

AHLQUIST.

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OFFICE FOR SALE AND LEASE



OFFICE FOR SALE AND LEASE | RESIDENTIAL | RETAIL

WELCOME TO 4TH AND IDAHO

AVAILABLE SF: 3,000-80,000 SQ. FT.

OFFICE LEASE RATE: \$26.00 / SQ. FT.

RETAIL LEASE RATE: \$35.00 / SQ. FT.

TI ALLOWANCE: \$60.00 / SQ. FT.

SALES PRICE: \$340-\$370 / SQ. FT.

BUILDING SIZE: 161,405 SQ. FT.

PARKING: 392 STALLS

YEAR BUILT: FALL 2025

Located at the northeast corner of 4th Street and Idaho Street, the 4th & Idaho Project will feature one 13 story multi-tenant tower and one 11 story multi-tenant tower, offering class A office, retail, and residential spaces.

The 13 story tower will feature over 140,000 square feet of class A office space, premium retail suites, and will become the new central headquarters for ICCU, the state's largest credit union. The 11 story tower will also feature premium retail suites, and multi family home units. Each tower will share over 435 parking spaces and 125 bike parking spaces.

The founding members of AHLQUIST are known for their projects that have shaped downtown Boise in the past. 4th and Idaho will change the Boise skyline once again, and offer needed space and resources to the capital city of the fastest growing state in the nation.

4th & Idaho - The Site



EAGLE

POP: 33,000

(20 MIN DRIVE TIME)

HWY 20/26

HIGHWAY 20

HWY 20/26

HIGHWAY 20

TREASURE VALLEY
POP: ~ 811,000

MERIDIAN

POP: 140,000

(15 MIN DRIVE TIME)

BOISE

POP: 240,000

BOISE
FOOTHILLS

EAST
BOISE



KUNA

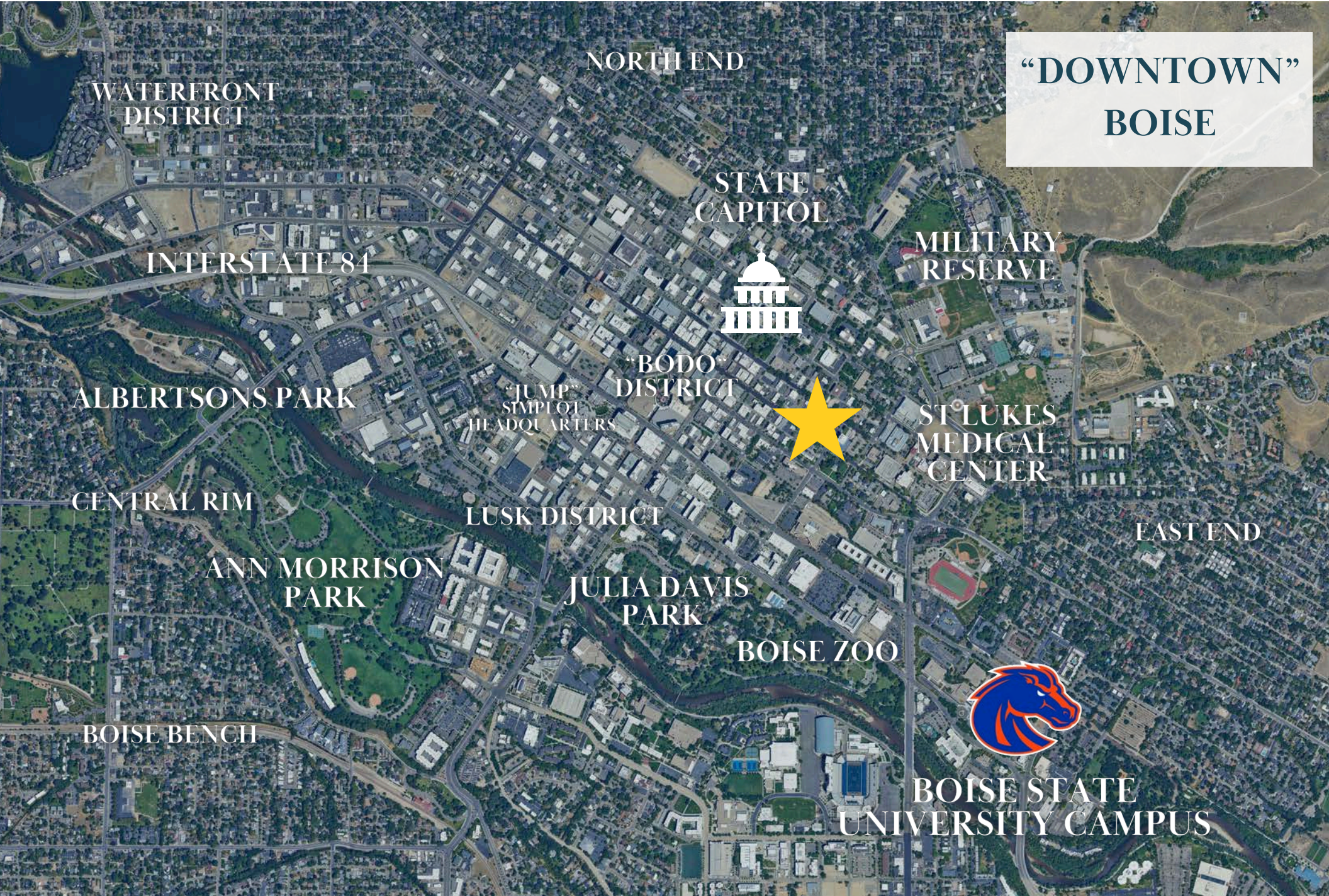
POP: 30,000

(25 MIN DRIVE TIME)

**BOISE
AIRPORT**

(15 MIN DRIVE TIME)

4th & Idaho - The Site



**"DOWNTOWN"
BOISE**



4th & Idaho - The Site



BANNOCK STREET
IDAHO STREET

5th STREET

4th STREET

3rd STREET

4th & Idaho

ST LUKES
MEDICAL CENTER

4th & Idaho - Site Plan



BANNOCK STREET

4th STREET

3rd STREET

IDAHO STREET

SUITE
6408 SF

ATM SERVICE
268 SF

SUITE
8972 SF

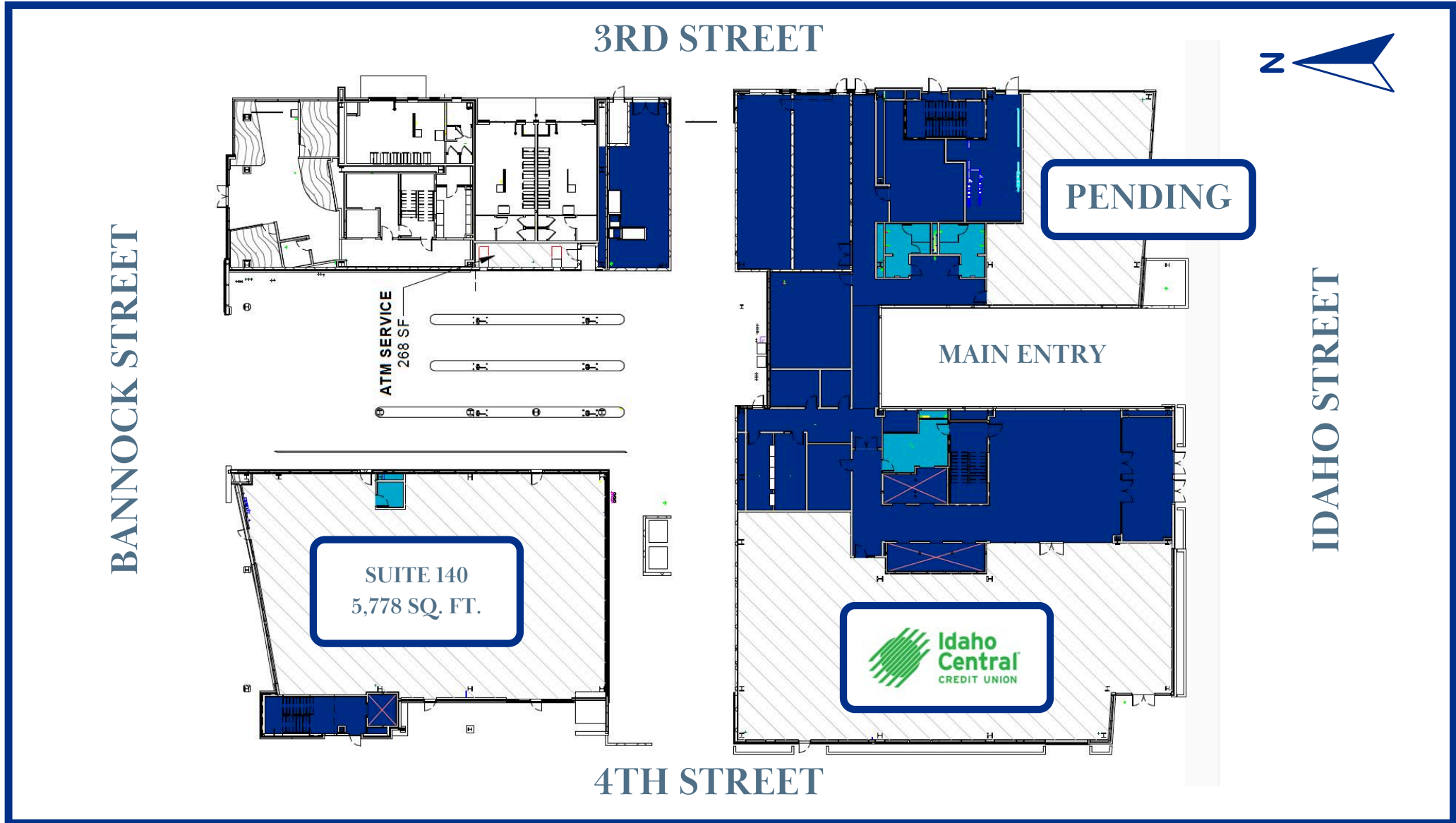
SUITE
2461 SF

4th & Idaho - Site Plan

BUILDING FLOORPLATES

Below are images of the building's floor plates showing availability.

FLOOR 1

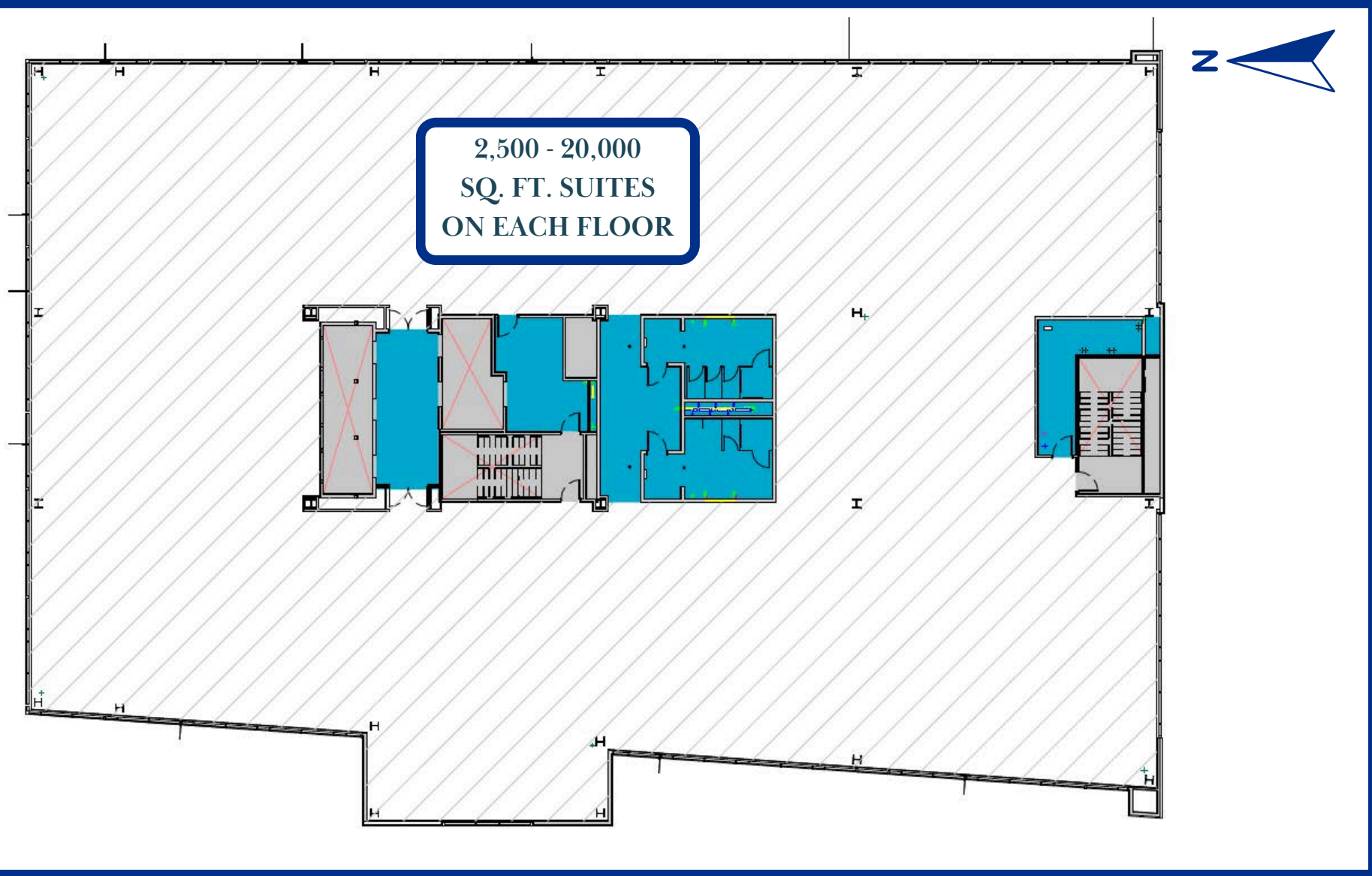


4th & Idaho - Site Plan

BUILDING FLOORPLATES

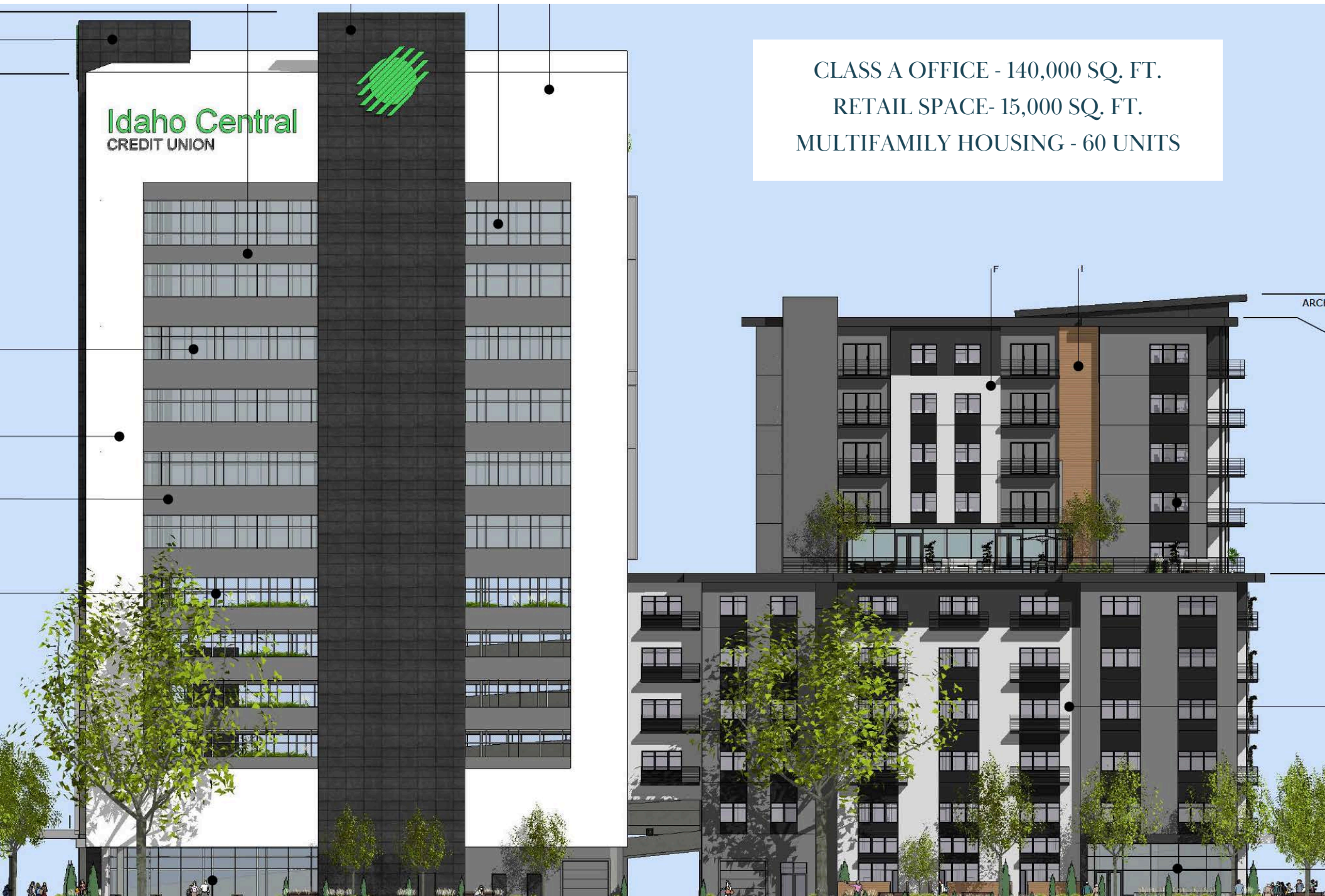
Below are images of the building's floor plates showing availability.

FLOORS 7 - 10



4th & Idaho - Site Plan

CLASS A OFFICE - 140,000 SQ. FT.
RETAIL SPACE- 15,000 SQ. FT.
MULTIFAMILY HOUSING - 60 UNITS



4th & Idaho - Site Plan



ARCH

1

6

Idaho Central CREDIT UNION

ICCU PLAZA

Idaho Central CREDIT UNION

4th & Idaho - Location



BODO
DT BOISE

BODO CINEMA
P.F. CHANG'S
KNITTING FACTORY

TRAEFEST
MUSIC FEST
TRADER JOE'S

CITYCENTER PLAZA

Idaho Central
ARENA

DOWNTOWN BOISE
LOOKING WEST

JUMP Simplot

INTERSTATE
84

Restaurant Row:
THE MATADOR
Eureka!
JUNIPER
TUPelo HONEY
FORK
DIABLO & SONS
THE BUCKY

STATE CAPITOL

MOD PIZZA

PANDA EXPRESS

CHIPOTLE

BRADLEY'S

Western Proper

BLUE BAGELS
BOISE · IDAHO

The Melting Pot
CONQUE RESTAURANT

THE LIVELY

DUTCH BROS
Coffee

FLYING M COFFEE

Guido's
PIZZA

4th & Idaho

IDAHO SUPREME
COURT BUILDING

Chicago Connection
THE BETTER PIZZA

4th & Idaho - Location



BOISE STATE FOOTBALL STADIUM



DONA LARSON PARK

ADA COUNTY COURTHOUSE

BOISE RIVER

JULIA DAVIS PARK

BOISE ZOO

BOISE DISCOVERY CENTER

BASQUE BLOCK

BOISE CITY HALL

4th & Idaho

4th & Idaho - Location



FORT BOISE
MILITARY RESERVE
COMMUNITY CENTER
VA HOSPITAL
VETERANS HOME
RECRUITMENT

BOISE
FOOTHILLS

 **St Luke's**
MEDICAL
CAMPUS

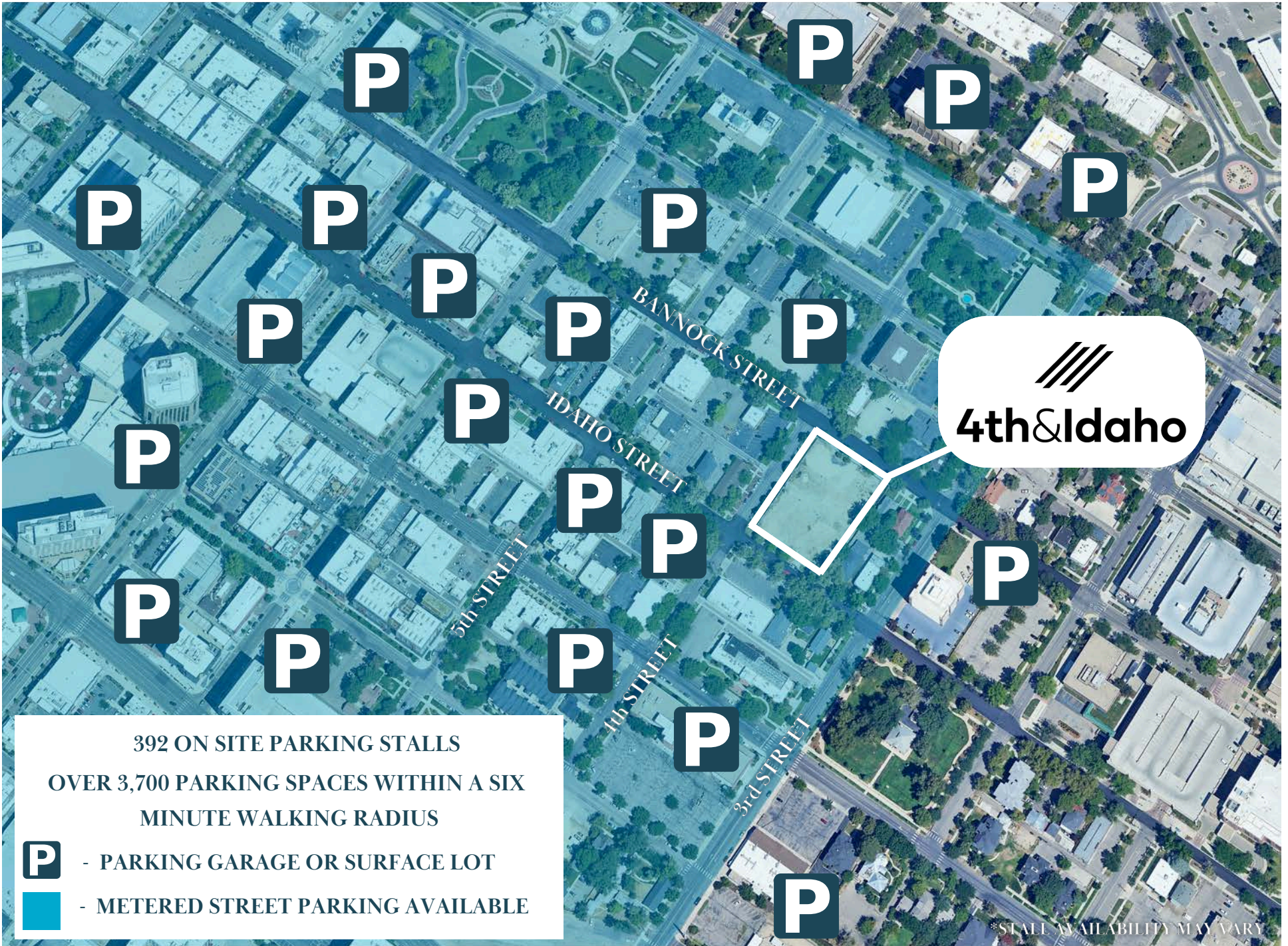
BOISE
"EAST END"


4th & Idaho

4th & Idaho - Location




4th & Idaho - Location




4th&Idaho

392 ON SITE PARKING STALLS
OVER 3,700 PARKING SPACES WITHIN A SIX
MINUTE WALKING RADIUS

P - PARKING GARAGE OR SURFACE LOT
 - METERED STREET PARKING AVAILABLE

*STALL AVAILABILITY MAY VARY

4th & Idaho - Site Comparison



THE VILLAGE
AT MERIDIAN

BOISE TOWNE
SQUARE

Population	60,465
5 Year Forecasted Population Increase	3.1%
Median HH Income	\$82,000
Average HH Income	\$116,000
Average Age	35
Average Total Travel Time To Work	14
Number of Households	30,000

Population	32,051
5 Year Forecasted Population Increase	5%
Median HH Income	\$95,000
Average HH Income	\$125,000
Average Age	37
Average Total Travel Time To Work	18
Average Home Value	16,000

Population	38,809
5 Year Forecasted Population Increase	-1.7%
Median HH Income	\$72,000
Average HH Income	\$89,000
Average Age	37
Average Total Travel Time To Work	18
Average Home Value	11,000

ALL STATS SHOWN BASED ON 5 MINUTE DRIVE TIME RADIUS

4th & Idaho - Location

EXAMPLE HOMES NEAR 4TH & IDAHO

These properties are all located within 5 miles of 4th & Idaho, and range in price between \$600,000 to \$1,500,000.



4th & Idaho - Demographics



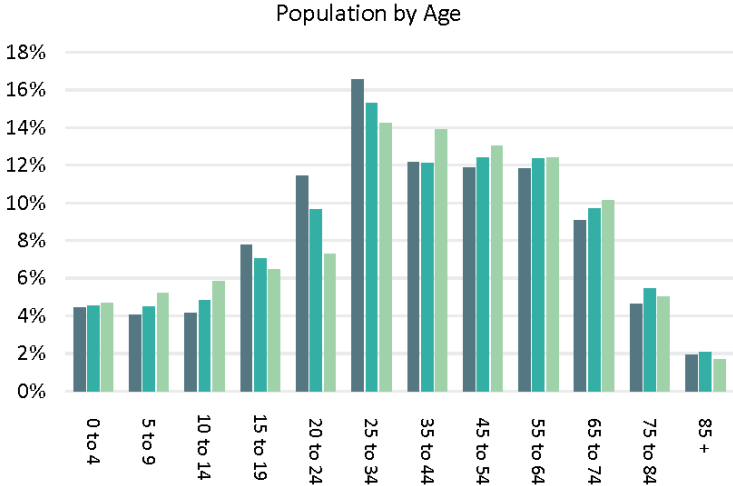
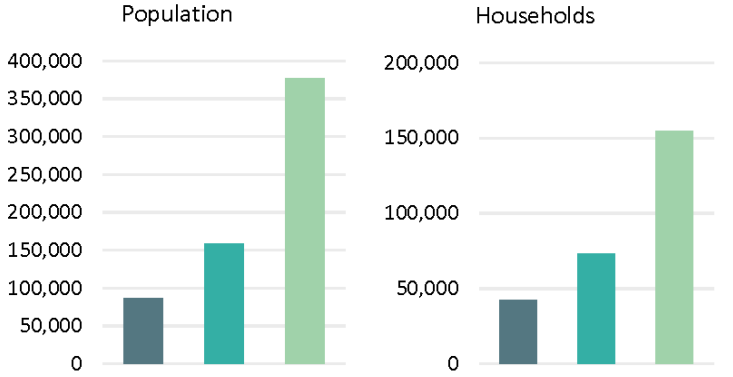
4TH AND IDAHO

280 N 4th St | Boise, ID 83702

Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Current						
2023 Population	87,164	---	159,267	---	376,644	---
2028 Projected Population	88,366	---	158,729	---	389,936	---
Pop Growth (%)	1.4%	---	-0.3%	---	3.5%	---
2023 Households	42,290	---	72,959	---	154,597	---
2028 Projected Households	44,111	---	74,380	---	162,438	---
HH Growth (%)	4.3%	---	1.9%	---	5.1%	---
Daytime Population						
Daytime Population	97,225	---	165,777	---	329,933	---
Average Business Travelers	2,149	---	3,322	---	5,509	---
Average Leisure Travelers	381	---	494	---	604	---
Average Migrant Workers	0	---	0	---	21	---
Group Quarters Pop	381	---	494	---	604	---
Pop in Family Households	55,263	---	109,676	---	295,134	---
Pop Non-Family Households	27,958	---	43,918	---	72,168	---
Total Population by Age						
Median Age (2023)	36.7		38.3		39.1	
Ages by Year						
0 to 4	3,863	4.4%	7,266	4.6%	17,627	4.7%
5 to 9	3,531	4.1%	7,122	4.5%	19,658	5.2%
10 to 14	3,628	4.2%	7,678	4.8%	22,084	5.9%
15 to 19	6,794	7.8%	11,247	7.1%	24,436	6.5%
20 to 24	9,954	11.4%	15,419	9.7%	27,502	7.3%
25 to 34	14,438	16.6%	24,400	15.3%	53,729	14.3%
35 to 44	10,600	12.2%	19,289	12.1%	52,443	13.9%
45 to 54	10,365	11.9%	19,730	12.4%	49,012	13.0%
55 to 64	10,317	11.8%	19,653	12.3%	46,683	12.4%
65 to 74	7,917	9.1%	15,470	9.7%	38,138	10.1%
75 to 84	4,061	4.7%	8,697	5.5%	18,918	5.0%
85 +	1,696	1.9%	3,296	2.1%	6,415	1.7%

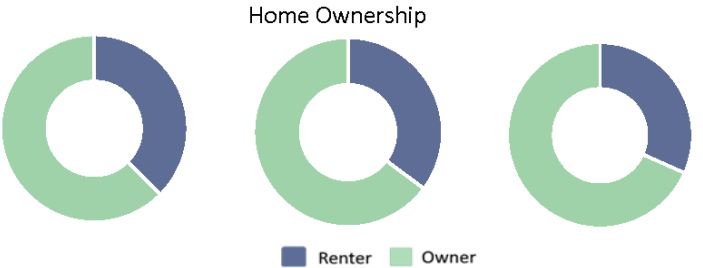
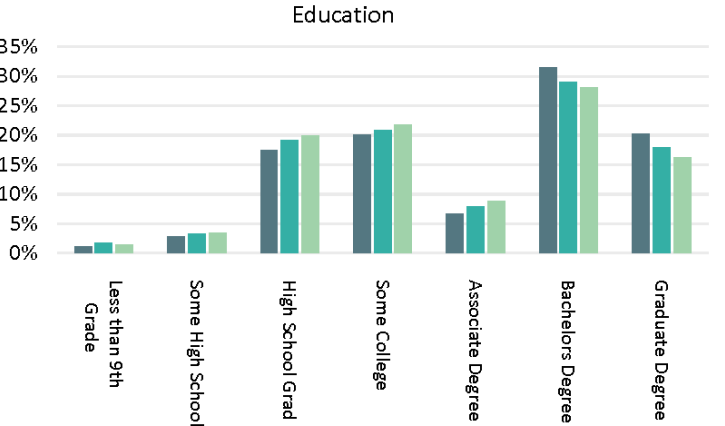
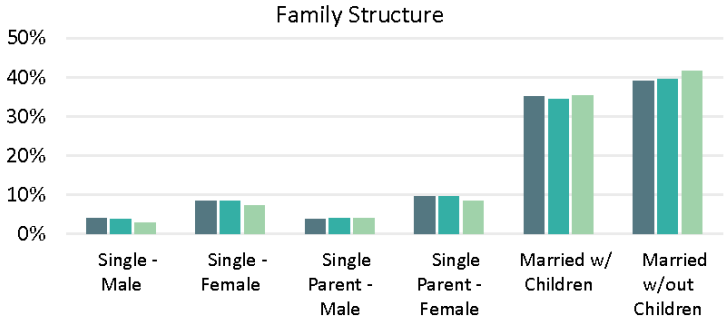


4th & Idaho - Demographics

Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Family Structure (2023)	19,353		37,345		96,236	
Single - Male	789	4.1%	1,405	3.8%	2,894	3.0%
Single - Female	1,628	8.4%	3,189	8.5%	7,129	7.4%
Single Parent - Male	733	3.8%	1,515	4.1%	3,828	4.0%
Single Parent - Female	1,847	9.5%	3,602	9.6%	8,209	8.5%
Married w/ Children	6,798	35.1%	12,869	34.5%	34,049	35.4%
Married w/out Children	7,557	39.0%	14,765	39.5%	40,126	41.7%
Education (2023)	59,394		110,536		265,338	
Less than 9th Grade	652	1.1%	2,026	1.8%	3,947	1.5%
Some High School	1,648	2.8%	3,690	3.3%	9,096	3.4%
High School Grad	10,347	17.4%	21,153	19.1%	52,911	19.9%
Some College	11,932	20.1%	23,056	20.9%	57,714	21.8%
Associate Degree	4,000	6.7%	8,730	7.9%	23,682	8.9%
Bachelors Degree	18,757	31.6%	32,090	29.0%	74,722	28.2%
Graduate Degree	12,058	20.3%	19,790	17.9%	43,265	16.3%
Home Ownership (2023)	59,842		101,289		208,492	
Housing Units Occupied	42,290	70.7%	72,959	72.0%	154,597	74.2%
Housing Units Vacant	1,706	2.9%	2,662	2.6%	4,941	2.4%
Occupied Units Renter	15,846	26.5%	25,669	25.3%	48,954	23.5%
Occupied Units Owner	26,444	44.2%	47,290	46.7%	105,643	50.7%
Unemployment Rate (2023)		3.0%		2.6%		2.1%
Employment, Pop 16+ (2023)	97,225		165,777		329,933	
Armed Services	171	0.2%	262	0.2%	905	0.3%
Civilian	55,059	56.6%	97,183	58.6%	218,574	66.2%
Employed	52,792	54.3%	93,623	56.5%	212,031	64.3%
Unemployed	2,267	2.3%	3,560	2.1%	6,543	2.0%
Not in Labor Force	20,087	20.7%	37,998	22.9%	93,040	28.2%
Businesses						
Establishments	5,991	---	9,901	---	18,404	---
Employees (FTEs)	66,162	---	105,555	---	176,340	---

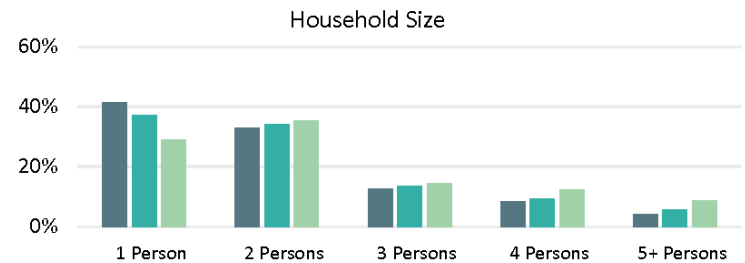
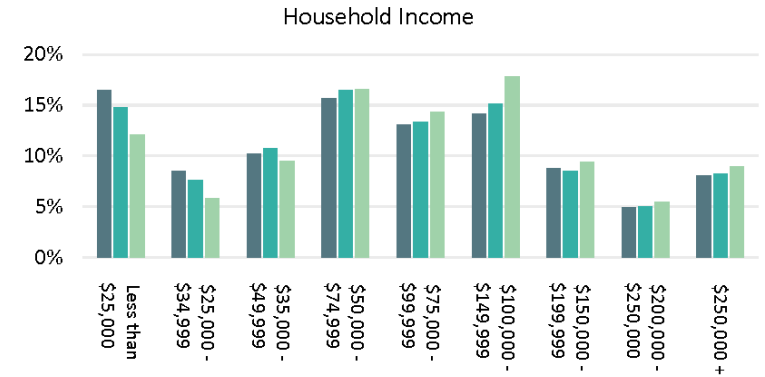
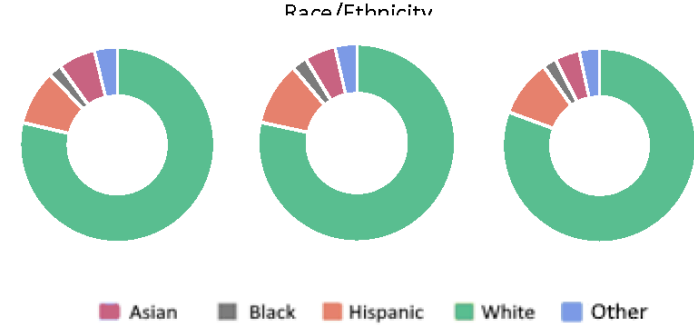


4th & Idaho - Demographics

Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Population by Race/Ethnicity (2023)						
White, Non-Hispanic	68,588	78.7%	124,843	78.4%	303,625	80.6%
Hispanic	7,986	9.2%	16,607	10.4%	36,107	9.6%
Black, Non-Hispanic	1,876	2.2%	3,985	2.5%	8,474	2.2%
Asian, Non-Hispanic	5,431	6.2%	8,176	5.1%	15,741	4.2%
Other	3,284	3.8%	5,656	3.6%	12,699	3.4%
Language at Home (2023)						
Spanish Linguistically Isolated	334	0.8%	716	1.0%	1,299	0.8%
Spanish Not Isolated	2,701	6.4%	4,989	6.8%	10,564	6.8%
Asian Linguistically Isolated	87	0.2%	198	0.3%	696	0.5%
Asian Not isolated	666	1.6%	998	1.4%	2,019	1.3%
Household Income (2023)						
Per Capita Income	\$57,372	---	\$53,573	---	\$50,814	---
Average HH Income	\$117,483	---	\$116,214	---	\$123,153	---
Median HH Income	\$82,913	---	\$84,272	---	\$93,213	---
Less than \$25,000	6,978	16.5%	10,774	14.8%	18,767	12.1%
\$25,000 - \$34,999	3,607	8.5%	5,592	7.7%	8,965	5.8%
\$35,000 - \$49,999	4,320	10.2%	7,827	10.7%	14,752	9.5%
\$50,000 - \$74,999	6,646	15.7%	12,054	16.5%	25,580	16.5%
\$75,000 - \$99,999	5,554	13.1%	9,730	13.3%	22,174	14.3%
\$100,000 - \$149,999	5,975	14.1%	11,058	15.2%	27,530	17.8%
\$150,000 - \$199,999	3,726	8.8%	6,217	8.5%	14,563	9.4%
\$200,000 - \$250,000	2,077	4.9%	3,675	5.0%	8,429	5.5%
\$250,000 +	3,409	8.1%	6,031	8.3%	13,837	9.0%
Avg Family Income	\$166,658		\$154,616		\$149,159	
Avg Non-Family Income	\$87,779		\$87,141		\$91,540	
Household Size (2023)						
1 Person	17,552	41.5%	27,190	37.3%	44,674	28.9%
2 Persons	13,962	33.0%	24,842	34.0%	54,814	35.5%
3 Persons	5,416	12.8%	9,953	13.6%	22,463	14.5%
4 Persons	3,543	8.4%	6,794	9.3%	18,949	12.3%
5+ Persons	1,815	4.3%	4,180	5.7%	13,697	8.9%



Contact Info



MARK CLEVERLEY - CHIEF LEASING OFFICER | 208.850.6113 | MARK@AHLQUISTDEV.COM

Mark is one of the founding members of AHLQUIST. As Chief Leasing Officer, Mark oversees all leasing and marketing operations, taking care to put an incredible level of care and attention into each project. Mark received his associate's degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 15 years of experience in the Treasure Valley real estate field, Mark has a depth of understanding of the market that enables him to help each tenant find a perfect fit for their unique situation.



HOLT HAGA - VP OF LEASING | 208.371.4658 | HOLT@AHLQUISTDEV.COM

Holt is one of the founding members of AHLQUIST. As VP of Leasing, Holt has delivered the successful completion of over 1.2 million square feet of commercial development. Holt specializes in office, industrial, and retail leasing within the company's portfolio. Holt graduated Summa Cum Laude with a degree in Finance from Westminster College in Salt Lake City and received his MBA from Boise State University. Holt's outstanding attention to detail and relentless work ethic ensure a seamless and enjoyable experience with each client he works with.



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