

Investment Opportunity | Sales Summary

Colliers

600 N Steelhead Way

Boise, ID 83704

Lincoln Hagood

Brokerage Services

+1 208 472 1667

lincoln.hagood@colliers.com

Mike Peña

Brokerage Services

+1 208 472 1666

mike.pena@colliers.com

Bryant Jones

Brokerage Services

+1 208 472 1663

bryant.jones@colliers.com



Office/Industrial Flex Investment



*View Offering
Memorandum*

Property Overview

- Class B multi-tenant Office/Industrial Flex building in the Emerald Tech corridor
- Located between four major thoroughfares - Maple Grove Road & Cole Road to the east and west and Emerald Street & Franklin Road to the north and south
- Interstate 84/184 access off Milwaukee Street
- Easy access from anywhere in the Treasure Valley
- Part of a professionally designed and well-maintained professional commercial park
- Ample on-site parking for clients and staff
- The property's zoning area - I1 Light Industrial
- New building HVAC systems
- Fire sprinklers/suppression system throughout



Property Details

Property Type	Office/Industrial Flex
Building Size	16,248 SF
Land Size	1.61 AC
Year Built	1995
Zoning	Industrial Light
Occupancy	100%
Tenants	Idaho Shirt Company, Fox Valley Metrology, and OsteoStrong
Price PSF	\$227/SF
Cap Rate	6.46%
Parking	4.5 per 1,000
Property Access	Call for showing instructions

Offering Price

\$3,695,000.00

Idaho Shirt Company



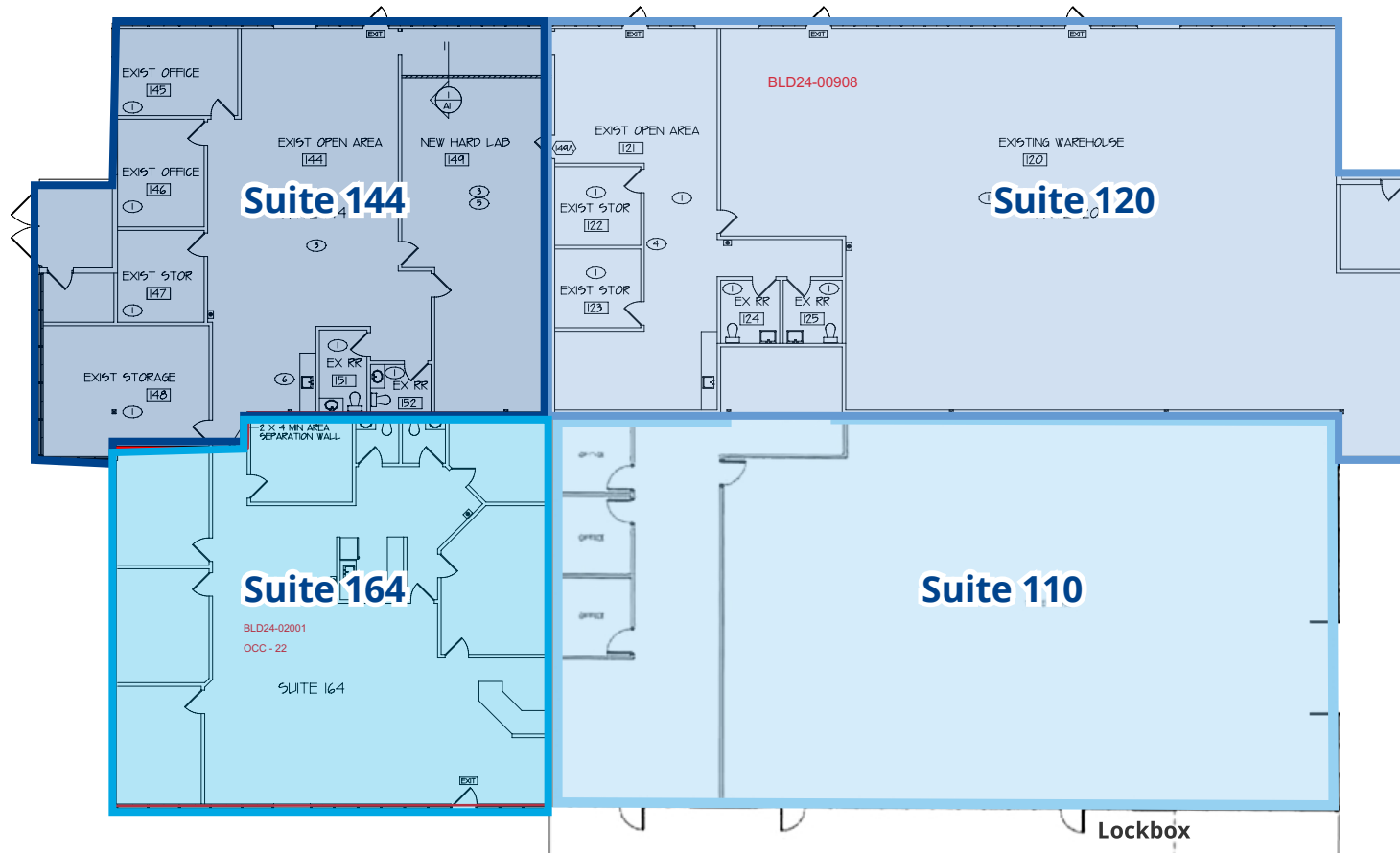
Fox Valley Metrology



OsteoStrong

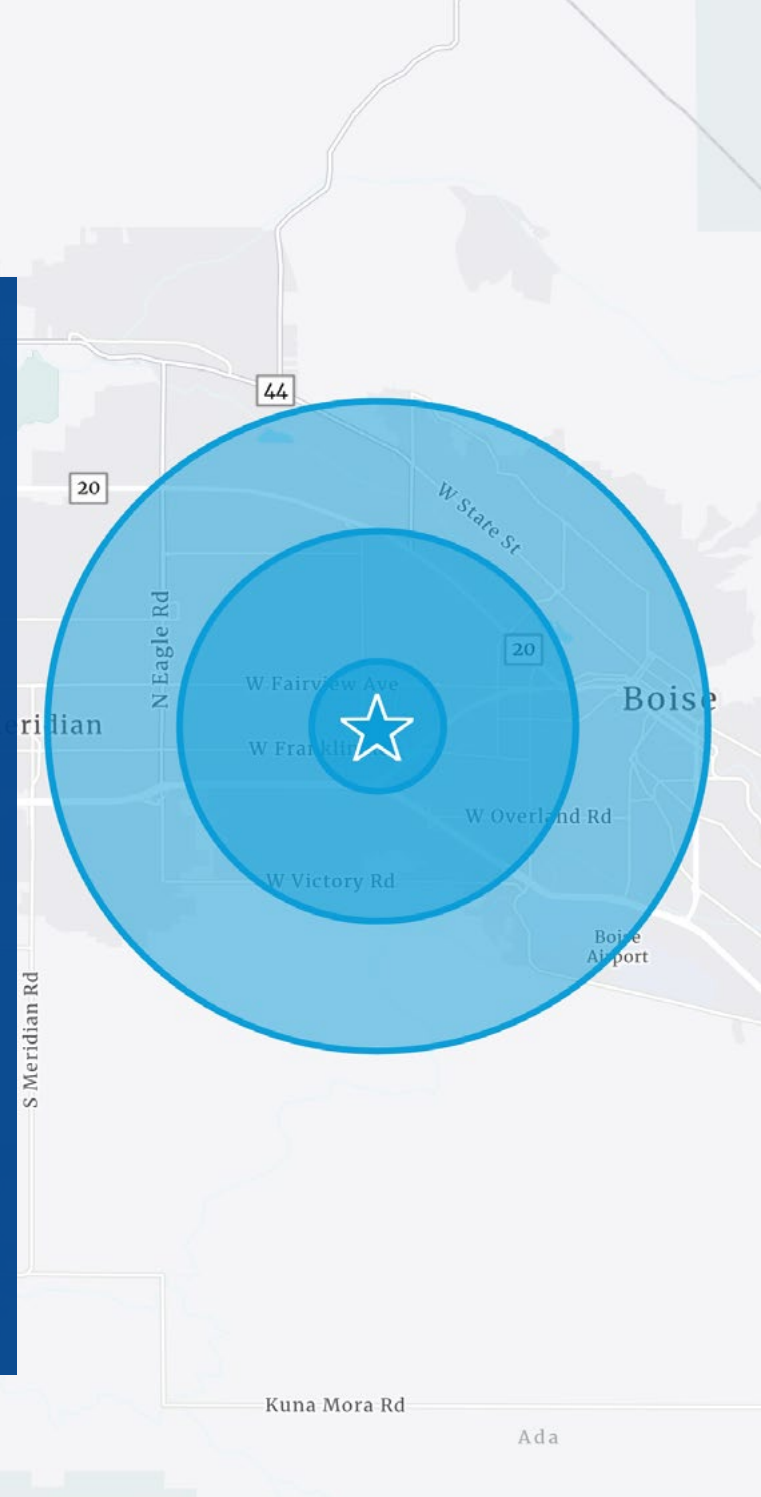


Floor Plan



Demographics

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	11,201	104,287	264,641
2030 Projected Population	11,673	108,439	280,551
2000 Census Population	8,100	87,407	190,176
Projected Change '25-'30	0.83%	0.78%	1.17%
Household			
2025 Estimated Households	4,584	42,597	109,333
2030 Projected Households	4,843	44,899	118,162
2010 Census Households	3,600	36,414	88,372
Historical Change '20-'25	1.20%	0.94%	1.35%
Income			
2030 Average Household Income	\$94,154	\$114,088	\$127,361
2025 Average Household Income	\$85,974	\$102,170	\$113,785
Misc.			
2025 Median Home Value	\$414,579	\$475,307	\$539,371
Median Gross Rent (2019-2023 ACS)	\$1,488	\$1,340	\$1,341
2025 Civilian Pop Age 16+ in Labor Force	6,398	59,352	148,021
2025 Avg HH Annual Consumer Expenditures	\$74,492	\$88,086	\$97,842





Local Area Overview - Boise

Boise, capital and largest city of Idaho, U.S., and the seat (1864) of Ada county. It lies along the Boise River in the southwestern part of the state. Because mountains to the north protect it from Canadian blizzards, Boise has relatively mild winters, as well as hot, dry summers.

The city's diversified industries now include agriculture (fruit, sugar beets, and livestock), lumbering, electronics, and wholesale trade and trucking. Growth in the high-tech industries around Boise accounted for much of the city's increase in population during the 1990s. Federal and state government agencies also provide much local employment. Boise's numerous city parks contain specimens of trees from all over the world, many planted by U.S. presidents and visiting dignitaries.

Resource: <https://www.britannica.com/place/Boise-Idaho>



2025
Population

168,004



Largest Age
Group (years)

25 - 29



2024 Average
Household Income

\$115,723



Commute 15-19
Minutes

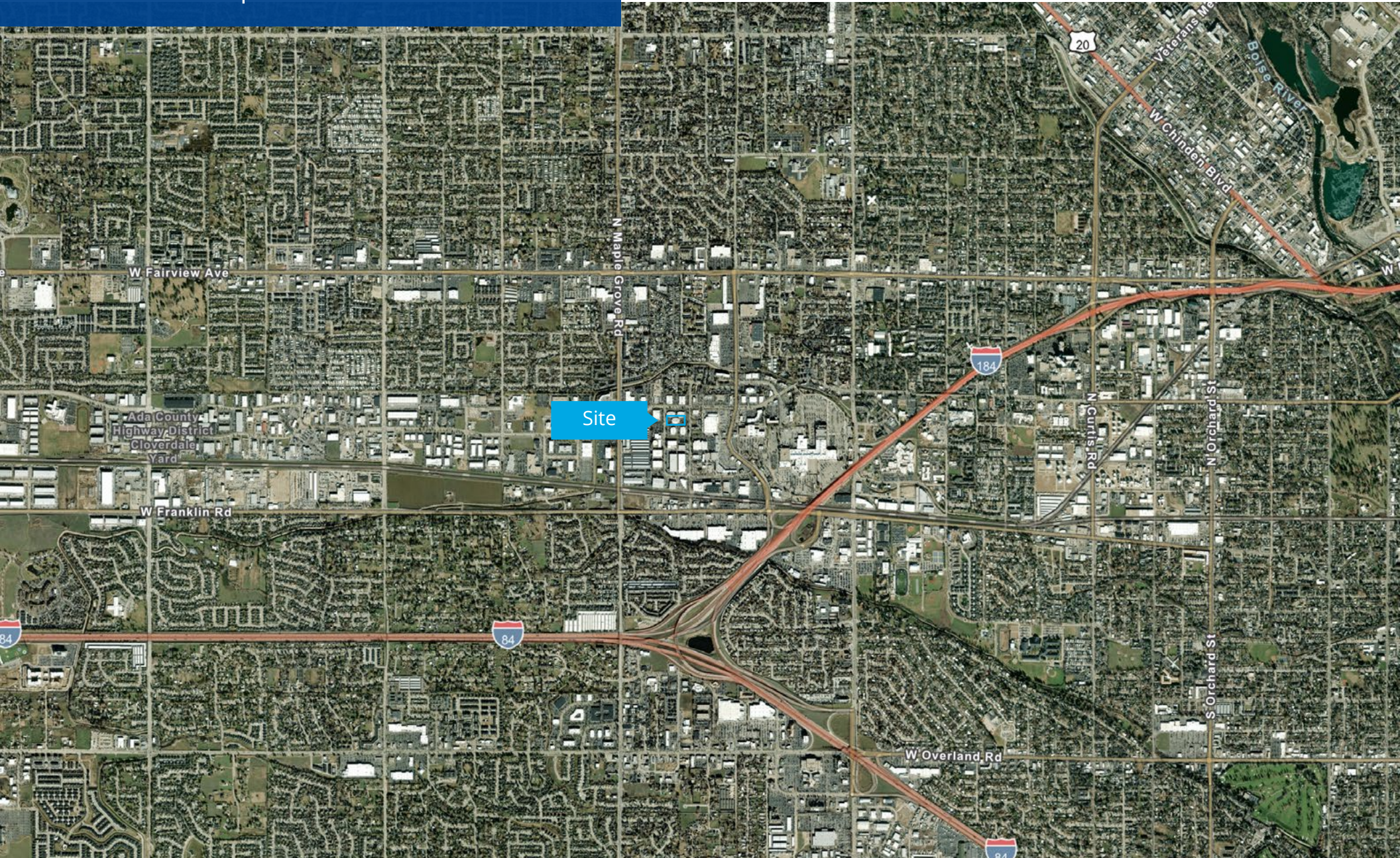
23.8%



Aerial Map

 [Google Map](#)

 [Street View](#)



Property Gallery



Property Gallery





5700 E Franklin Road, Suite 205
Nampa, Idaho 83686
+1 208 472 1660
colliers.com/idaho

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