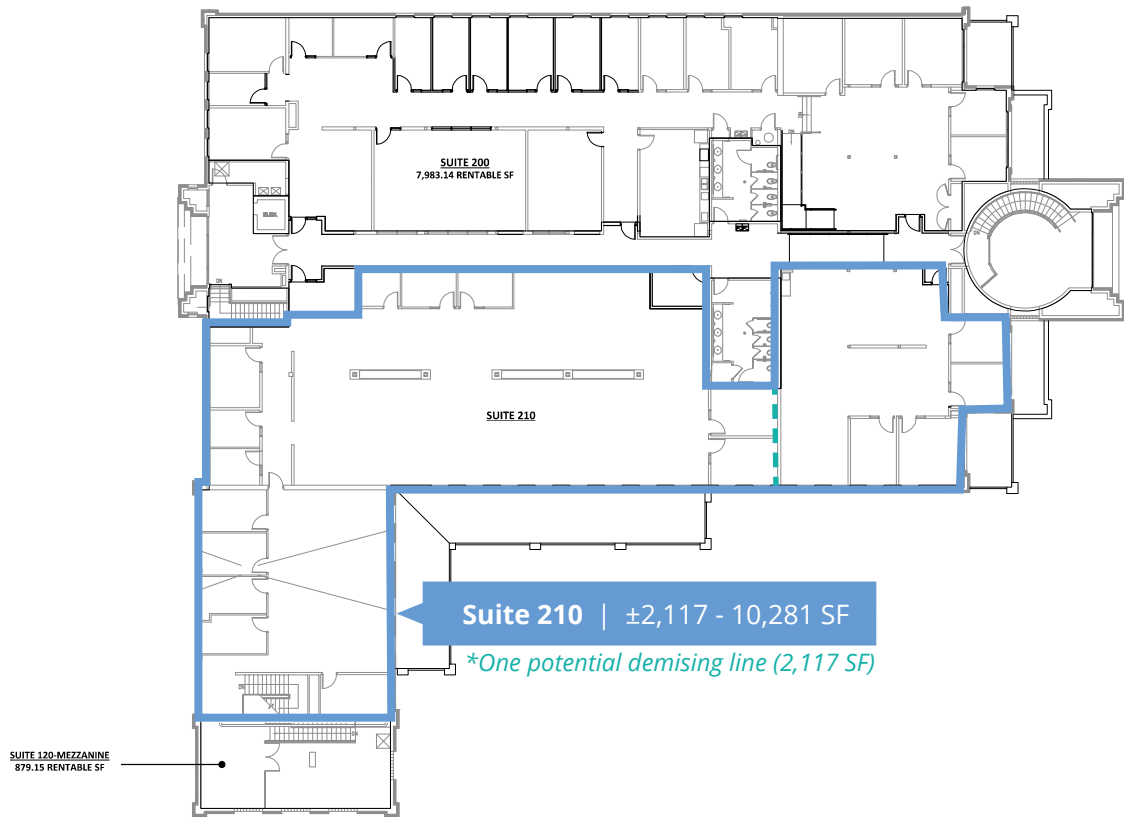
## Space Available

<b>Suite</b>	<b>Size</b>	<b>Rate</b>
210	±2,117 - 10,281 SF	\$24.75 PSF Full Service



# Floor Plan/ Site Plan

## 2nd Floor



## ORCHARD CREST BUSINESS CAMPUS

\*OPEN PARKING THROUGHOUT UNLESS OTHERWISE SPECIFIED



### BUILDINGS

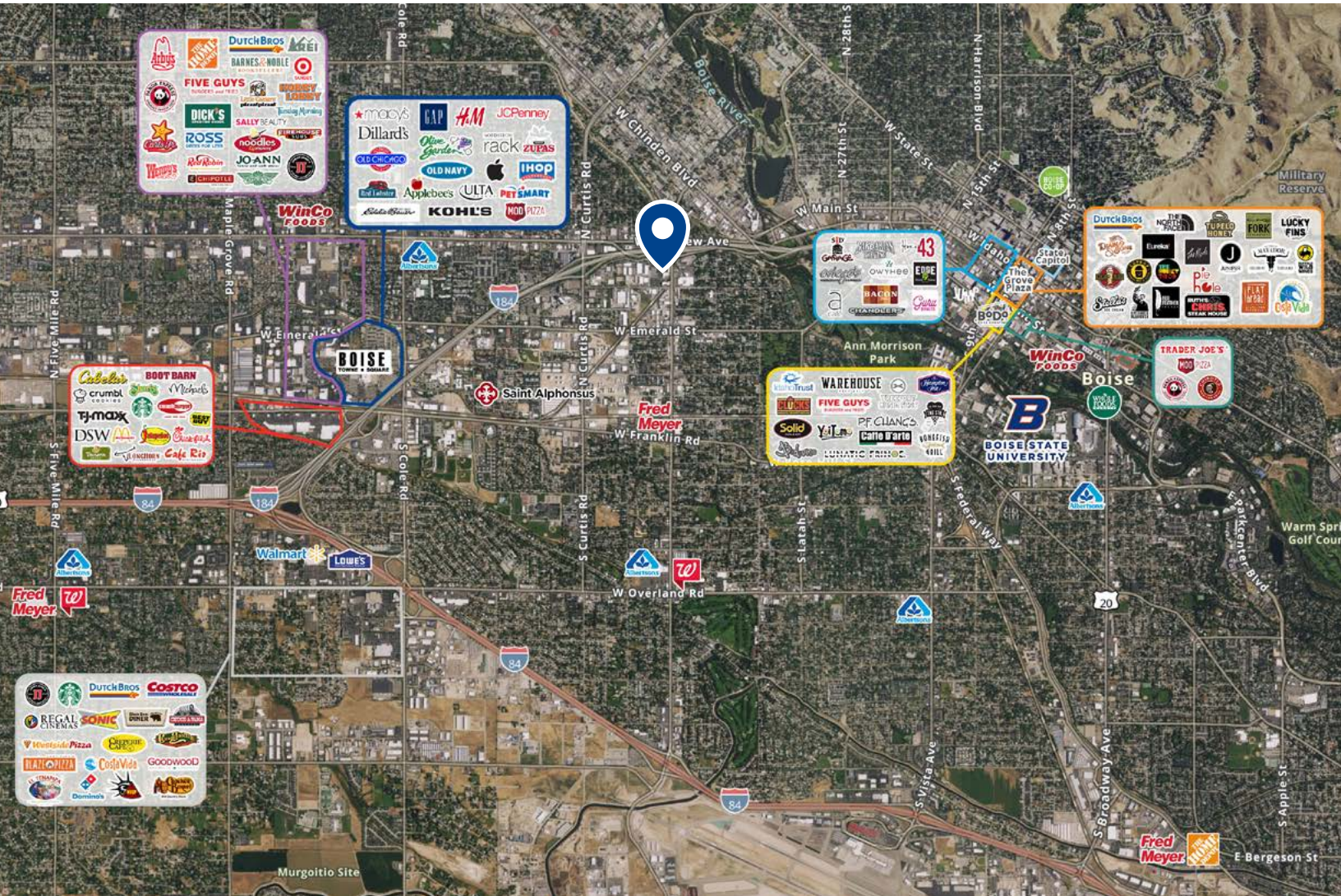
- 1 | SCOTT J. CHANDLER BUILDING
- 2 | CSC BUILDING
- 3 | IPTV BUILDING
- 4 | EARL F. CHANDLER BUILDING



### LANDMARKS

- 1 | FOOD TRUCK COURT
- 2 | BOISE GREENBELT
- 3 | CROSSWALK

# Location



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