



CONTACT



JP GREEN, CCIM
208.947.0852
jpgreen@tokcommercial.com

HOLLY CHETWOOD, CCIM
208.947.0827
holly@tokcommercial.com

HIGHLIGHTS



30-40' Clear Height – Ideal for a variety of retail uses requiring vertical space

Prime Central Valley Location – Excellent visibility and easy access to I-84

Anchored by Edwards Theater – Major draw undergoing a full remodel, completion expected Summer 2025

New Chick-Fil-A Opening Nearby – High-traffic tenant located in the adjacent parking lot

Ample On-Site Parking – Convenient access for customers and employees

DETAILS



SPACE	SIZE	RATE
IMAX	9,892 SF	CONTACT AGENT
BLDG. TYPE		Retail
PARKING		Ample
LEASE TYPE		NNN
ZONING		MX-3
NNN RATE		\$7.46

SITE OVERVIEW

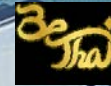
7701 W OVERLAND ROAD, BOISE

BOISE SPECTRUM

NY GIANT
PIZZA

GARNACHA QUE
APAPACHA

CK HAWAIIAN BBQ

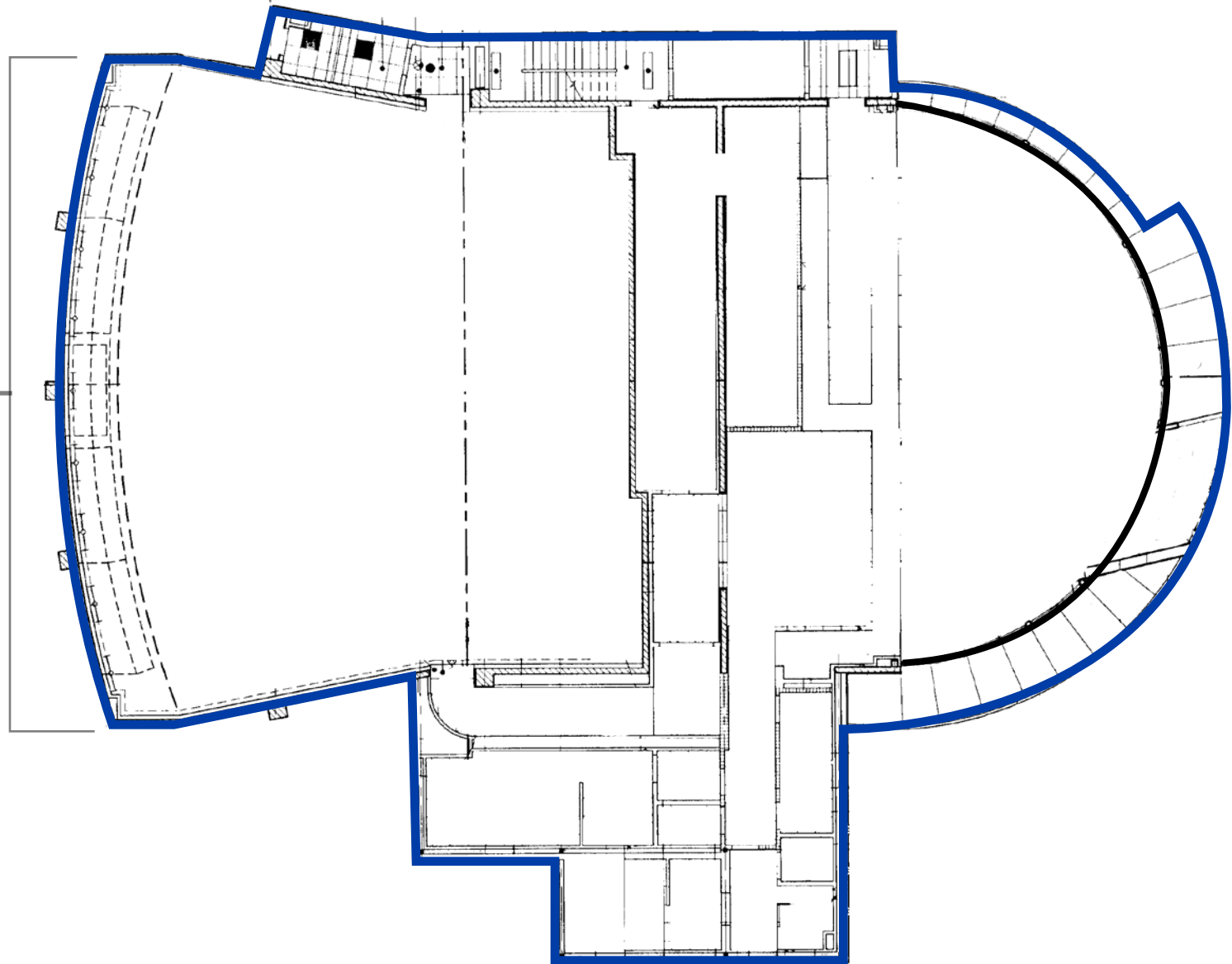


SITE

FLOOR PLAN

7701 W OVERLAND ROAD, BOISE

IMAX:
9,892 SF
30'-40' Clear Height





INTERIOR PHOTOS





EXTERIOR PHOTOS



LOCAL AERIAL VIEW

7701 W OVERLAND ROAD, BOISE



7701 W OVERLAND ROAD, BOISE

