

FOR LEASE RETAIL PROPERTY

# FEDERAL WAY PLAZA

3275 Federal Way, Boise, ID 83705



**AVAILABLE NOW**



## OFFERING SUMMARY

Available SF: 7,971 SF

Lease Rate: \$22.00 SF/yr (NNN)

Building Size: 16,000 SF

Market: SE Boise

## PROPERTY OVERVIEW

Take advantage of exceptional frontage and visibility on one of Boise's most traveled corridors. Formerly occupied by Joann Fabrics, this ±8,000 SF space offers a rare combination of retail presence, flexible layout, and functional access — ideal for users seeking exposure and operational capability.

Located along the Federal Way corridor, just minutes from downtown Boise and I-84, the property enjoys consistent daily traffic, ample on-site parking, and convenient access from both directions.



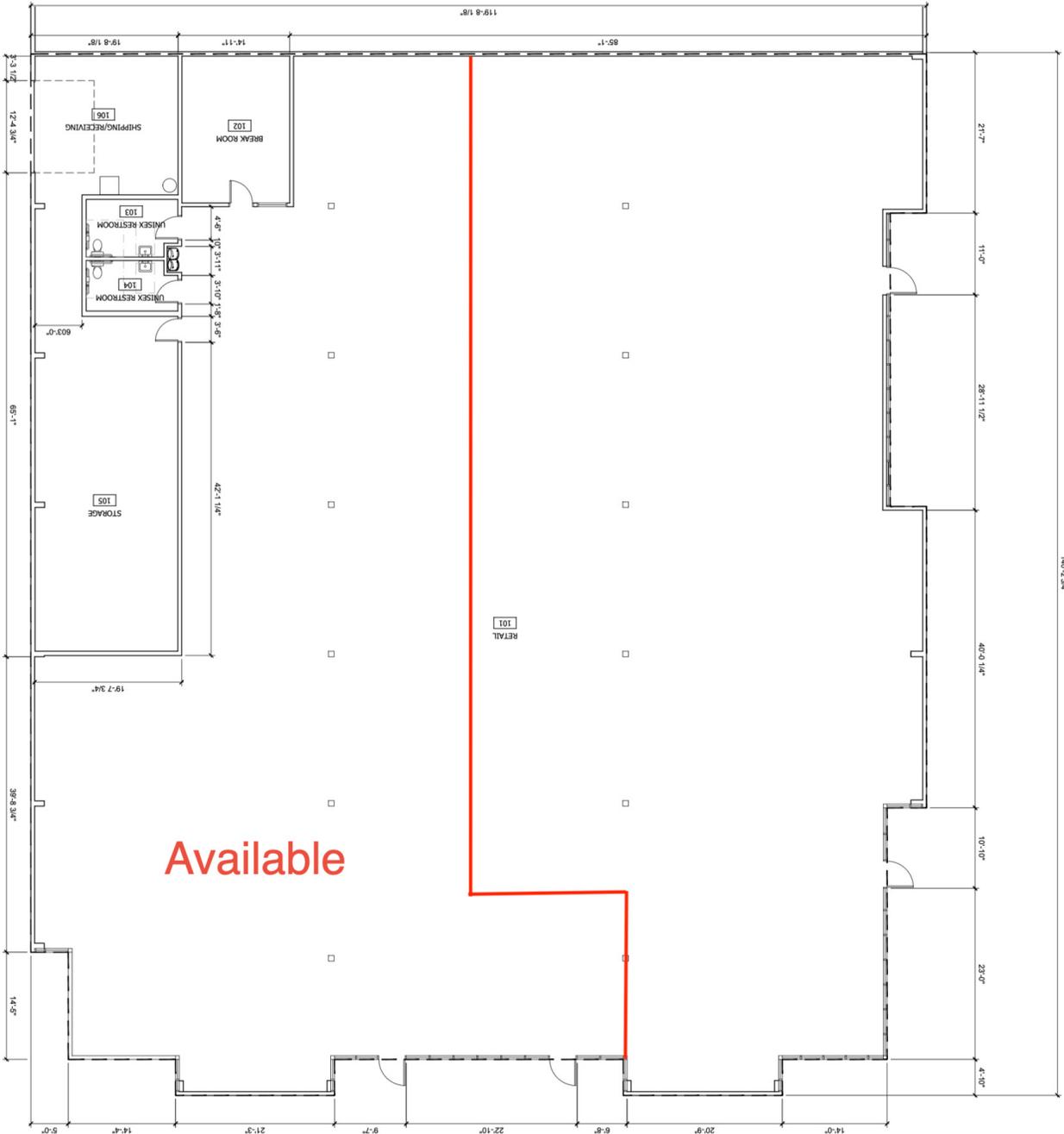
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FLOOR PLAN



Available

KZB REAL ESTATE

101 S CAPITOL BLVD STE 701 - BOISE, ID 83702

WWW.KZBREALESTATE.COM



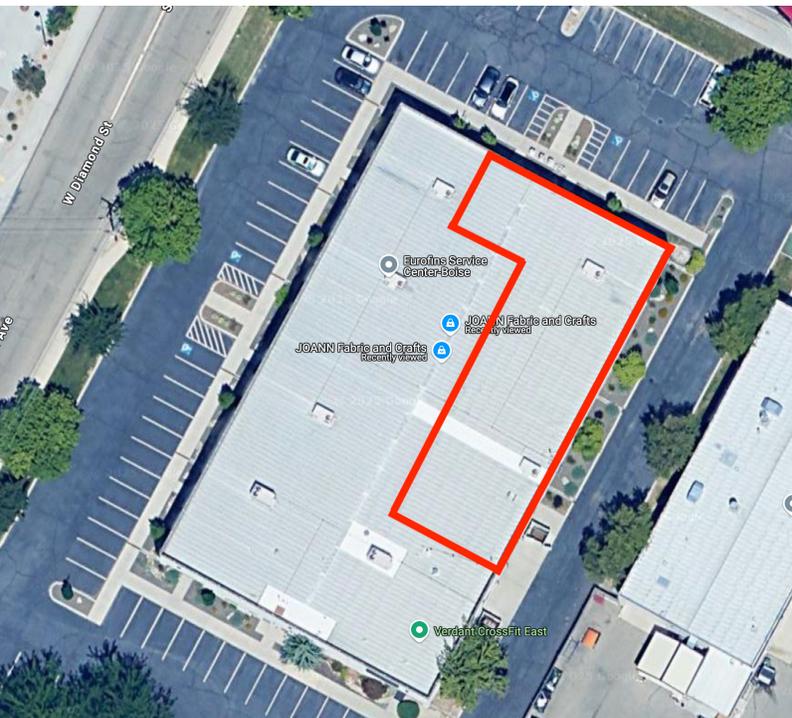
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## ADDITIONAL PHOTOS



KZB REAL ESTATE  
101 S CAPITOL BLVD STE 701 - BOISE, ID 83702  
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## PROPERTY DETAILS & HIGHLIGHTS

Property Name:	Federal Way Plaza
Property Address:	3275 Federal Way, Boise, ID 83705
Property Type:	Retail
Building Size:	16,000 SF
Building Class:	B
Rail Access:	N/A
Number of Units:	3

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### LOCATION OVERVIEW

Discover the vibrant SE Boise market, where the property is perfectly situated for retail success. This bustling neighborhood offers a blend of residential charm and commercial opportunity, attracting a steady flow of engaged locals and visitors. Just moments away from notable attractions like Parkcenter Boulevard and the Greenbelt, the area fosters a thriving community with a variety of dining, shopping, and entertainment options. Enjoy the convenience of being close to popular destinations such as Bown Crossing and the Boise River, ensuring a steady stream of potential customers for retail tenants. Embrace the unique spirit of SE Boise and establish your retail presence in this dynamic location.



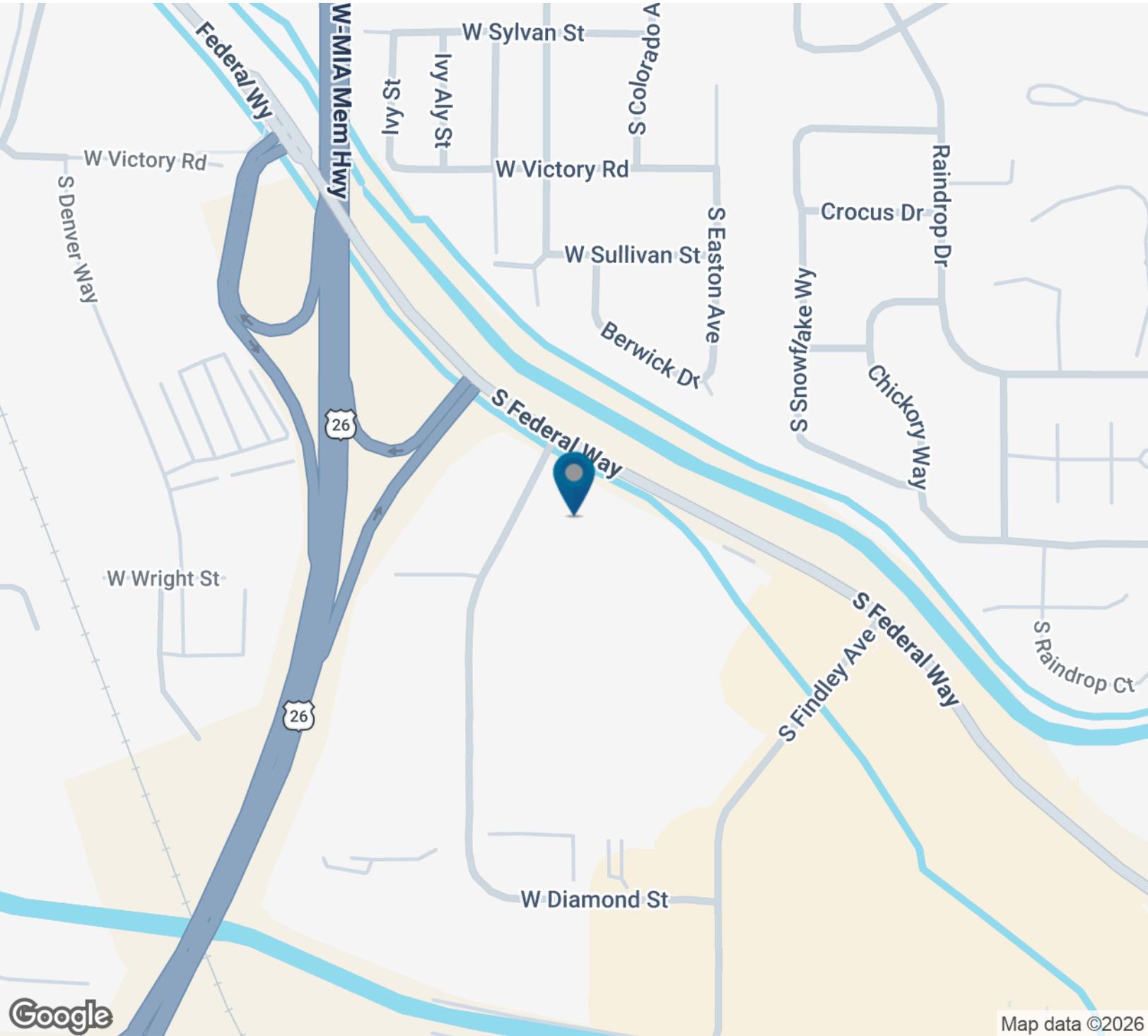
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## LOCATION MAP



KZB REAL ESTATE

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