

LEASE

391 N ANCESTOR PL

Boise, ID 83704



PROPERTY DESCRIPTION

Suite 150 offers a single-story floor plan tailored for efficiency, adaptability, and expansion. This large suite features 2 generous open work areas, 22 private offices, restrooms, a welcoming lobby, and a dedicated entrance. Enjoy the convenience of fiber internet connectivity and access to over 85 on-site parking spaces, making it an ideal space for your growing business needs.

PROPERTY HIGHLIGHTS

- 2 Large Open work spaces (Approx. 6,600 sq ft and bullpen 2,000 sq ft)
- Roll up door for delivery access
- 22 offices
- Large Conference room (w/ 2 potential smaller conference or large offices)
- Large Break Room
- Built in work space/copy area

OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (NNN)
Number of Units:	2
Available SF:	17,385 SF
Lot Size:	45,508 SF
Building Size:	25,092 SF
Estimated NNN:	\$3.22 SF/yr

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	136	627	4,413
Total Population	364	1,649	11,452
Average HH Income	\$77,878	\$81,617	\$81,151

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Large Open Space #1



Open Space #2-bullpen

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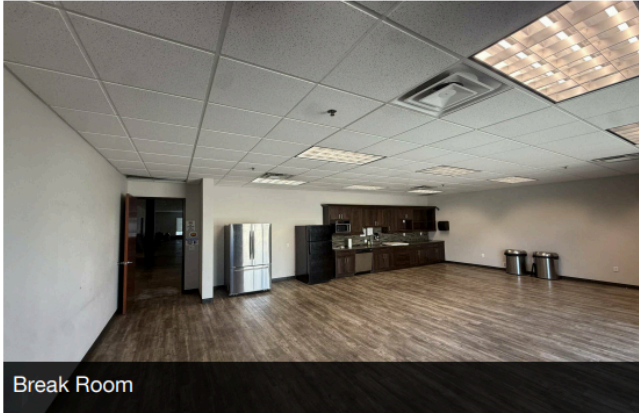
**COLDWELL BANKER
COMMERCIAL**
TOMLINSON

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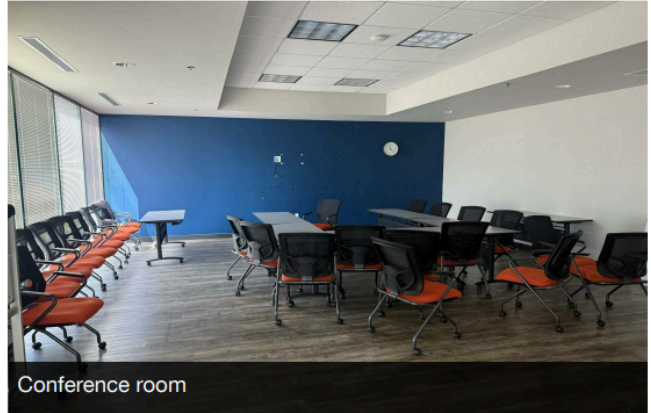
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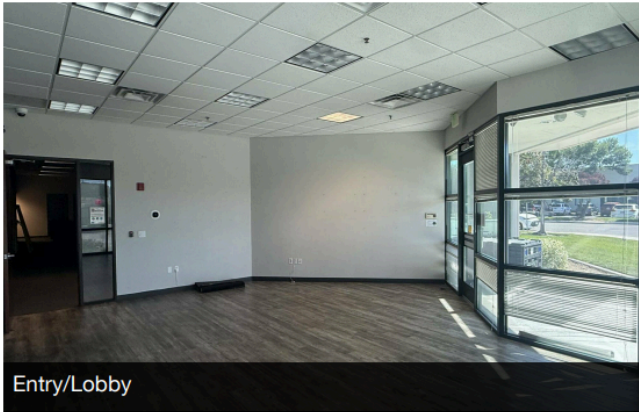
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Break Room



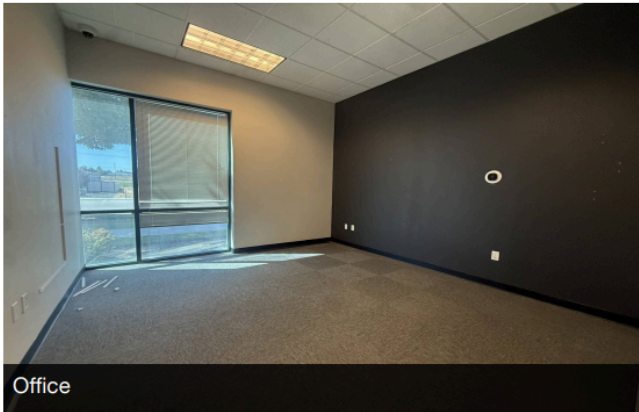
Conference room



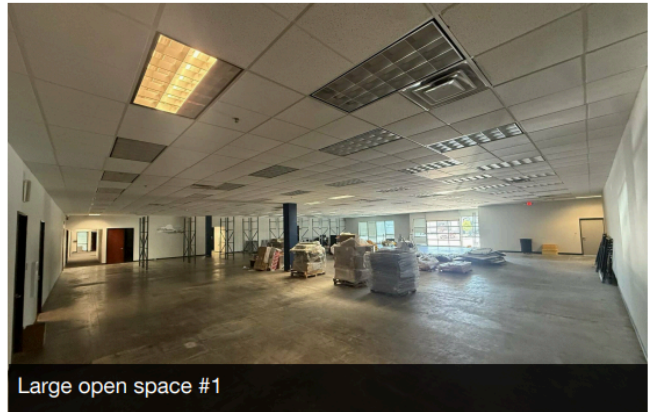
Entry/Lobby



Office



Office



Large open space #1

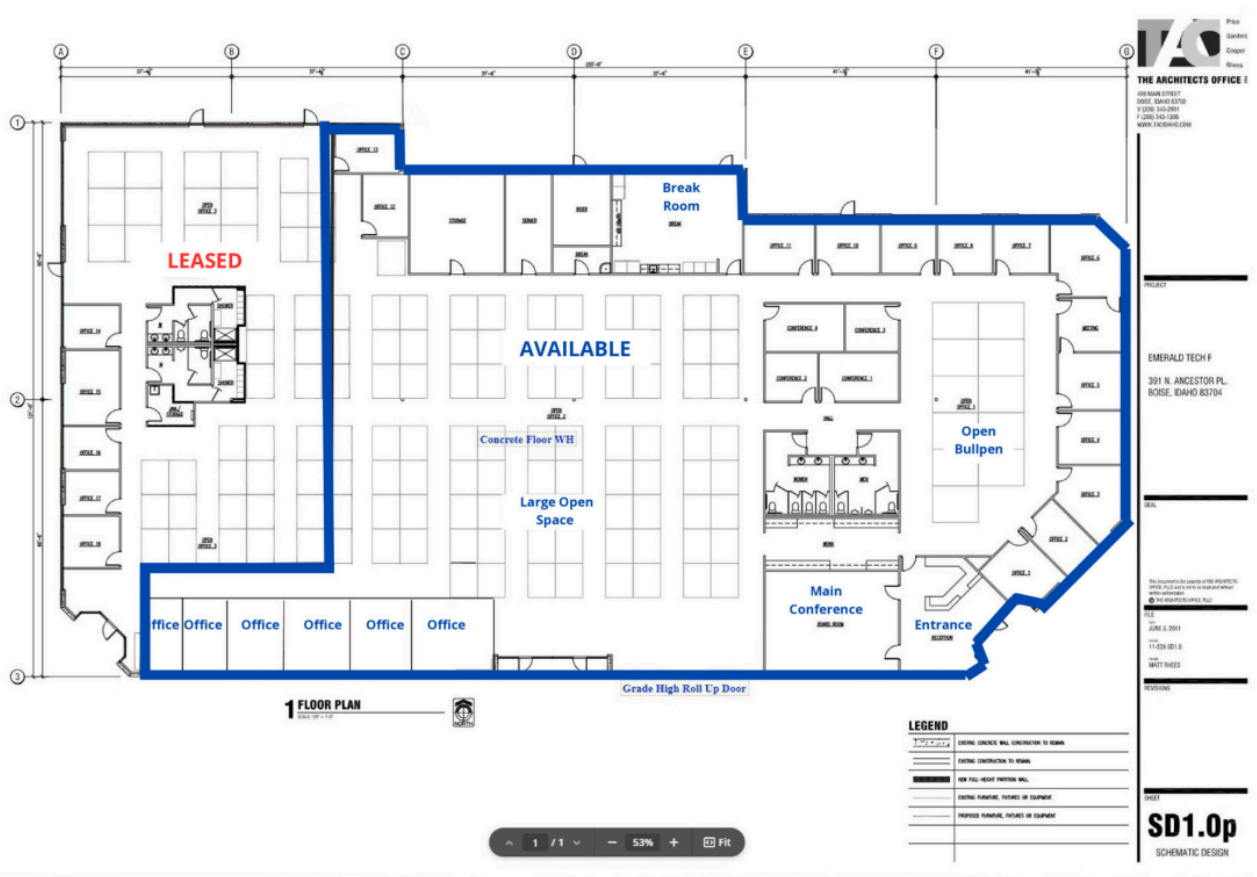
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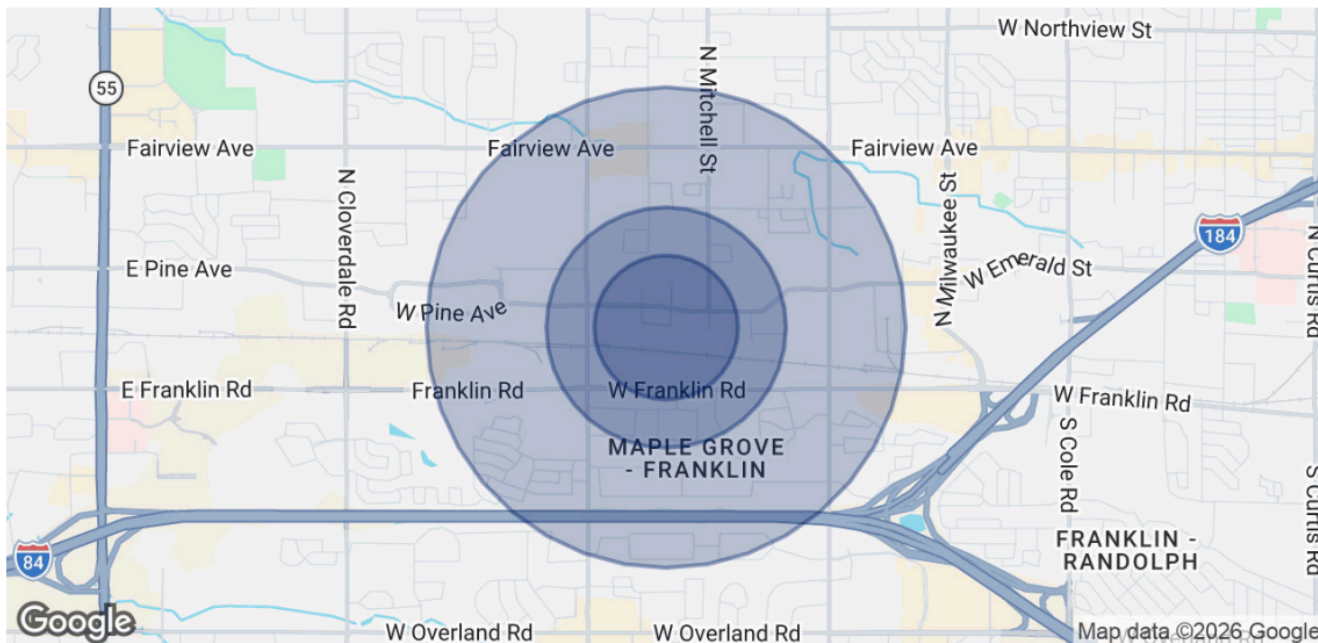
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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	364	1,649	11,452
Average Age	39	40	39
Average Age (Male)	37	38	37
Average Age (Female)	41	42	40
HOUSEHOLDS & INCOME			
Total Households	136	627	4,413
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$77,878	\$81,617	\$81,151
Average House Value	\$433,472	\$441,175	\$388,407

Demographics data derived from AlphaMap

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