



For Lease

Lew Manglos, CCIM, SIOR
208 472 2841
lew.manglos@colliers.com

755 West Front Street, Suite 300
Boise, Idaho 83702
208 345 9000
colliers.com/idaho

Airport Center

3264 W. Elder Street | Boise, ID

Highlights:

- Great space for Micron service providers
- Completely renovated Class A office space. Exterior renovations complete and ready for interior build-out
- Excellent location near I-84, airport, and just minutes to Downtown Boise
- Fiber, DSL, and T1 available
- Nearby amenities include, hotels, restaurants and the Owyhee Park
- Convenient direct to suite access

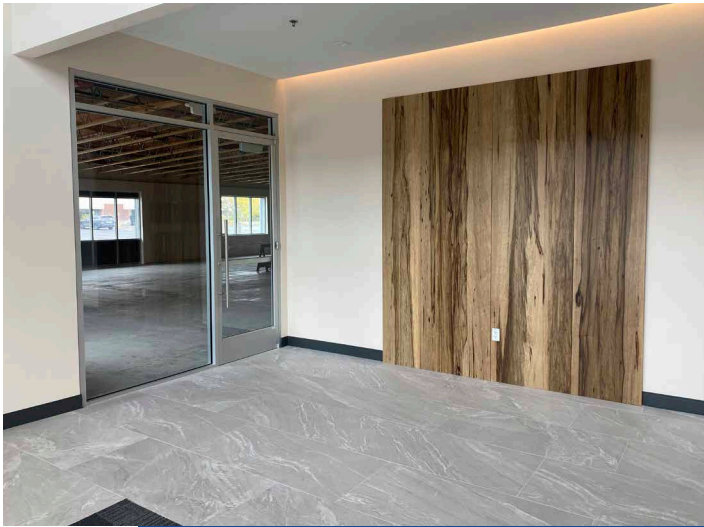
For Lease

Property Information

Property Type	Office
Space Available	2,000 - 8,618 SF
Building Size	14,344 SF
Lease Type	NNN
Estimated NNNs	\$6.00/SF

Demos

	1 Miles	3 Miles	5 Miles
Population	9,395	69,852	172,612
Households	4,111	31,143	72,833
Avg. Income	\$75,717	\$82,177	\$96,544



1 FRONT ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"

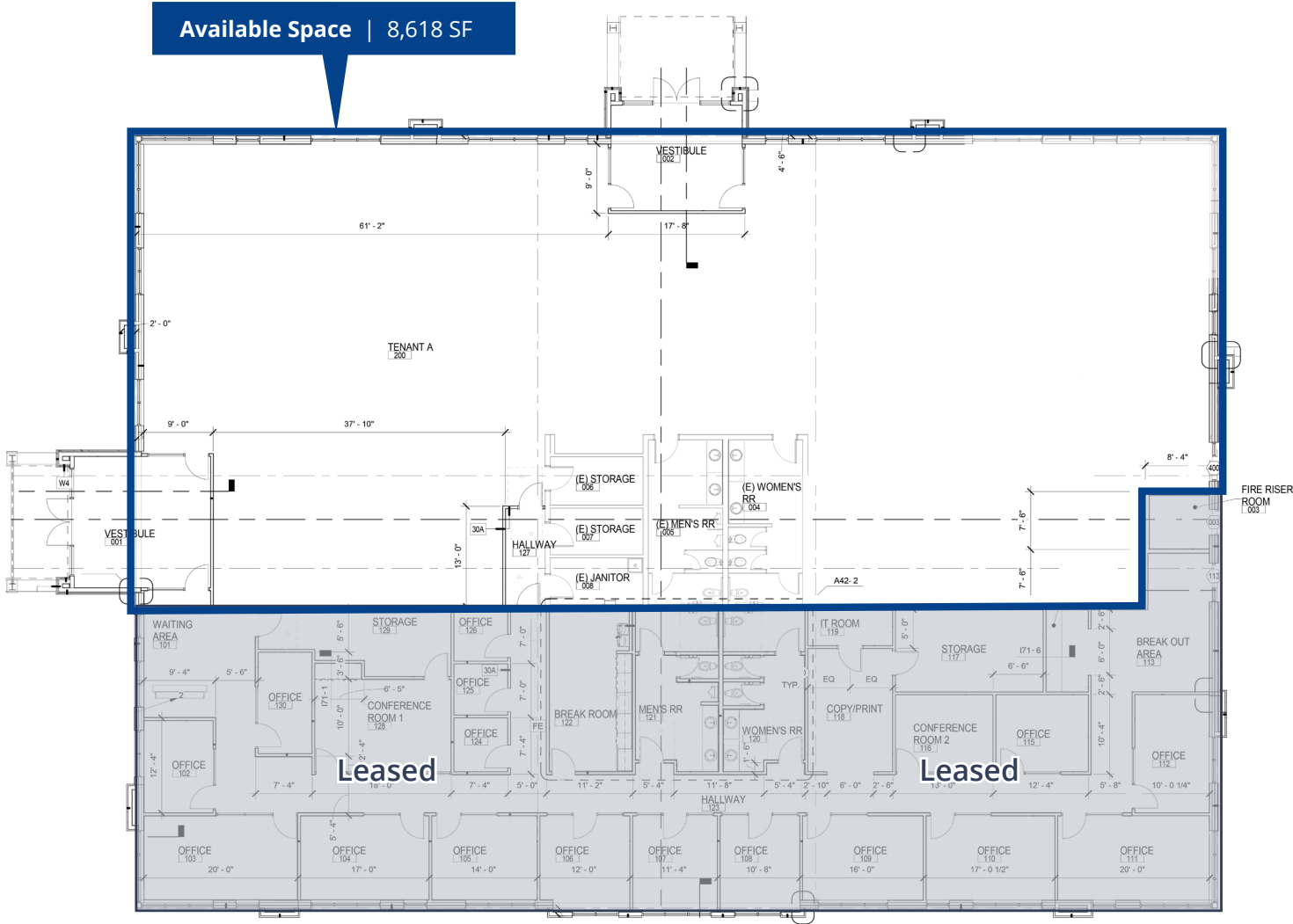


4 LEFT ELEVATION
1/8" = 1'-0"

Floor Plan

Space Available

Suite	Size	Rate
200	8,618 SF	\$21.50/SF NNN
*Divisible		



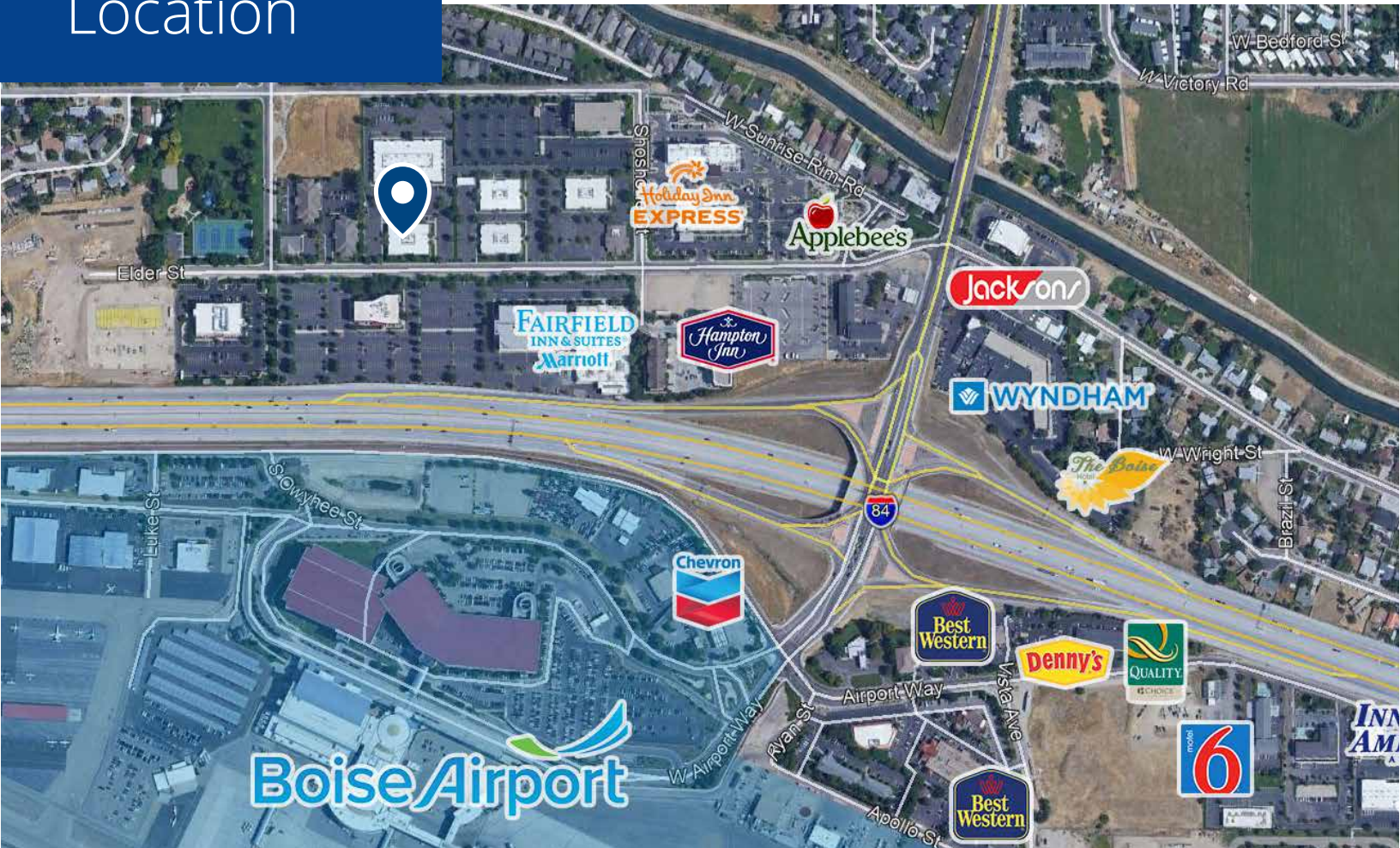
Location



Google Map



Street View



755 West Front Street, Suite 300
Boise, Idaho 83702
208 345 9000
colliers.com/idaho

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.