



COMMERCIAL

# 3113 W OVERLAND ROAD

OFFICE FOR LEASE / BOISE, ID 83705



## CONTACT

### KEKAULA KANIHO

208.947.0853

kekaula@tokcommercial.com

### SAM MCCASKILL, CCIM

208.947.0804

sam@tokcommercial.com

## HIGHLIGHTS

Turn-key office or retail building with complete interior and exterior remodel and quality modern finishes.

Excellent visibility from high traffic Overland Rd. Easy access to Downtown, Boise State University, I-84, and Boise Airport.

Ample on-site parking at rear of building.

Two story layout ideal for a wide range of office and retail uses.



**LEASE RATE:** \$3,500 SF/mo.

**LEASE TYPE:** NNN

**BUILDING SIZE:** 2,108 SF

**LOT SIZE:** 0.43 Acres

**ZONING:** MX-2 (Mixed Use 2)

**AVAILABLE:** Immediately

## DETAILS



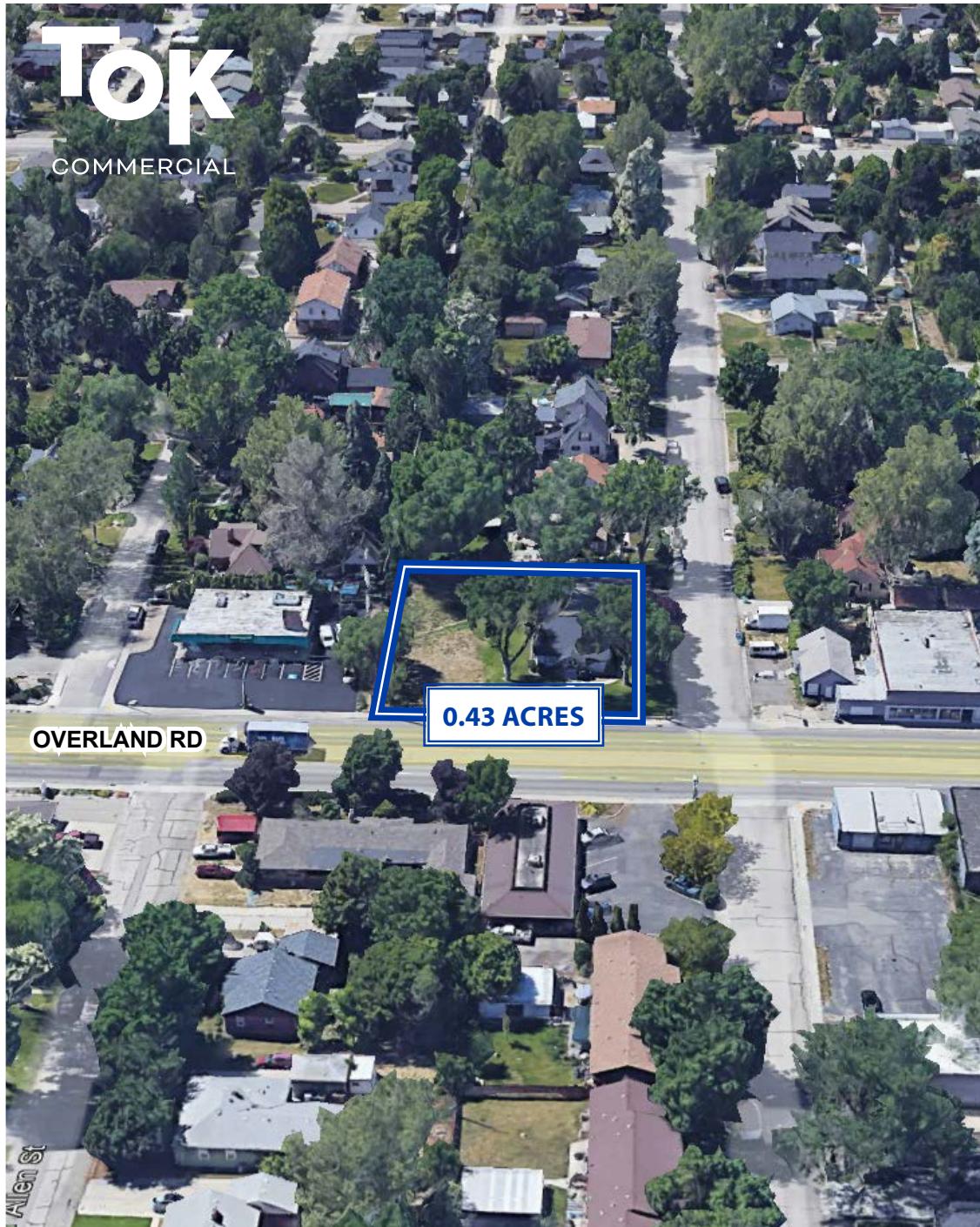
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UPDATED: 6.2.2025

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# PROPERTY ZONING

## MX-2 MIXED USE ZONING

The MX-2 district is intended to provide opportunities for a mix of office, commercial, institutional, and residential at a scale designed to serve community needs broader than those of nearby neighbors.

For additional zoning information, click the links below.

[MX-2 ZONING INFO »](#)

[NEW ZONING ALLOWED USE TABLE »](#)



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