

# RIVERSIDE BUSINESS CENTER

7655 - 7699 W. RIVERSIDE DRIVE, GARDEN CITY, ID 83714 / FOR LEASE

**CENTRALLY LOCATED  
CLASS A OFFICE SPACE**

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**SUBMARKET** North Boise      **PARKING** 4:1000  
**BLDG. SIZE** 19,748 SF      **LEASE TERM** 3+ Years  
**YEAR BUILT** 2005      **LEASE TYPE** FSEJ

**CONTACT AGENTS FOR SHOWING INSTRUCTIONS**

SPACE FOR LEASE	RSF	RATE
Suite 7661-102*	2,031	\$25.00/SF
Suite 7661-201	4,920	\$25.00/SF
Suite 7655**	3,379	\$21.33/SF

\*Available 10/01/24

\*\*Available for sublease

**CONTACT**



**DETAILS**



**AVAILABLE**



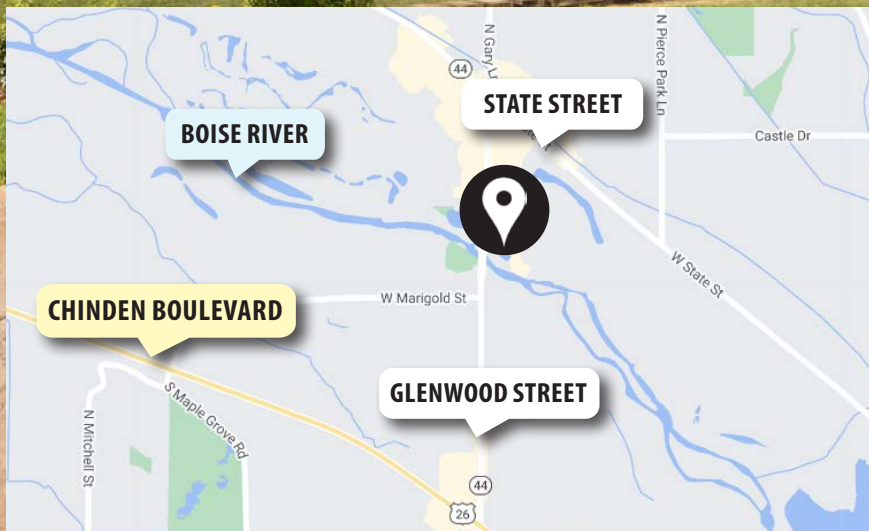
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## PROPERTY HIGHLIGHTS

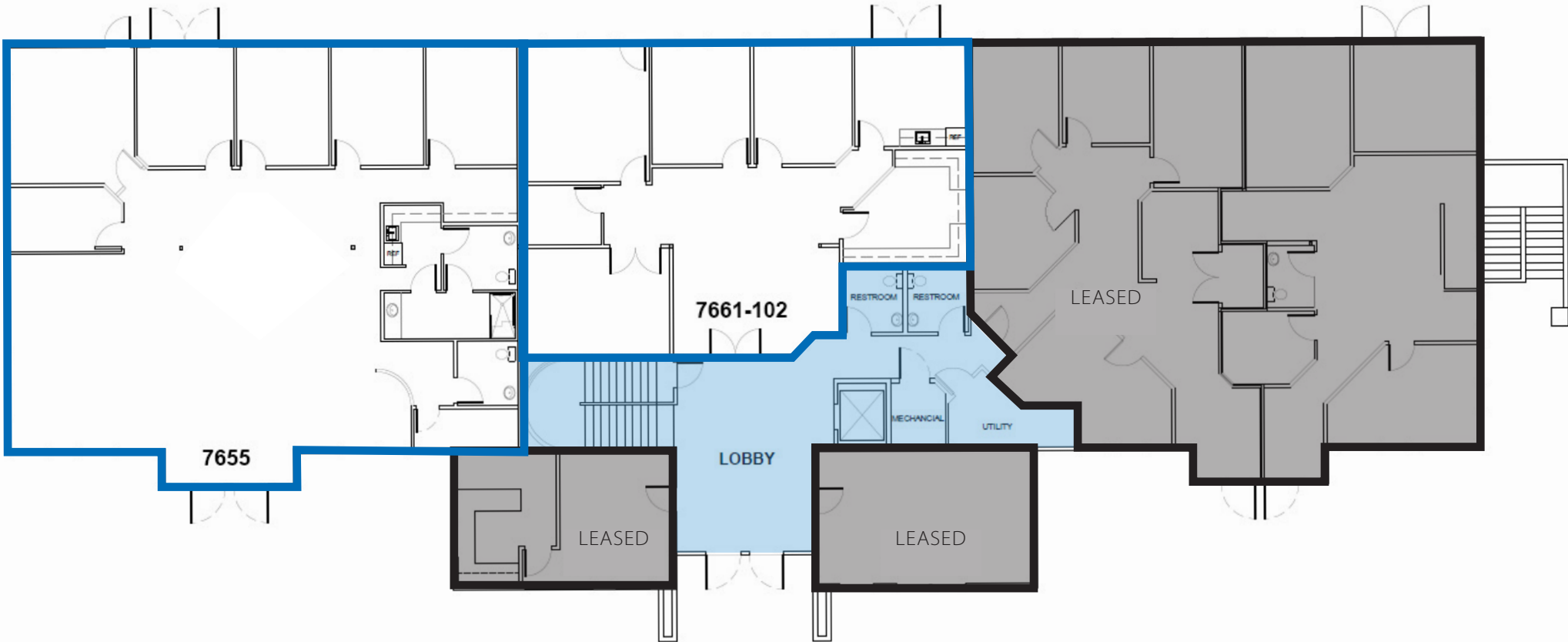
- Class A office with free parking.
- Ten minutes from Downtown Boise.
- Quality exterior and interior finishes.
- Signalized access to Glenwood Street.
- Well-located between Downtown Boise and Eagle.
- Ready to occupy suites with systems furniture available.
- New ownership with numerous updates completed and more in progress.
- Professional business park setting with a professionally managed association.
- Beautiful Views of The River Club, a country club with pool, tennis/pickleball courts, fitness center, and golf course.
- Close to a number of amenities - The River Club, Boise Greenbelt, restaurants, retail shopping, and other services.



## FIRST FLOOR

SPACE	RSF	RATE
Suite 7661-102*	2,301	\$25.00/SF
Suite 7655**	3,379	\$21.33/SF

\*Available 10/01/24  
\*\*Available for sublease.

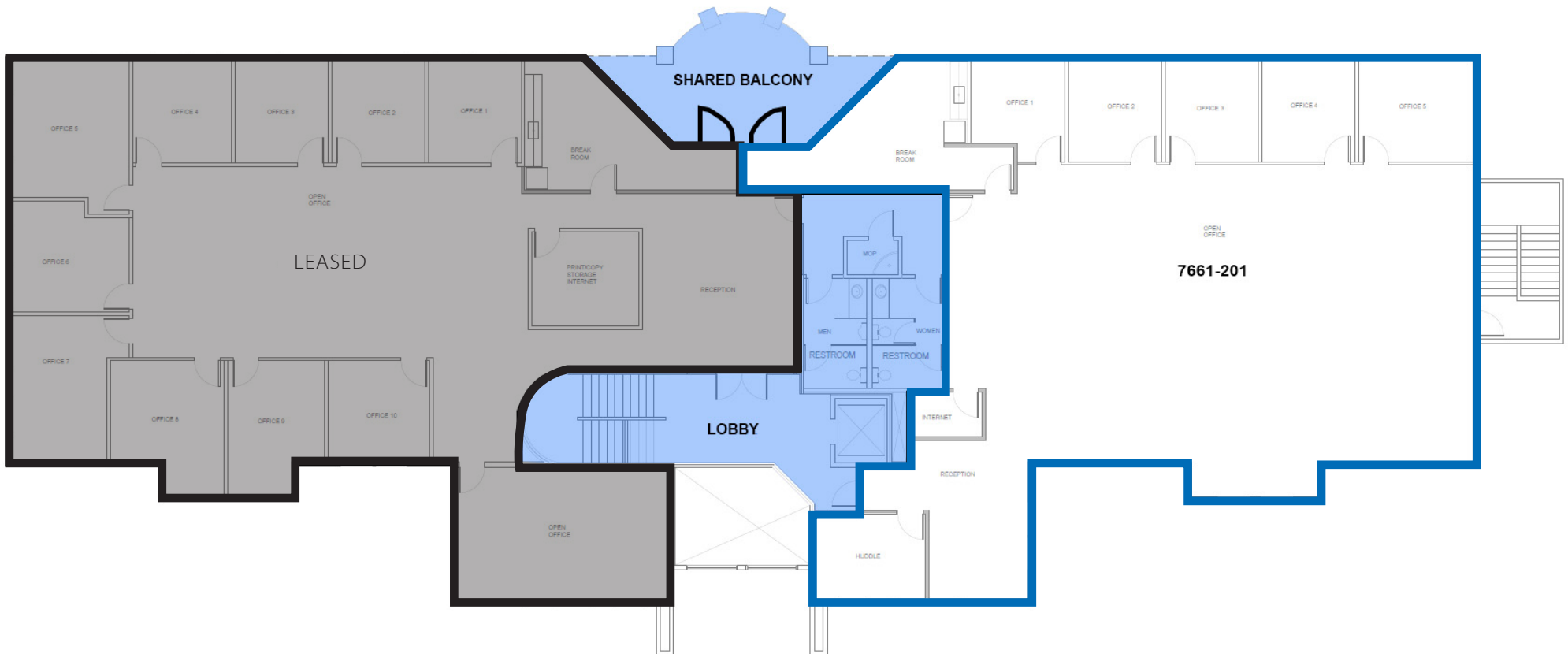


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## SECOND FLOOR

SPACE	RSF	RATE
Suite 7661-201	4,920	\$25.00/SF
Access to shared balcony overlooking the golf course.		



FLOOR PLAN - LEVEL 2  
SCALE: 3/8" = 1'-0"

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The River Club

Golf Course Views

Ample On-Site Parking

Riverside Dr

N GLENWOOD ST

44

N Glenwood St

Walmart  
Oliver Finley ACADEMY  
Walgreens  
Washington Trust Bank  
Applebee's  
american family care URGENT CARE

STATE ST

BOISE GREENBELT



MEMORIAL STADIUM

GLENWOOD ST

CHINDEN BLVD

ASAVA  
Revolution  
Starbucks Coffee  
DQ  
Carls Jr.  
Barrelhouse  
Jamaica Tanning

EXPO IDAHO

WESTERN IDAHO FAIRGROUNDS

McDonald's  
Taco Bell  
Shari's Restaurants  
U-Haul

Wendy's  
Fred Meyer  
Primary Health

# GARDEN CITY, IDAHO

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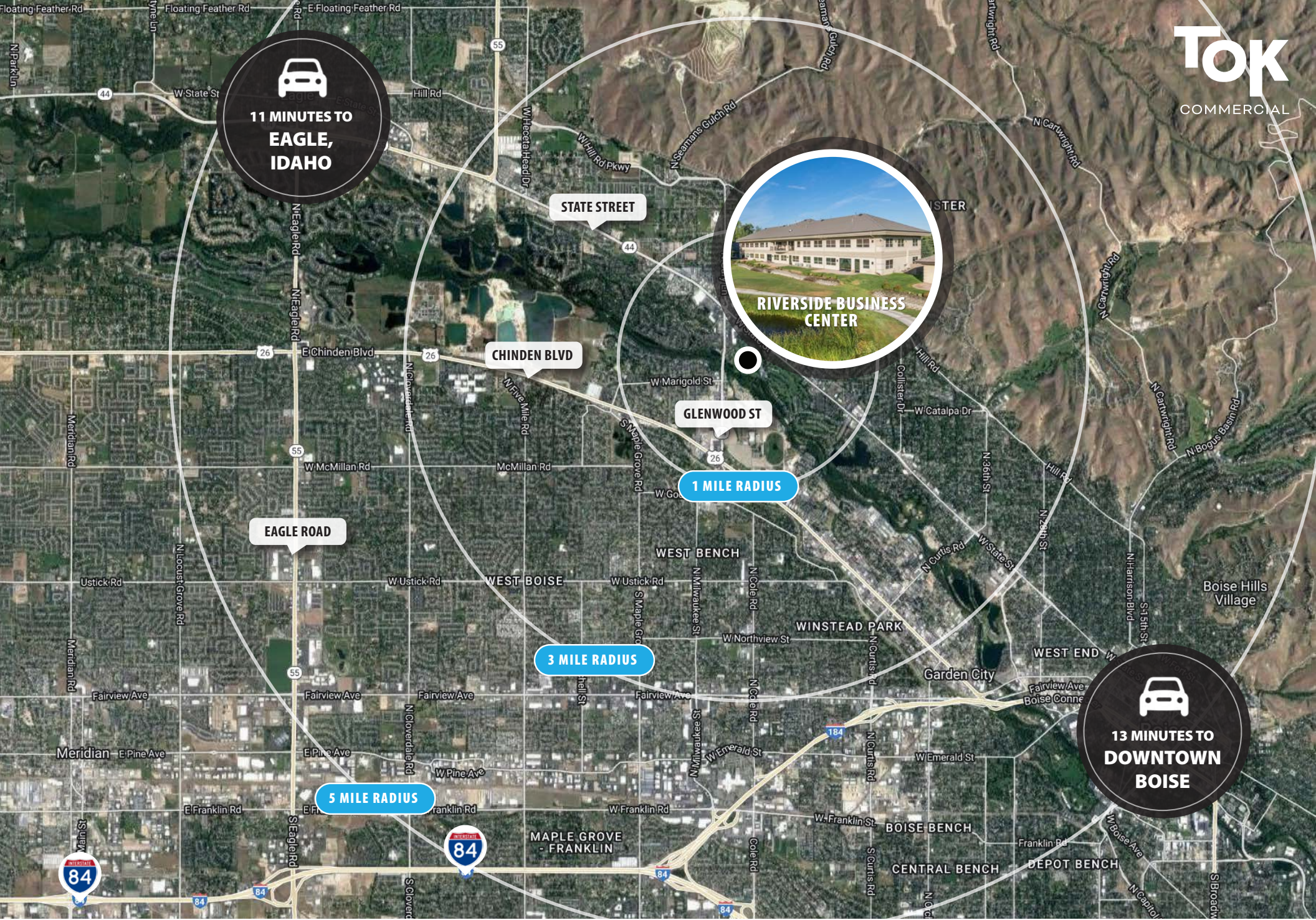
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**11 MINUTES TO  
EAGLE,  
IDAHO**



**13 MINUTES TO  
DOWNTOWN  
BOISE**



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