

FOR LEASE

# Avimor Village

5963 Avimor Drive | Boise, ID



755 West Front Street, Suite 300  
Boise, Idaho 83702  
+ 208 345 9000  
[colliers.com/idaho](http://colliers.com/idaho)

**Aaron Flynn**  
Brokerage Services  
+1 208 807 3332  
[aaron.flynn@colliers.com](mailto:aaron.flynn@colliers.com)

**Scott Feighner**  
Office Brokerage Services | Partner  
+1 208 861 4812  
[scott.feighner@colliers.com](mailto:scott.feighner@colliers.com)





## Elevate Your Business Address at *Avimor Village*

Two high-visibility office/retail suites available in the vibrant, amenity rich community of Avimor nestled in the Eagle foothills. This premier commercial building in the heart for Avimor's "village square" hosts Hyde Perk Coffee House, Avimor leasing sales, offices, and other community businesses. Position your team in an environment that blends nature, walkability and workplace convenience.

- Office/retail space(s) designed for professional users. Ideal for architects, engineers, legal, financial services, health & wellness practitioners.
- Access to Avimor's lifestyle amenities: 100+ miles of trails, open space, the community center, village retail; all create a vibrant backdrop for employees and clients.
- Proximity to both regional freeway access (Highway 55) and the everyday convenience of a neighborhood setting creating a blend of city-access + foothills lifestyle.
- Suites delivered in grey-shell condition with a \$70/SF tenant improvement allowance\*, allowing tenants to customize the layout, finishes, and design to fit their unique business needs.

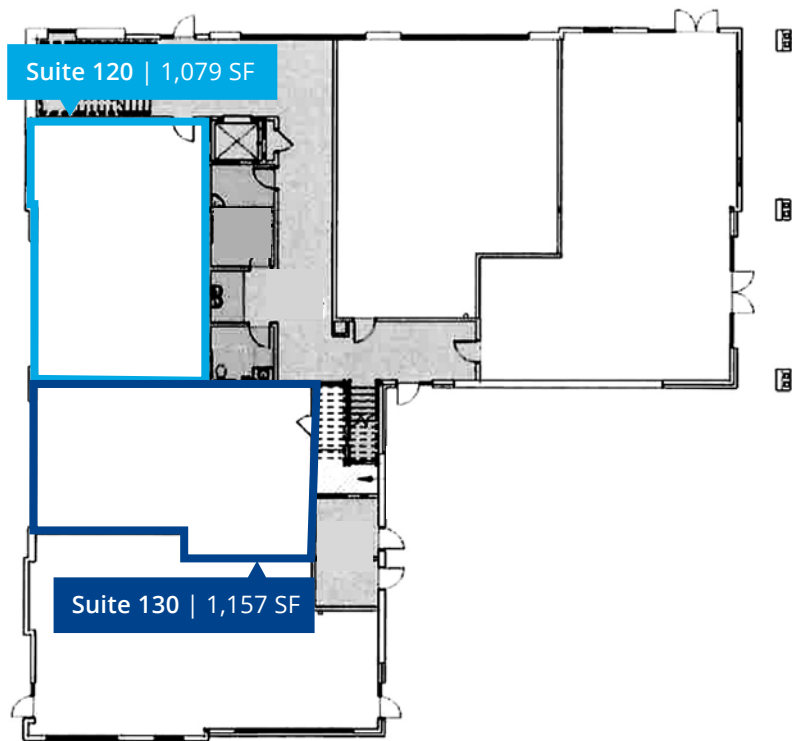
*\*For well qualified tenants, based on lease term*



# Property Overview

Address	5963 Avimor Drive, Boise, Idaho, 83714
Property Type	Office/Retail
Total Building Size	15,317 SF
Contiguous Available SF	1,079 to 2,236 SF
Lease Rate	\$26 to \$26.50 PSF
Lease Type	NNN est. \$7.83/SF/YR

## Floor 1

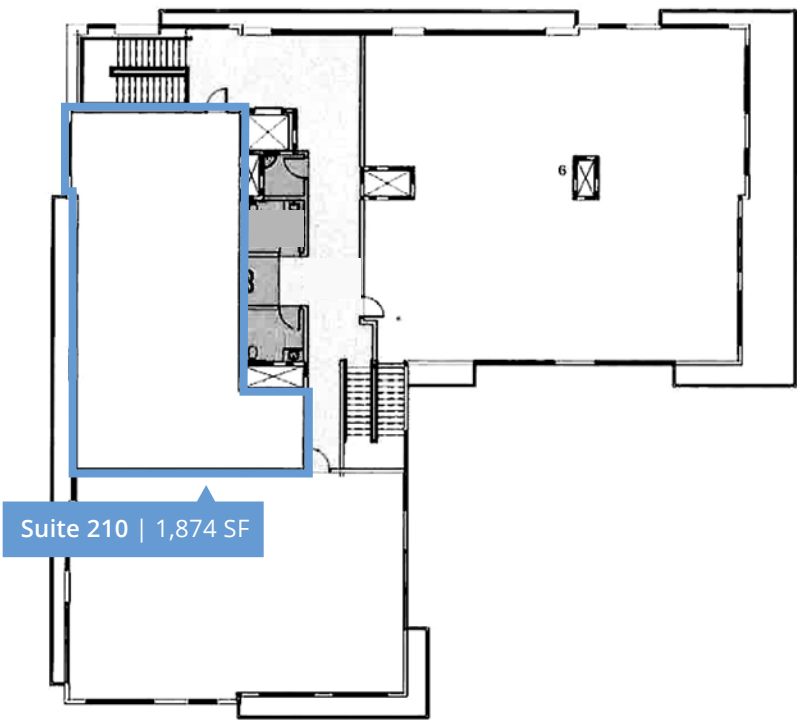


# Suite Details

Suite	Size	Rate
120*	Usable: 934 SF Rentable: 1,079 SF	\$26.50 PSF
130*	Usable: 1,002 SF Rentable: 1,157 SF	\$26.50 PSF
210	Usable: 1,442 Rentable: 1,874	\$26 PSF

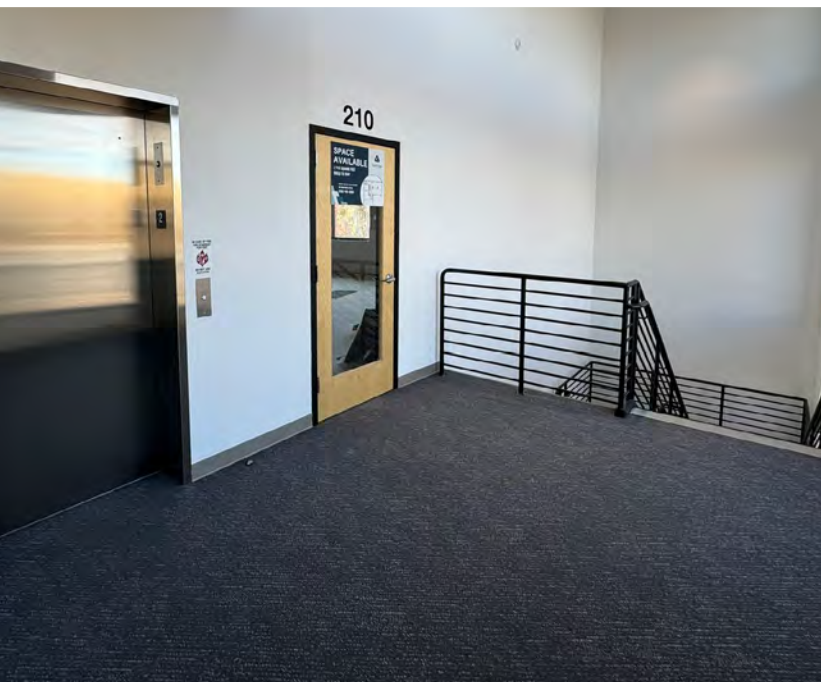
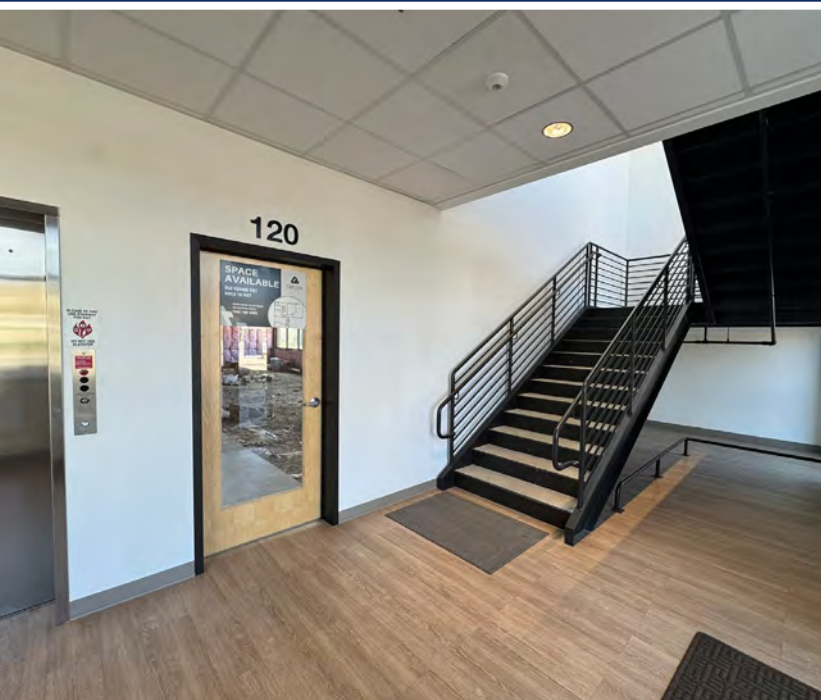
*\*Can be combined for 2,236 SF at \$26/SF rate*

## Floor 2





# Property Gallery





# Property Aerial



Avimor currently has  
**1,037** residences built &  
anticipates over 1,500 by  
the end of 2027

Additional planned development includes

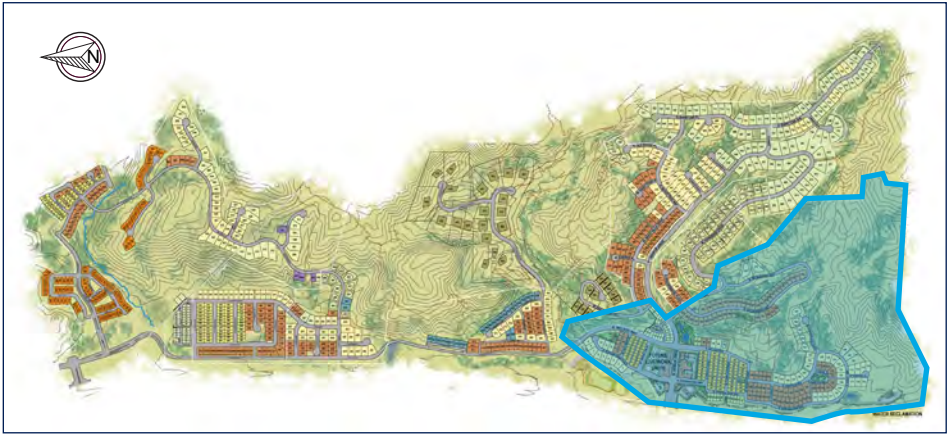
- Event center/amphitheater
- 100,000SF manufacturing facility for Toys For Tots
- Hotel
- Multi family residences
- Fire Station
- Boutique commercial
- And more!

[Click Here](#) to View  
Surrounding Hiking Trails





# Community Map



Sourced from: [avimor.com](http://avimor.com)







755 West Front Street, Suite 300  
Boise, Idaho 83702  
+ 208 345 9000  
[colliers.com/idaho](https://colliers.com/idaho)

## Aaron Flynn

Brokerage Services  
+1 208 807 3332  
[aaron.flynn@colliers.com](mailto:aaron.flynn@colliers.com)

## Scott Feighner

Office Brokerage Services | Partner  
+1 208 861 4812  
[scott.feighner@colliers.com](mailto:scott.feighner@colliers.com)



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.