



## ECONOMIC DATA

**LEASE RATE:** \$2,600/Mo  
**LEASE TYPE:** Modified Gross

## PROPERTY INFORMATION

**COUNTY:** Ada  
**MARKET:** Boise City/Nampa  
**SUBMARKET:** West Boise

## BUILDING DATA

**TOTAL BUILDING:** 10,000 SF  
**ZONING:** R-3D  
**PARKING:** 28 Free Surface Spaces  
**SIGNAGE:** Tenant Gets 2 Signs on 4 Separate Monuments

## LISTING DATA

**AVAILABLE SF:** 2,400 SF  
**DATE AVAILABLE:** November 30th, 2020



## PROPERTY HIGHLIGHTS

- Located at the corner of N. Cole Road and W. Northview Street in West Boise
- Beautiful reception desk with a slab granite counter top, wood blinds and upgraded woodwork
- Reception area, private office, 3 separate professional offices, quality built in cabinets and storage, staff lounge and kitchen, restroom
- Great visibility with a traffic count of 20,654 vehicles per day
- Only 1.3 miles and 3 minutes away from the I-184 on-ramp

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

OFFICE FOR LEASE  
7337 W. NORTHVIEW STREET  
Boise, ID 83704



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

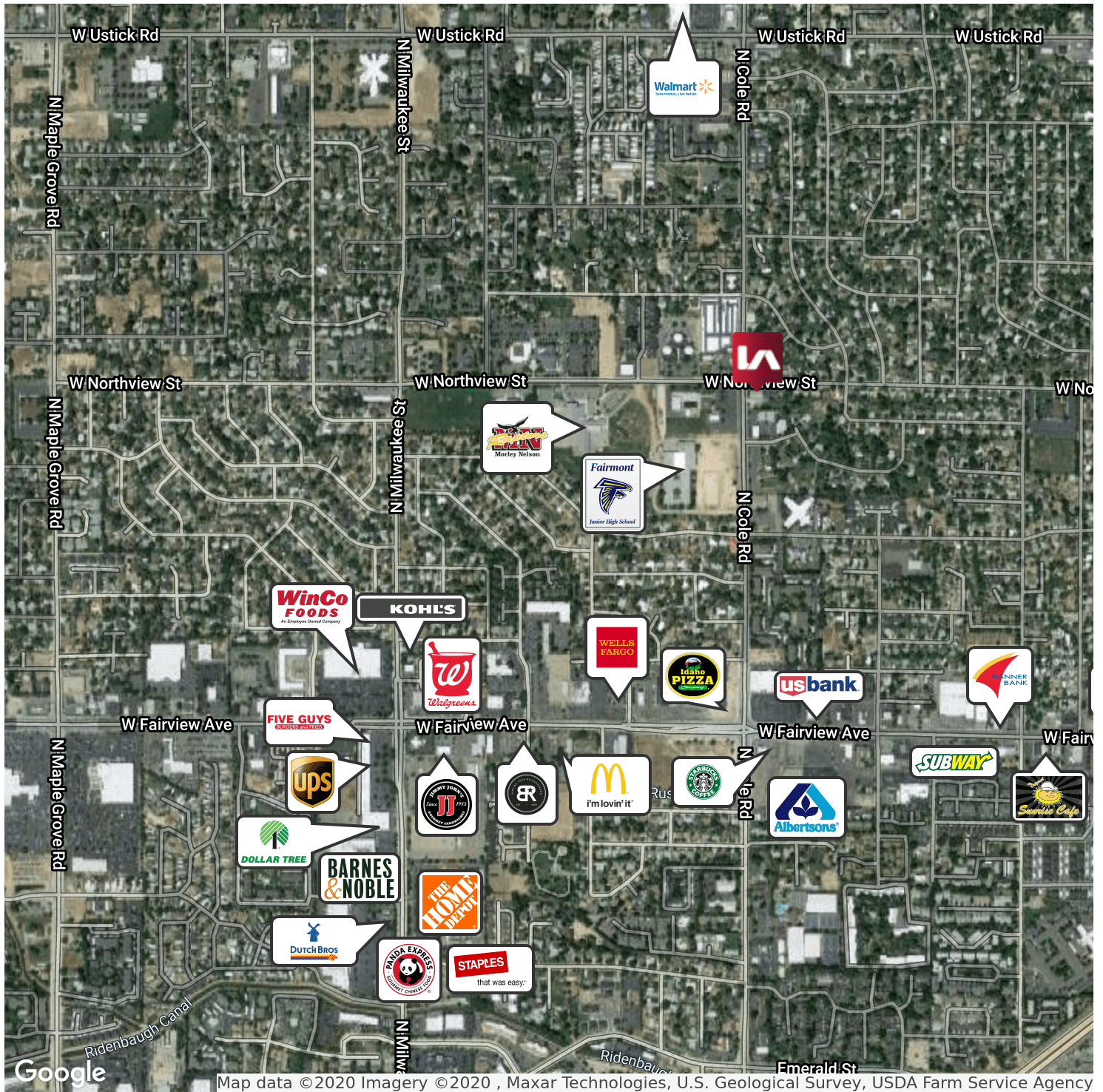


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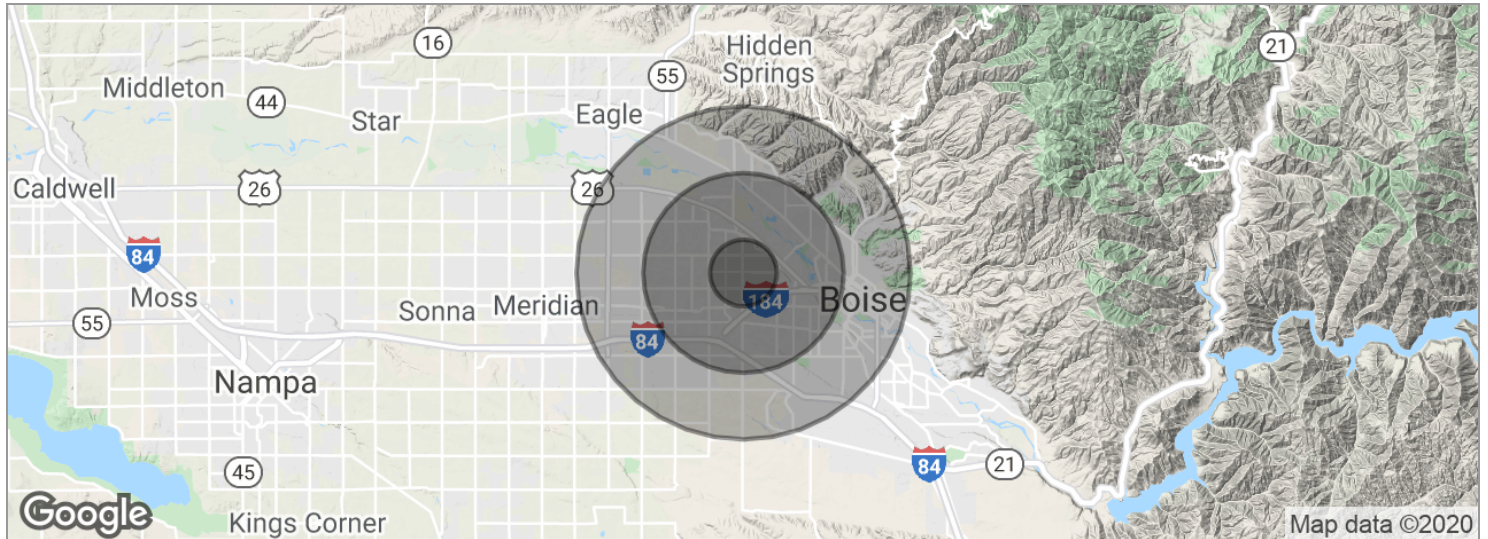
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	13,048	99,694	214,929
Median age	36.0	35.5	35.7
Median age (Male)	35.4	34.5	34.8
Median age (Female)	36.5	36.5	36.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,693	42,085	90,166
# of persons per HH	2.3	2.4	2.4
Average HH income	\$52,994	\$53,436	\$59,065
Average house value	\$194,260	\$182,253	\$210,435

\* Demographic data derived from 2010 US Census

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