

# AHLQUIST.

## Ten Mile Crossing: Magellan Building

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# Overview

AVAILABLE SF	10,000 - 20,000 SQ. FT.
LEASE RATE	\$24.00 SQ. FT. NNN
DELIVERY CONDITION	As Is: Built out Class A Office
BUILDING SIZE	83,000 SQ. FT.
PARKING	5/1000 SQ. FT.
YEAR BUILT	2019



Treasure Valley  
POPULATION 900,000

### EAGLE

DRIVE TIME TO  
MAGELLAN: 25 MIN  
POP: 33,000

### BOISE FOOTHILLS

### CALDWELL

DRIVE TIME TO  
MAGELLAN: 22 MIN  
POP: 68,000

### MERIDIAN

DRIVE TIME TO  
MAGELLAN: 8 MIN  
POP: 140,000

### BOISE

DRIVE TIME TO  
MAGELLAN: 16 MIN  
POP: 240,000

TEN MILLER RD.

EAGLE RD.

## Magellan

### EAST BOISE

### NAMPA

DRIVE TIME TO  
MAGELLAN: 14 MIN  
POP: 115,000

### BOISE AIRPORT

DRIVE TIME TO MAGELLAN: 15 MIN

### KUNA

DRIVE TIME TO  
MAGELLAN: 16 MIN  
POP: 30,000

# Magellan

# The Site





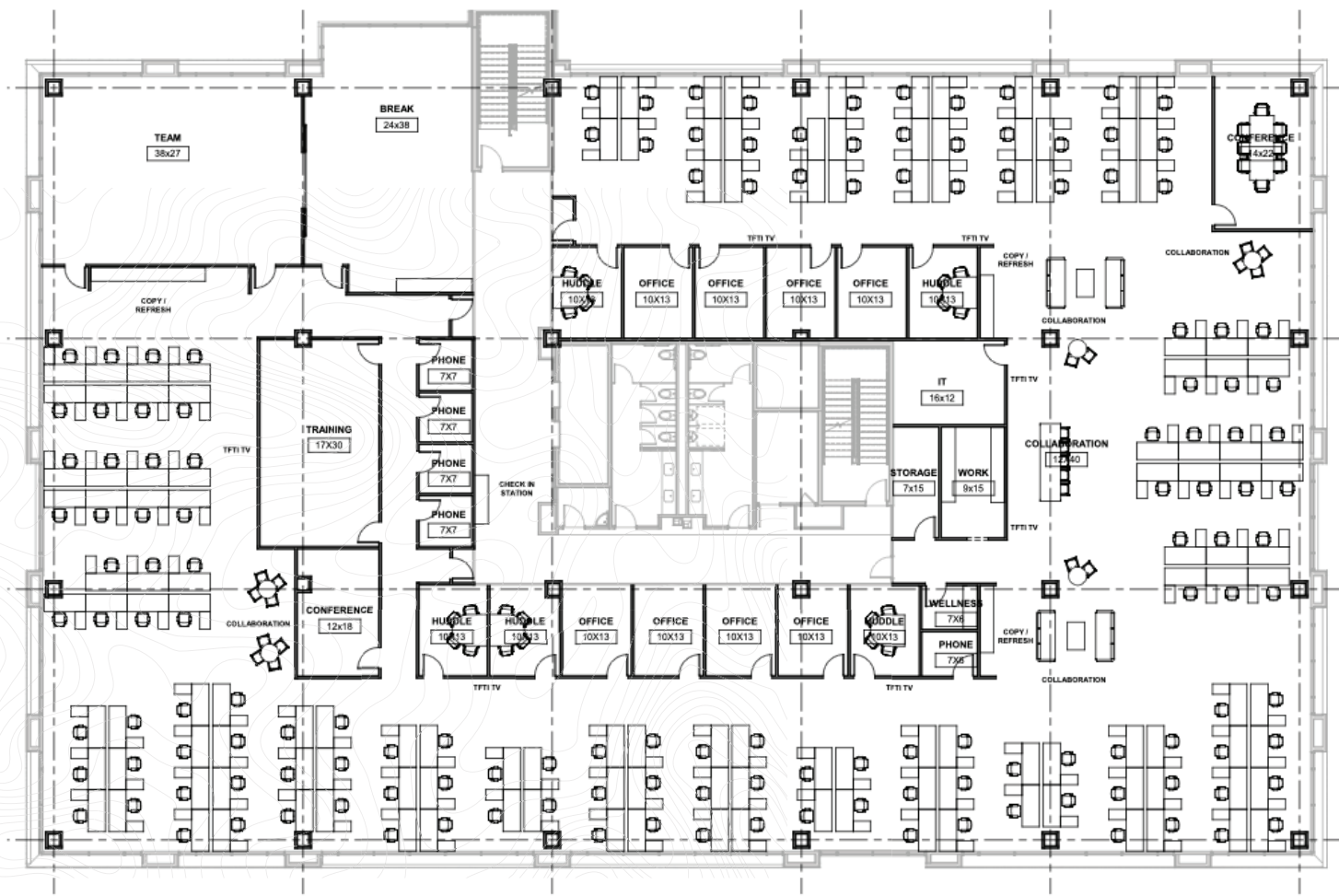
# Magellan

# The Site



# Building Floorplates

Images of the building's floorplates  
showing availability.





# Magellan

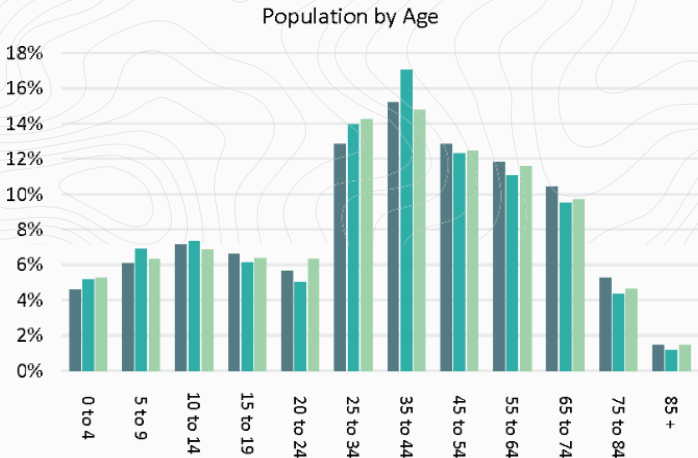
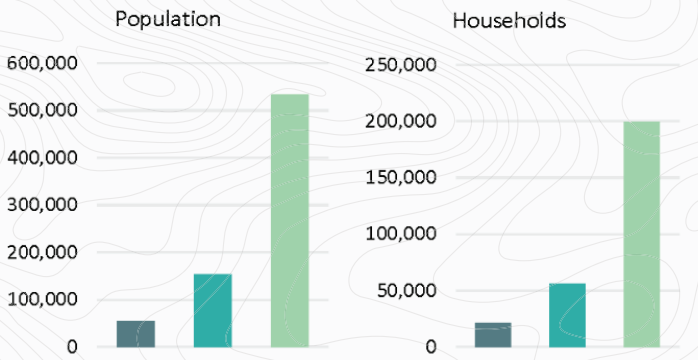
# Interior Photos



# Consumer Profile Report

## Applied Geographic Solutions (AGS), 2023 B

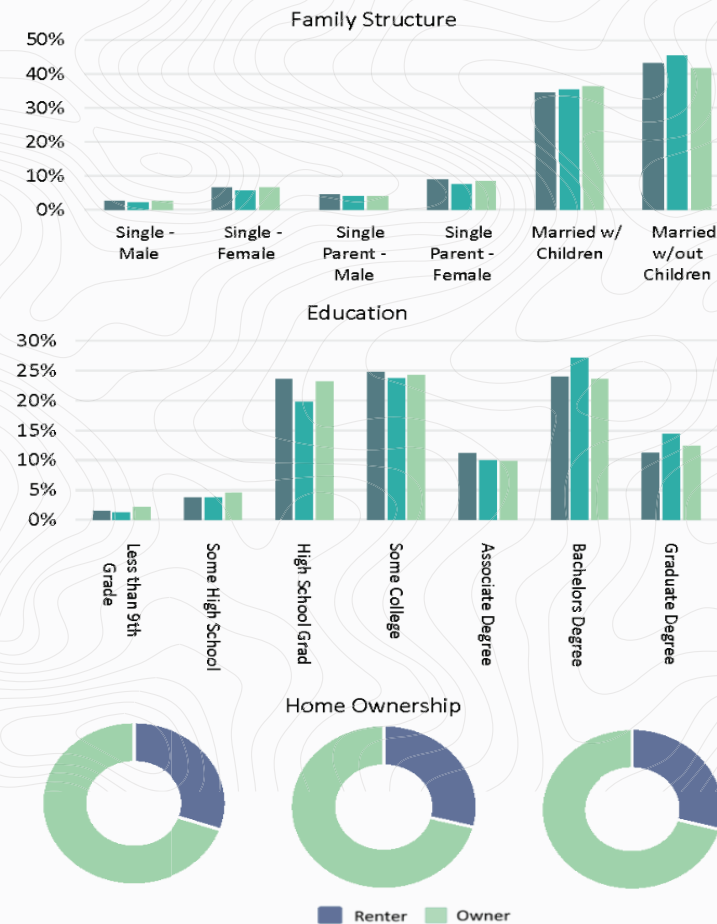
	3 Mile Radius		5 Mile Radius		10 Mile Radius	
<b>Current</b>						
2023 Population	55,301	---	153,911	---	532,897	---
2028 Projected Population	59,915	---	176,754	---	590,904	---
Pop Growth (%)	8.3%	---	14.8%	---	10.9%	---
2023 Households	21,530	---	56,156	---	199,513	---
2028 Projected Households	23,474	---	65,009	---	222,519	---
HH Growth (%)	9.0%	---	15.8%	---	11.5%	---
Daytime Population	40,987	---	113,204	---	398,686	---
Average Business Travelers	523	---	1,386	---	5,048	---
Average Leisure Travelers	15	---	77	---	313	---
Average Migrant Workers	0	---	0	---	10	---
Group Quarters Pop	15	---	77	---	313	---
Pop in Family Households	47,891	---	136,976	---	454,477	---
Pop Non-Family Households	7,037	---	15,801	---	71,527	---
<b>Total Population by Age</b>						
<b>Median Age (2023)</b>	39.2		37.7		37.8	
<b>Ages by Year</b>						
0 to 4	2,529	4.6%	7,948	5.2%	28,058	5.3%
5 to 9	3,359	6.1%	10,616	6.9%	33,649	6.3%
10 to 14	3,959	7.2%	11,336	7.4%	36,618	6.9%
15 to 19	3,652	6.6%	9,447	6.1%	33,938	6.4%
20 to 24	3,122	5.6%	7,769	5.0%	33,724	6.3%
25 to 34	7,108	12.9%	21,474	14.0%	75,997	14.3%
35 to 44	8,422	15.2%	26,199	17.0%	78,726	14.8%
45 to 54	7,115	12.9%	18,974	12.3%	66,266	12.4%
55 to 64	6,551	11.8%	17,002	11.0%	61,644	11.6%
65 to 74	5,771	10.4%	14,673	9.5%	51,737	9.7%
75 to 84	2,913	5.3%	6,709	4.4%	24,740	4.6%
85 +	801	1.4%	1,765	1.1%	7,799	1.5%



# Consumer Profile Report

## Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
<b>Family Structure (2023)</b>	15,636		42,993		141,992	
Single - Male	405	2.6%	940	2.2%	3,750	2.6%
Single - Female	1,017	6.5%	2,438	5.7%	9,542	6.7%
Single Parent - Male	723	4.6%	1,715	4.0%	5,866	4.1%
Single Parent - Female	1,384	8.9%	3,240	7.5%	11,948	8.4%
Married w/ Children	5,383	34.4%	15,202	35.4%	51,649	36.4%
Married w/out Children	6,724	43.0%	19,458	45.3%	59,238	41.7%
<b>Education (2023)</b>	38,680		106,796		366,909	
Less than 9th Grade	586	1.5%	1,394	1.3%	8,112	2.2%
Some High School	1,473	3.8%	3,971	3.7%	16,526	4.5%
High School Grad	9,123	23.6%	21,039	19.7%	85,176	23.2%
Some College	9,597	24.8%	25,326	23.7%	89,047	24.3%
Associate Degree	4,294	11.1%	10,712	10.0%	35,993	9.8%
Bachelors Degree	9,297	24.0%	28,970	27.1%	86,684	23.6%
Graduate Degree	4,309	11.1%	15,384	14.4%	45,371	12.4%
<b>Home Ownership (2023)</b>	28,784		74,230		263,193	
Housing Units Occupied	21,530	74.8%	56,156	75.7%	199,513	75.8%
Housing Units Vacant	724	2.5%	1,806	2.4%	5,662	2.2%
Occupied Units Renter	6,530	22.7%	16,268	21.9%	58,018	22.0%
Occupied Units Owner	15,001	52.1%	39,888	53.7%	141,495	53.8%
<b>Unemployment Rate (2023)</b>		1.8%		1.8%		2.0%
<b>Employment, Pop 16+ (2023)</b>	40,987		113,204		398,686	
Armed Services	104	0.3%	529	0.5%	1,424	0.4%
Civilian	31,833	77.7%	85,809	75.8%	294,190	73.8%
Employed	31,022	75.7%	83,670	73.9%	285,556	71.6%
Unemployed	812	2.0%	2,139	1.9%	8,634	2.2%
Not in Labor Force	12,677	30.9%	35,379	31.3%	131,250	32.9%
<b>Businesses</b>						
Establishments	2,187	---	5,191	---	19,450	---
Employees (FTEs)	18,112	---	47,062	---	166,868	---

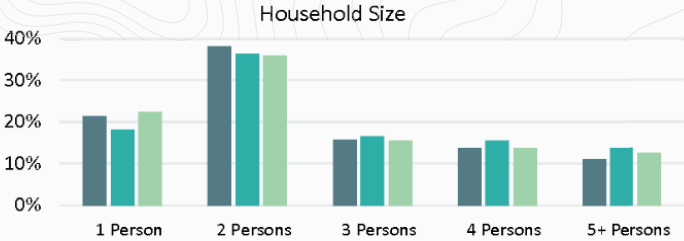
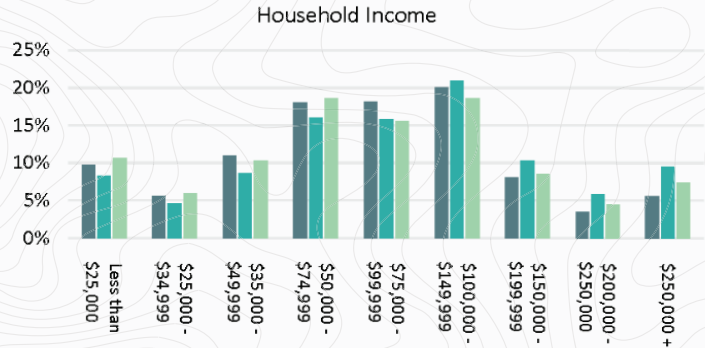
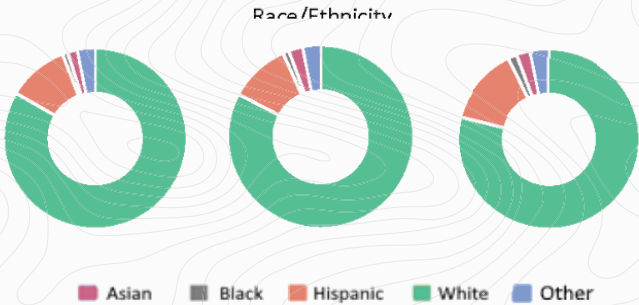




# Consumer Profile Report

## Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Population by Race/Ethnicity (2023)						
White, Non-Hispanic	46,109	83.4%	127,271	82.7%	420,701	78.9%
Hispanic	5,990	10.8%	16,389	10.6%	74,022	13.9%
Black, Non-Hispanic	520	0.9%	1,661	1.1%	8,336	1.6%
Asian, Non-Hispanic	961	1.7%	3,802	2.5%	12,871	2.4%
Other	1,721	3.1%	4,788	3.1%	16,967	3.2%
Language at Home (2023)						
Spanish Linguistically Isolated	63	0.3%	229	0.4%	2,289	1.1%
Spanish Not Isolated	1,680	7.8%	4,564	8.1%	18,252	9.1%
Asian Linguistically Isolated	22	0.1%	100	0.2%	515	0.3%
Asian Not isolated	213	1.0%	527	0.9%	1,765	0.9%
Household Income (2023)						
Per Capita Income	\$45,240	---	\$45,537	---	\$42,248	---
Average HH Income	\$116,043	---	\$124,600	---	\$112,466	---
Median HH Income	\$88,468	---	\$105,391	---	\$89,569	---
Less than \$25,000	2,111	9.8%	4,669	8.3%	21,285	10.7%
\$25,000 - \$34,999	1,209	5.6%	2,575	4.6%	11,809	5.9%
\$35,000 - \$49,999	2,377	11.0%	4,862	8.7%	20,475	10.3%
\$50,000 - \$74,999	3,892	18.1%	9,016	16.1%	37,157	18.6%
\$75,000 - \$99,999	3,917	18.2%	8,887	15.8%	31,063	15.6%
\$100,000 - \$149,999	4,326	20.1%	11,742	20.9%	37,063	18.6%
\$150,000 - \$199,999	1,738	8.1%	5,788	10.3%	16,914	8.5%
\$200,000 - \$250,000	742	3.4%	3,262	5.8%	8,993	4.5%
\$250,000 +	1,219	5.7%	5,355	9.5%	14,754	7.4%
Avg Family Income	\$126,040		\$131,153		\$124,622	
Avg Non-Family Income	\$91,599		\$126,331		\$95,358	
Household Size (2023)						
1 Person	4,590	21.3%	10,156	18.1%	44,598	22.4%
2 Persons	8,202	38.1%	20,381	36.3%	71,762	36.0%
3 Persons	3,397	15.8%	9,237	16.4%	30,898	15.5%
4 Persons	2,940	13.7%	8,684	15.5%	27,398	13.7%
5+ Persons	2,401	11.2%	7,697	13.7%	24,856	12.5%

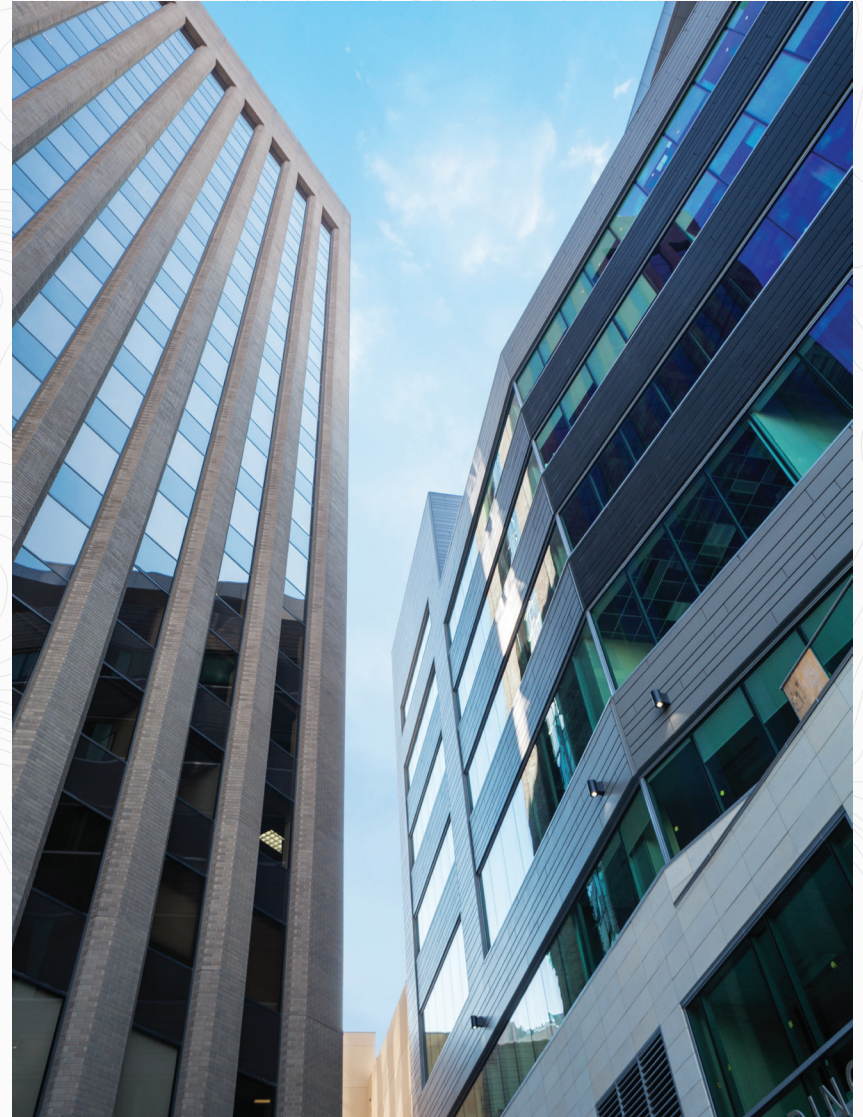


# AHLQUIST.

With 20 years of experience in development and a legacy of innovation, Ahlquist is a full-service real estate, construction, and property solutions firm dedicated to building exceptional spaces and lasting relationships. Our expertise spans construction, architecture, development, asset & property management, and leasing, allowing us to take projects from concept to completion with efficiency and excellence.

Over the past two decades, we have developed millions of square feet across commercial, medical, retail, industrial, and multifamily sectors, navigating complex zoning, entitlements, and approvals to bring visionary projects to life. Our construction division ensures transparency, quality, and value at every stage, while our in-house architecture team creates innovative, functional designs. Through proactive asset & property management, we safeguard investments and enhance tenant experiences, and with strategic leasing services, we help businesses find the perfect space to grow.

As we continue to expand, we are actively taking on new projects and remain open for business in every sector of development. Whether you're looking to build, invest, or lease, Ahlquist is ready to bring your vision to life. Let's build something great together.



# Magellan





## Mark Cleverley

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Mark is one of the founding members of Ahlquist. As Chief Leasing Officer, Mark oversees all leasing and marketing operations, taking care to put an incredible level of care and attention into each project. Mark received his associates degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 20 years of experience in the Treasure Valley real estate field, Mark has a depth of understanding of the market that enables him to help each tenant find a perfect fit for their unique situation.



## Holt Haga

VP OF LEASING | 208.371.4658  
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Holt is one of the founding members of Ahlquist. As VP of Leasing, Holt has delivered the successful completion of over 4 million square feet of commercial development. Holt specializes in office, industrial, and retail leasing within the company's portfolio. Holt graduated Summa Cum Laude with a degree in Finance from Westminster College in Salt Lake City and received his MBA from Boise State University. Holt's outstanding attention to detail and relentless work ethic ensure a seamless and enjoyable experience with each client he works with.

# Ten Mile Crossing: Magellan

# Contact

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Thank you

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