

OFFICE FOR LEASE

**1462 W USTICK RD. 120**

1462 WEST USTICK ROAD, MERIDIAN, ID 83646



FOR LEASE

**KW COMMERCIAL | BOISE**

1065 S. Allante Place  
Boise, ID 83709



Each Office Independently Owned and Operated

*PRESENTED BY:*

**JASON KNORPP, CCIM**

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SP41881, Idaho

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# OFFICE CONDO SUMMARY

1462 W Ustick Rd. 120



<b>Suites Available</b>	Unit 120
<b>Annual Lease Rate:</b>	\$28.00/Sqft Plus NN
<b>Rentable SF:</b>	1,225
<b>Year Built:</b>	2022
<b>Building Class:</b>	A
<b>Zoning:</b>	C-C: Community Commercial
<b>Annual NNN Estimate</b>	\$4.45/SF
<b>Lease Term:</b>	3-5 Years

## Property Highlights

- 4 private office suites
- Ideal for medical, wellness, salon, or professional use
- Separate entry/reception area
- Restroom, Break room, Storage room
- Strong street frontage & visibility
- Contemporary design with clean, updated finishes
- Functional, flexible layout for multiple business type

## Property Overview

Position your business for success in this modern, high-visibility office building, built in 2022 and designed with functionality and flexibility in mind. Offering approximately 1,225 square feet, this well-appointed space features 4 private offices, ideal for medical, wellness, salon, or professional service uses.

The layout includes a welcoming entry area, providing versatility for reception, or client intake. Additional amenities include a restroom, break room, and storage room, enhancing convenience for both staff and clients.

With excellent street frontage, this property ensures strong visibility. The contemporary design, clean finishes, and thoughtful layout create a polished environment ready to support your operations from day one.



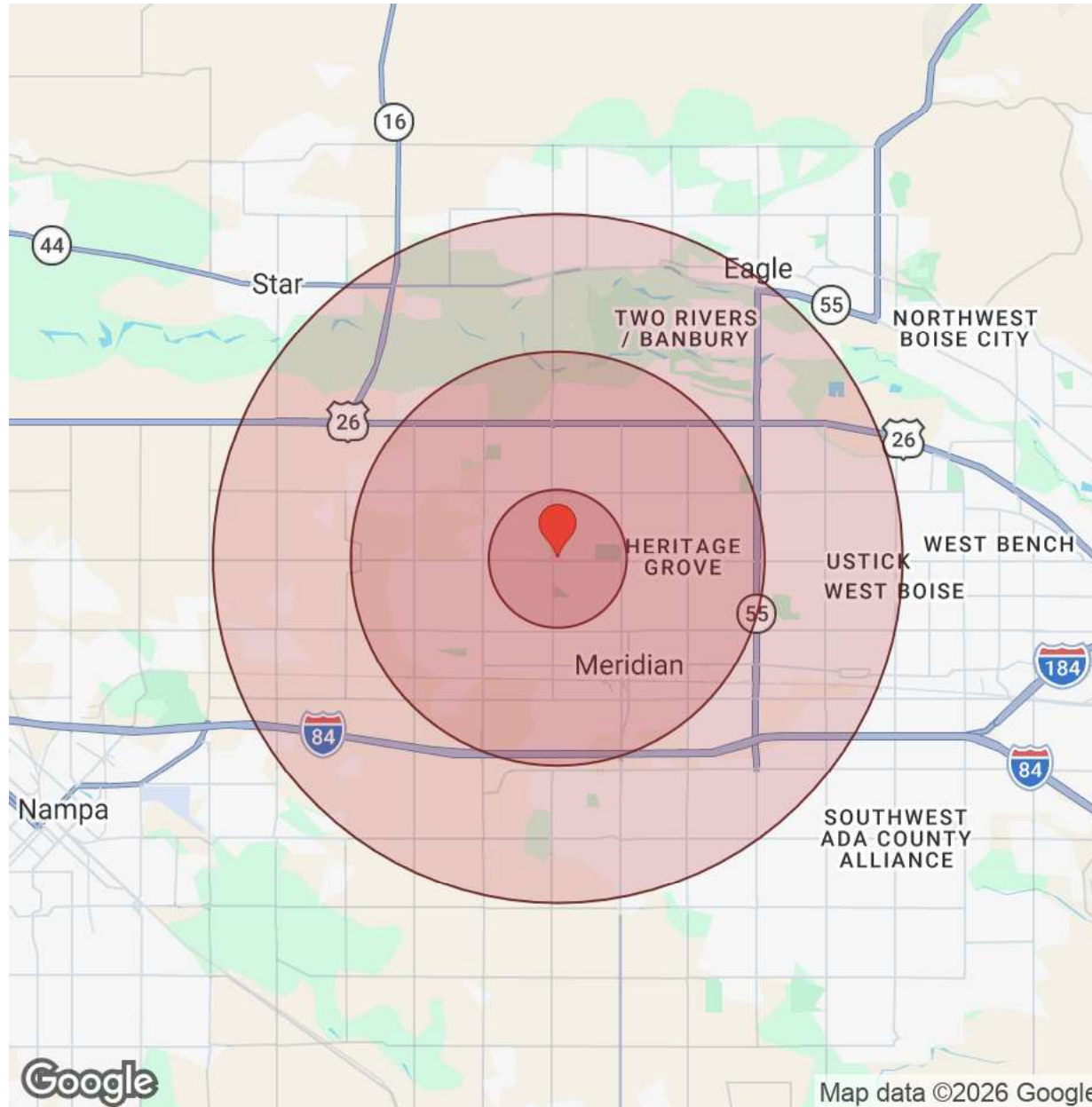
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# Demographics

1462 W Ustick Rd. 120



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	8,056	49,420	89,130
Female	8,416	50,748	91,348
Total Population	16,472	100,168	180,478

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	13,522	82,238	147,252
Black	137	1,052	2,364
Am In/AK Nat	33	200	361
Hawaiian	26	140	235
Hispanic	1,898	10,798	19,203
Asian	376	2,935	5,938
Multiracial	458	2,685	4,963
Other	25	110	180

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,040	40,617	74,388
Occupied	5,667	37,786	69,080
Owner Occupied	4,467	26,973	50,013
Renter Occupied	1,200	10,813	19,067
Vacant	373	2,831	5,307

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,346	19,157	33,304
Ages 15 - 24	2,075	12,909	22,937
Ages 25 - 54	6,975	41,315	72,489
Ages 55 - 64	1,618	10,329	20,050
Ages 65+	2,459	16,458	31,698

Income	1 Mile	3 Miles	5 Miles
Median	\$103,947	\$102,722	\$105,863
Under \$15k	218	1,357	2,360
\$15k - \$25k	214	1,209	2,198
\$25k - \$35k	152	1,363	2,420
\$35k - \$50k	342	2,622	4,679
\$50k - \$75k	969	6,152	10,688
\$75k - \$100k	829	5,603	10,178
\$100k - \$150k	1,265	9,620	15,986
\$150k - \$200k	838	3,875	8,686
Over \$200k	839	5,985	11,887



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# Location Maps

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