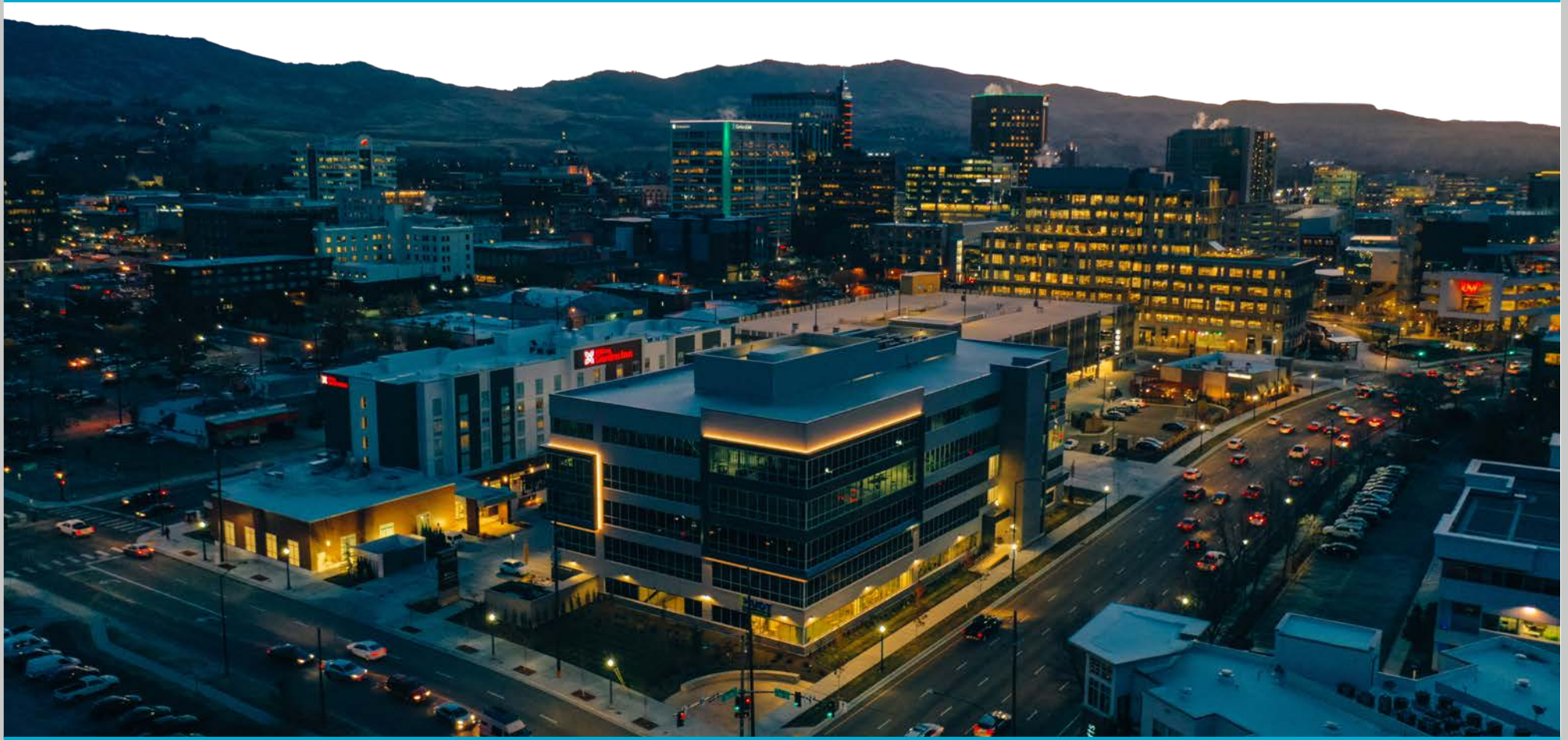


OFFICE SPACE FOR LEASE

1290 WEST MYRTLE STREET, BOISE, ID, 83702



BALL
VENTURES
AHLQUIST



PIONEER CROSSING OFFICE BUILDING 1

AVAILABLE SF: 4,350 SQ. FT.

BUILDING SIZE: 125,000 SQ. FT.

FULL SERVICE LEASE RATE: \$25.50 / SQ. FT.

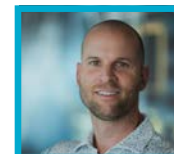
PARKING: 4/1,000 SQ. FT.

TI ALLOWANCE: \$55.00 / SQ. FT.

YEAR BUILT: 2019



MARK CLEVERLEY
208.850.6113
MARK@BVADEV.COM



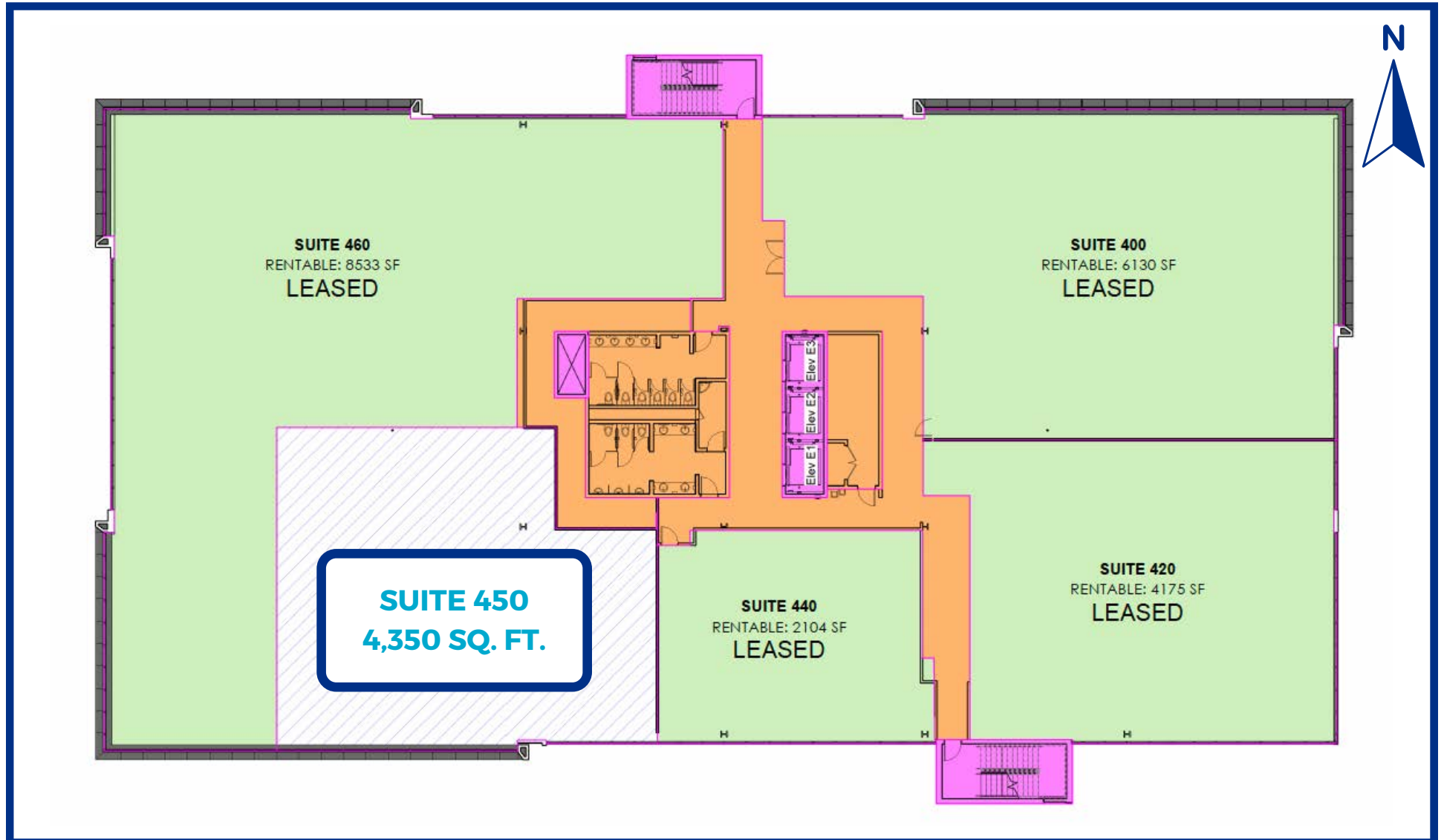
HOLT HAGA
208.371.4658
HOLT@BVADEV.COM

BUILDING DETAILS

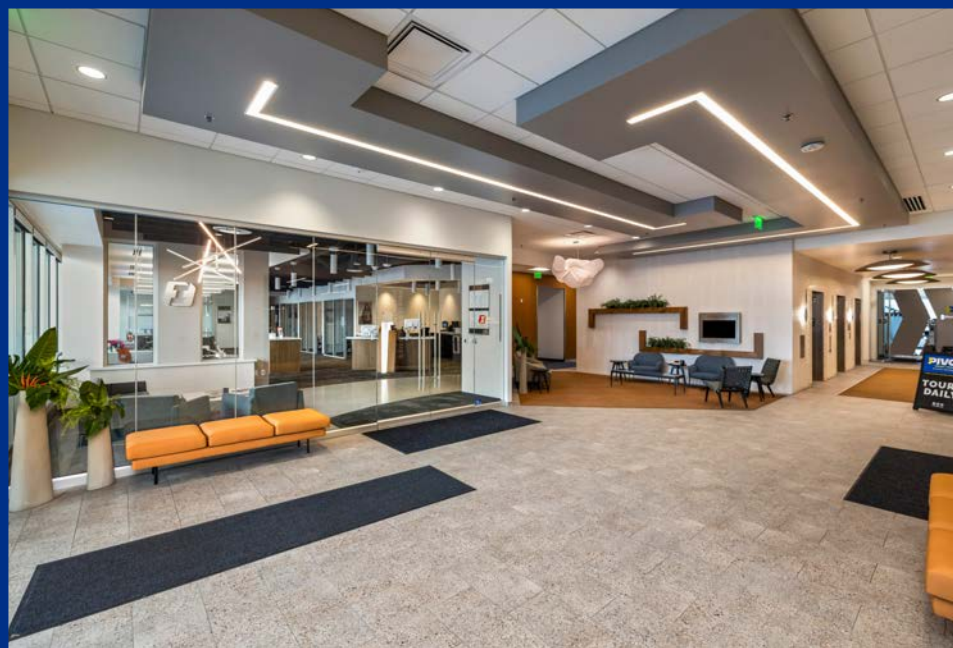
BUILDING FLOORPLATES

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

FLOOR 4



BUILDING DETAILS - INTERIORS



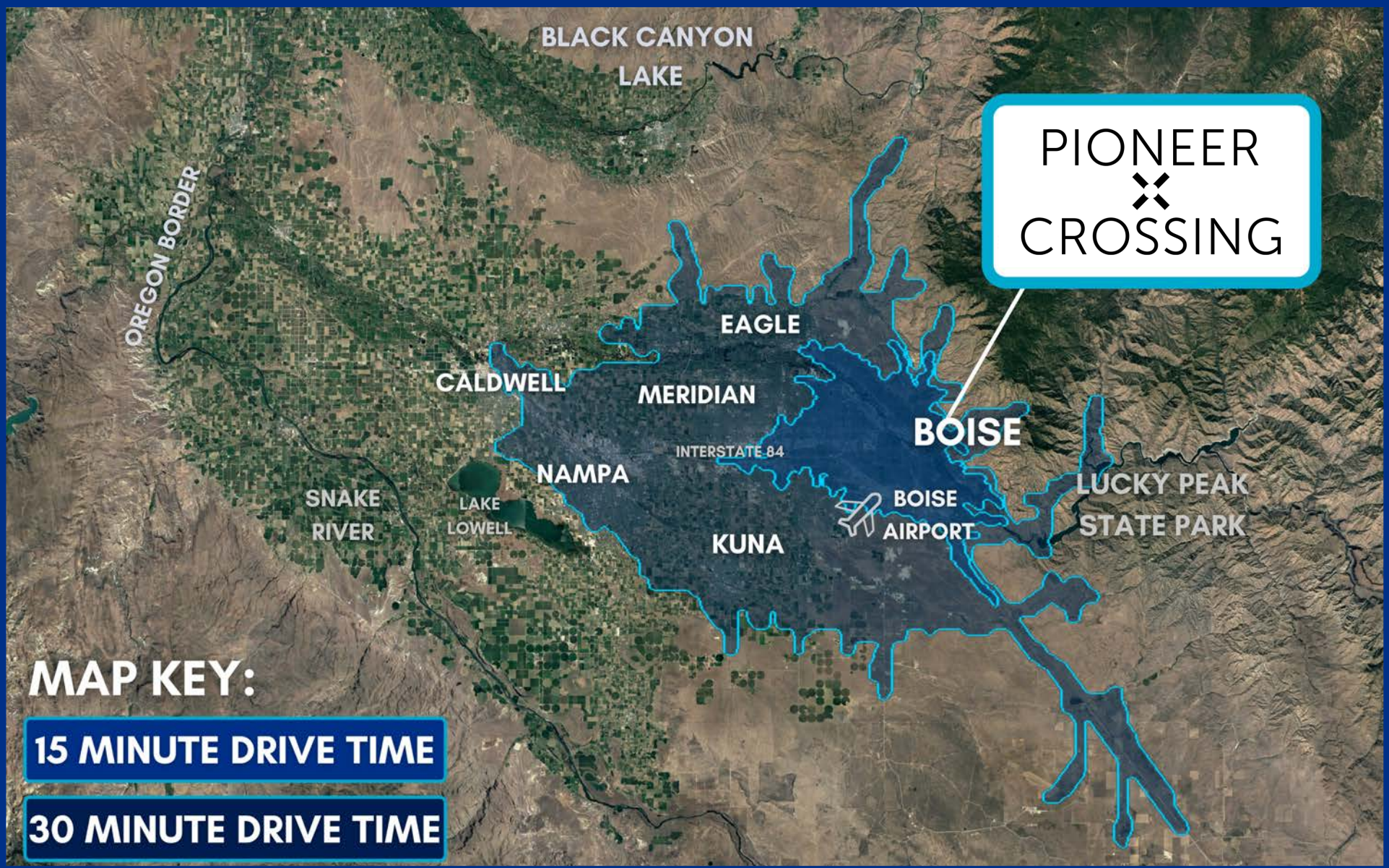
SITE HIGHLIGHTS

ABOUT PIONEER CROSSING

Located at the primary entry to downtown Boise via the I-84 connector, Pioneer Crossing is a 5 acre mixed-use project with high visibility, easy pedestrian access within the downtown core, and immediate access to all regions of Boise. The mixed-use development features a Hilton Garden Inn, 5-story Class A Office Building, Panera Bread, 826 stall parking garage, and a new Pivot by KA Gym Facility located on the first floor of the building. Prominent building signage available for office tenants.



SITE HIGHLIGHTS



SITE DEMOGRAPHICS

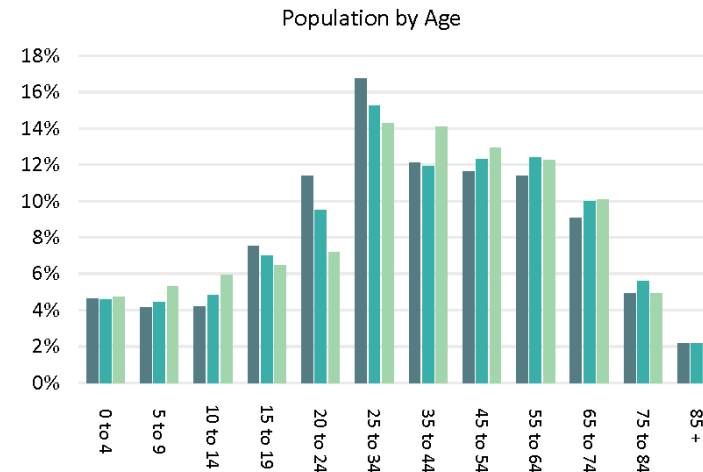
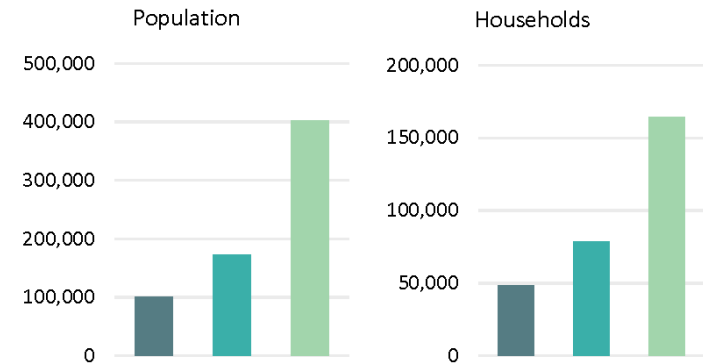
PIONEER CROSSING

1290 W Myrtle 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	101,533	---	172,977	---	401,914	---
2028 Projected Population	102,029	---	171,512	---	416,931	---
Pop Growth (%)	0.5%	---	-0.8%	---	3.7%	---
2023 Households	48,556	---	78,722	---	164,303	---
2028 Projected Households	50,115	---	79,859	---	172,903	---
HH Growth (%)	3.2%	---	1.4%	---	5.2%	---
Daytime Population	113,396	---	180,023	---	345,853	---
Average Business Travelers	2,340	---	3,534	---	5,696	---
Average Leisure Travelers	395	---	510	---	605	---
Average Migrant Workers	0	---	0	---	22	---
Group Quarters Pop	395	---	510	---	605	---
Pop in Family Households	64,297	---	120,016	---	317,341	---
Pop Non-Family Households	32,145	---	47,001	---	74,774	---
Total Population by Age						
Median Age (2023)	36.5		38.5		39.0	
Ages by Year						
0 to 4	4,706	4.6%	7,901	4.6%	19,006	4.7%
5 to 9	4,224	4.2%	7,720	4.5%	21,422	5.3%
10 to 14	4,264	4.2%	8,348	4.8%	23,902	5.9%
15 to 19	7,642	7.5%	12,095	7.0%	25,942	6.5%
20 to 24	11,573	11.4%	16,440	9.5%	28,834	7.2%
25 to 34	17,025	16.8%	26,425	15.3%	57,361	14.3%
35 to 44	12,286	12.1%	20,621	11.9%	56,732	14.1%
45 to 54	11,798	11.6%	21,260	12.3%	52,093	13.0%
55 to 64	11,569	11.4%	21,451	12.4%	49,365	12.3%
65 to 74	9,234	9.1%	17,291	10.0%	40,536	10.1%
75 to 84	4,996	4.9%	9,698	5.6%	19,905	5.0%
85 +	2,217	2.2%	3,727	2.2%	6,816	1.7%

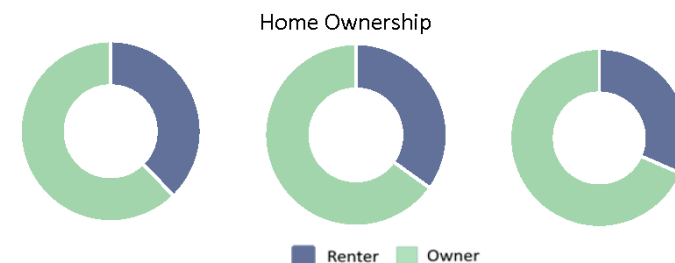
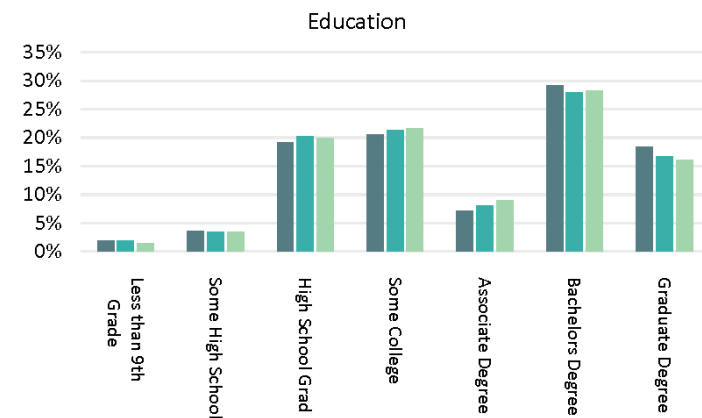
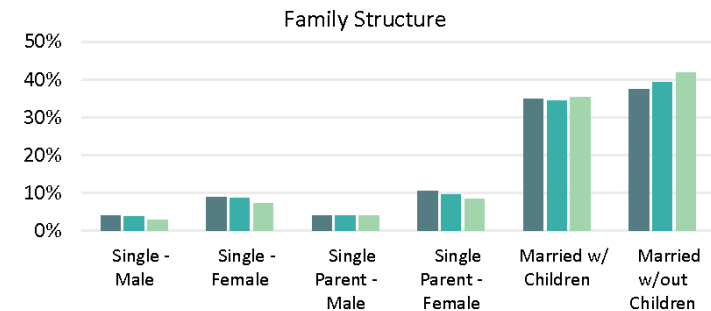


SITE DEMOGRAPHICS

Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Family Structure (2023)	22,292		40,789		103,580	
Single - Male	923	4.1%	1,557	3.8%	3,046	2.9%
Single - Female	1,973	8.9%	3,569	8.7%	7,599	7.3%
Single Parent - Male	925	4.1%	1,661	4.1%	4,124	4.0%
Single Parent - Female	2,352	10.6%	3,928	9.6%	8,851	8.5%
Married w/ Children	7,771	34.9%	14,071	34.5%	36,695	35.4%
Married w/out Children	8,348	37.5%	16,002	39.2%	43,265	41.8%
Education (2023)	69,124		120,474		282,808	
Less than 9th Grade	1,330	1.9%	2,259	1.9%	4,322	1.5%
Some High School	2,466	3.6%	4,264	3.5%	9,820	3.5%
High School Grad	13,264	19.2%	24,432	20.3%	56,515	20.0%
Some College	14,187	20.5%	25,773	21.4%	61,231	21.7%
Associate Degree	4,979	7.2%	9,758	8.1%	25,426	9.0%
Bachelors Degree	20,217	29.2%	33,753	28.0%	79,904	28.3%
Graduate Degree	12,681	18.3%	20,235	16.8%	45,590	16.1%
Home Ownership (2023)	68,795		109,011		221,421	
Housing Units Occupied	48,556	70.6%	78,722	72.2%	164,303	74.2%
Housing Units Vacant	1,944	2.8%	2,814	2.6%	5,281	2.4%
Occupied Units Renter	18,296	26.6%	27,476	25.2%	51,837	23.4%
Occupied Units Owner	30,260	44.0%	51,246	47.0%	112,466	50.8%
Unemployment Rate (2023)	2.9%		2.6%		2.1%	
Employment, Pop 16+ (2023)	113,396		180,023		345,853	
Armed Services	169	0.1%	285	0.2%	937	0.3%
Civilian	63,107	55.7%	104,796	58.2%	232,525	67.2%
Employed	60,561	53.4%	100,904	56.1%	225,654	65.2%
Unemployed	2,546	2.2%	3,892	2.2%	6,871	2.0%
Not in Labor Force	24,088	21.2%	42,020	23.3%	98,998	28.6%
Businesses						
Establishments	6,949	---	10,797	---	19,146	---
Employees (FTEs)	76,220	---	113,856	---	181,219	---



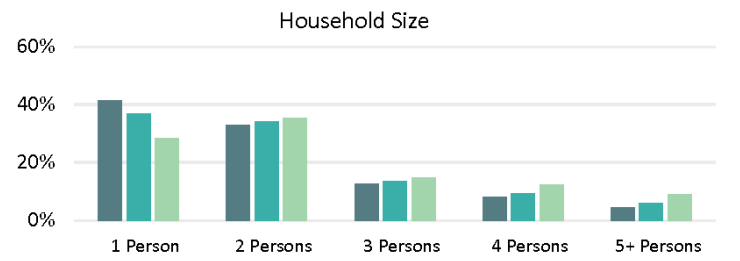
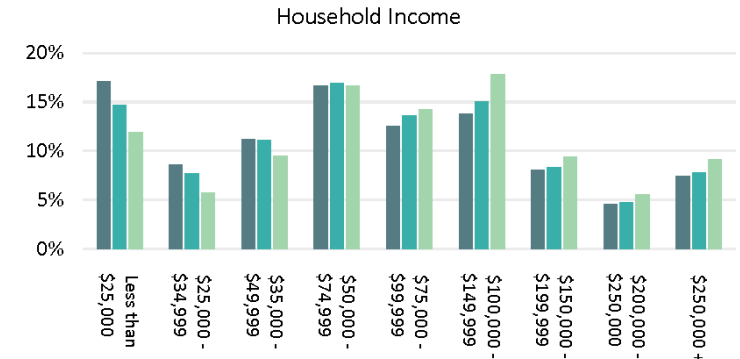
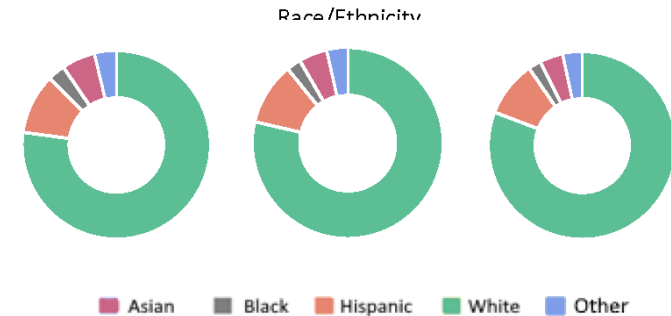
SITE DEMOGRAPHICS



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	78,320	77.1%	135,925	78.6%	324,634	80.8%
Hispanic	10,473	10.3%	18,320	10.6%	38,716	9.6%
Black, Non-Hispanic	3,074	3.0%	4,225	2.4%	8,783	2.2%
Asian, Non-Hispanic	5,869	5.8%	8,379	4.8%	16,327	4.1%
Other	3,797	3.7%	6,129	3.5%	13,453	3.3%
Language at Home (2023)						
Spanish Linguistically Isolated	545	1.1%	869	1.1%	1,329	0.8%
Spanish Not Isolated	3,329	6.9%	5,311	6.7%	11,401	6.9%
Asian Linguistically Isolated	99	0.2%	211	0.3%	727	0.4%
Asian Not isolated	690	1.4%	1,024	1.3%	2,111	1.3%
Household Income (2023)						
Per Capita Income	\$52,518	---	\$52,007	---	\$51,166	---
Average HH Income	\$108,847	---	\$113,562	---	\$124,526	---
Median HH Income	\$78,721	---	\$81,914	---	\$94,568	---
Less than \$25,000	8,316	17.1%	11,601	14.7%	19,586	11.9%
\$25,000 - \$34,999	4,164	8.6%	6,043	7.7%	9,367	5.7%
\$35,000 - \$49,999	5,454	11.2%	8,779	11.2%	15,593	9.5%
\$50,000 - \$74,999	8,099	16.7%	13,330	16.9%	27,411	16.7%
\$75,000 - \$99,999	6,088	12.5%	10,720	13.6%	23,409	14.2%
\$100,000 - \$149,999	6,685	13.8%	11,847	15.0%	29,318	17.8%
\$150,000 - \$199,999	3,906	8.0%	6,535	8.3%	15,525	9.4%
\$200,000 - \$250,000	2,211	4.6%	3,735	4.7%	9,121	5.6%
\$250,000 +	3,632	7.5%	6,132	7.8%	14,973	9.1%
Avg Family Income	\$153,697		\$148,622		\$149,476	
Avg Non-Family Income	\$80,117		\$86,870		\$99,568	
Household Size (2023)						
1 Person	20,108	41.4%	28,999	36.8%	46,462	28.3%
2 Persons	16,056	33.1%	27,006	34.3%	58,273	35.5%
3 Persons	6,218	12.8%	10,791	13.7%	24,112	14.7%
4 Persons	3,934	8.1%	7,311	9.3%	20,456	12.5%
5+ Persons	2,240	4.6%	4,615	5.9%	14,999	9.1%



ABOUT BVA



Ball Ventures Ahlquist (BVA) is Idaho's premier commercial real estate development company. BVA has delivered over 2 million square feet of class A office, medical office, retail, and industrial space since 2018, and has plans to deliver over 3 million more square feet in the next 5-10 years.

At BVA we strive to **INSPIRE EXCELLENCE** in everything we do. From leasing, and architecture, to construction, and property management; BVA's dedicated teams are the best in class. We provide unparalleled service to help you or your client find the perfect building, tailored to their needs. BVA projects specialize in office, retail, flex, medical, and industrial spaces located at some of the most strategic and visible locations in the valley.

Focusing on ground up development, asset stabilization, property management, and acquisition, BVA works every day to deliver excellence and value to tenants, investors, and partners through projects that inspire.



CONTACT INFORMATION



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

Mark is one of the founding members of BVA. 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@BVADEV.COM

Holt is one of the founding members of BVA. 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.