

OFFICE & FLEX SPACES FOR LEASE 1200 N. CURTIS RD.

Boise, ID 83706



PRICE IMPROVEMENT!

Enjoy a free 10'x10' on-site storage unit with any lease of 3+ years

ECONOMIC DATA

OFFICE RATE: \$18.00 SF/yr
FLEX SPACE RATE: \$13.50 SF/yr
LEASE TYPE: FSEJ
AVAILABLE: Second floor & Ground Floor Office

BUILDING DATA

TOTAL BLDG SF: 105,599 SF
YEAR BUILT: 1972
ZONING: I-1

LISTING DATA

2ND FLR. OFFICE: 8,393 SF
FLEX SPACE 1: 306 SF (17' x 18')
FLEX SPACE 2: 306 SF (17' x 18')
TOTAL SF: 8,702
GROUND FLR: 820 SF

PROPERTY OVERVIEW

Lee & Associates is pleased to present an exceptional leasing opportunity with this 8,393 SF second-story office space, ±820 SF ground floor office, and two flex spaces. Featuring separate Men's and Women's bathrooms, elevator access, and an existing breakroom with an expansive open office area, this space is designed to meet all your business needs. With 11 individual executive offices, a storage room, ample on-site parking, and excellent visibility, your business will thrive in this prime location.

Situated in the heart of Boise, this office space offers excellent access to the interstate and is centrally located at the Curtis and I-84 connector. Enjoy the convenience of being close to dining, shopping, and entertainment options, making it easy for you and your team to enjoy a balanced work-life environment.

PROPERTY HIGHLIGHTS

- Highly secured access available
- Currently 2nd floor only available for lease together
- Flex spaces have ground-level roll-up doors with keypad access
- Updated office space
- New carpet and paint
- Located just outside Downtown Boise

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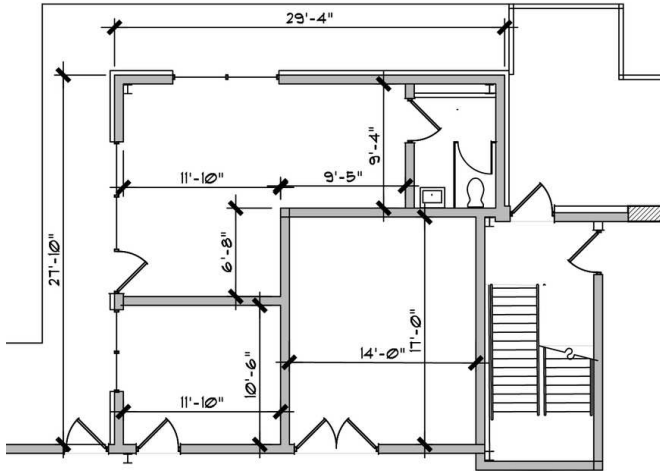
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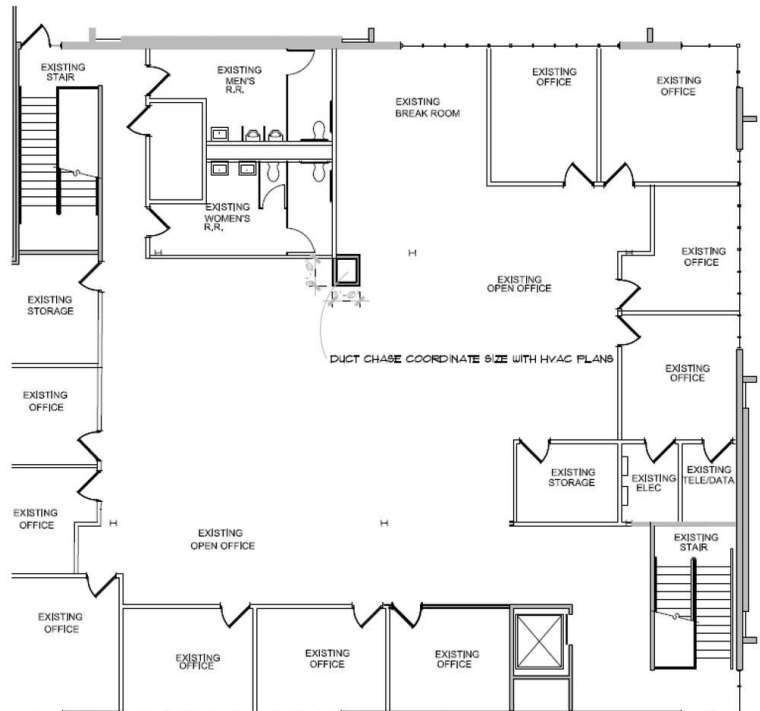


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LEE & ASSOCIATES IDAHO, LLC

GROUND FLOOR



SECOND FLOOR



2ND FLOOR CURRENTLY ONLY AVAILABLE FOR LEASE TOGETHER

SUITE	SIZE	LEASE TYPE	OFFICE RATE	FLEX SPACE RATE
Second Floor & Flex Spaces	8,702 SF	FSEJ	\$18.00 SF/yr	\$13.50 SF/yr
Ground Floor Office	820 SF	FSEJ	\$18.00 SF/yr	Flexible terms Ready for occupancy

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Second Floor



Second Floor



Second Floor



Second Floor

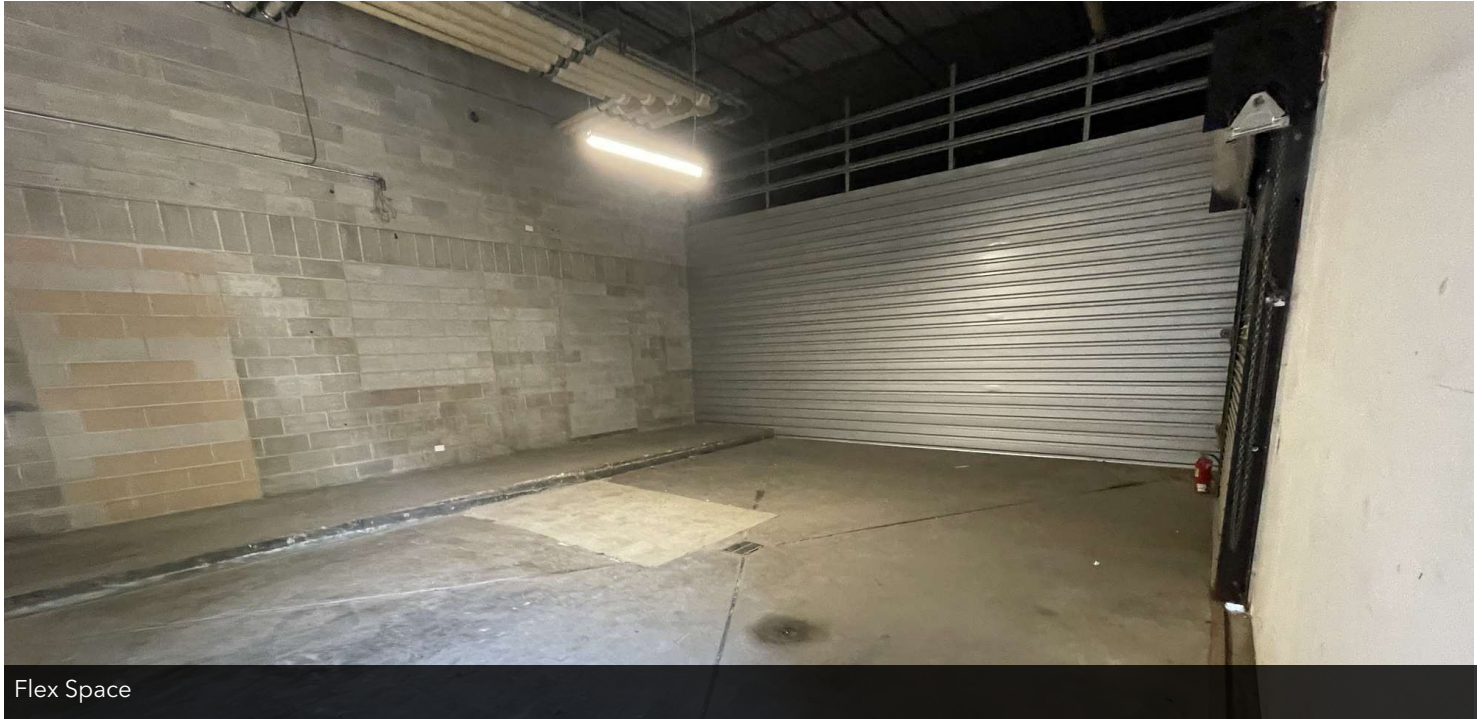
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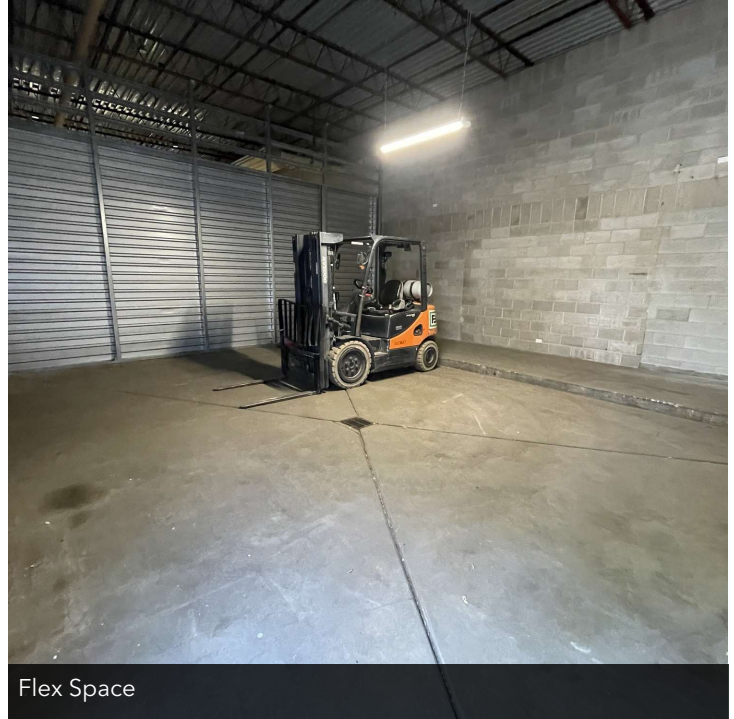
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Flex Space



Flex Space



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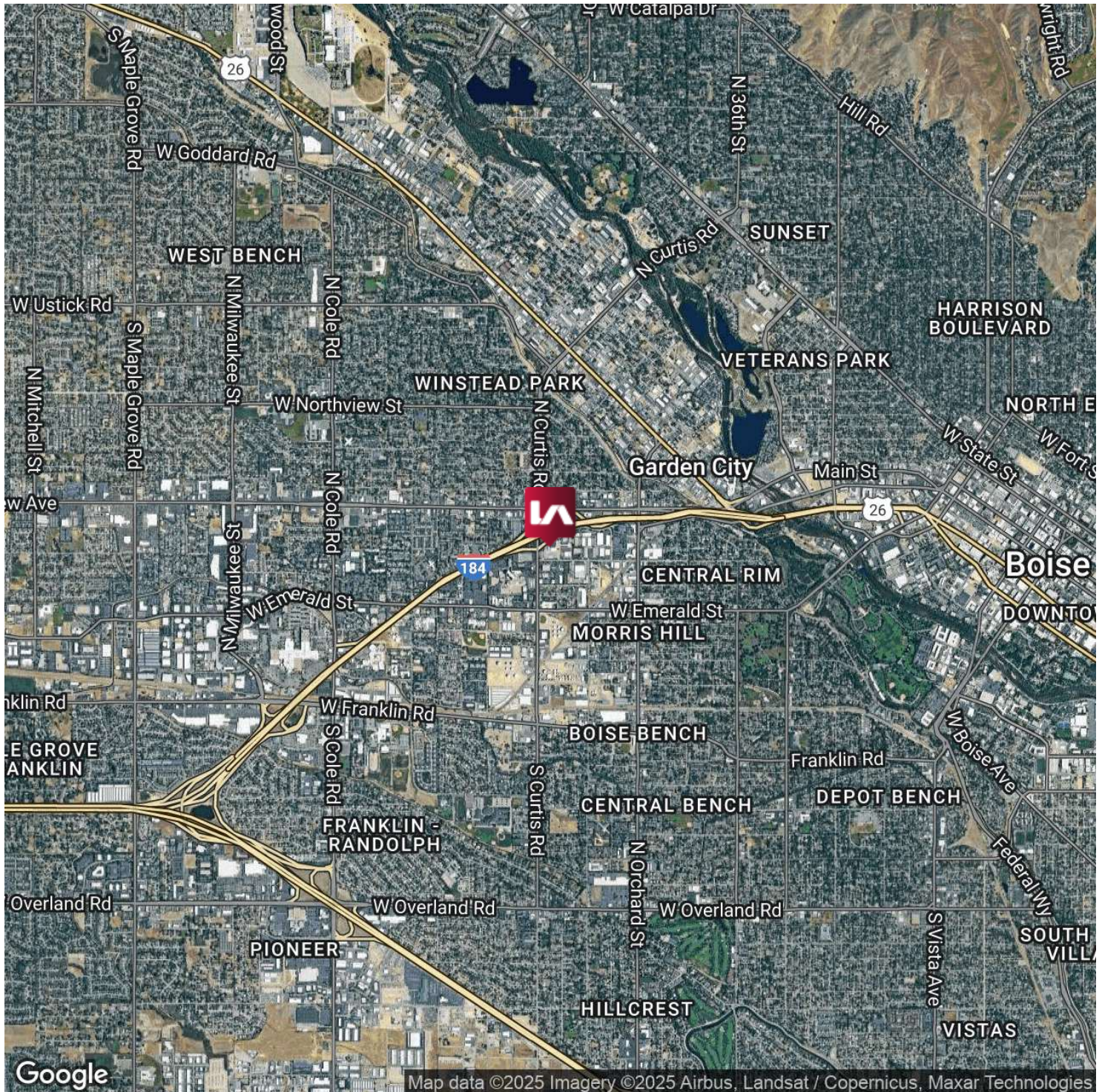
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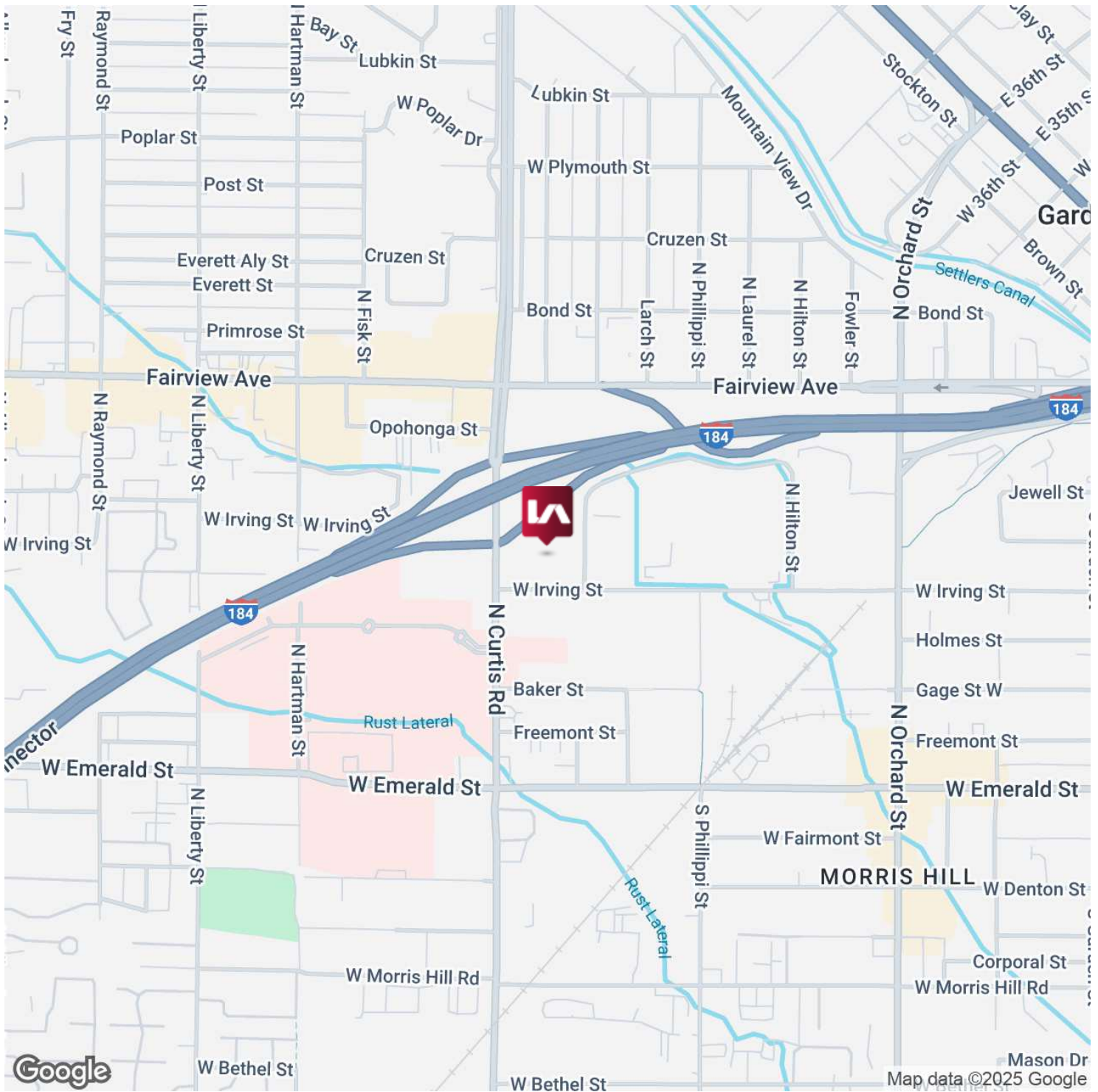
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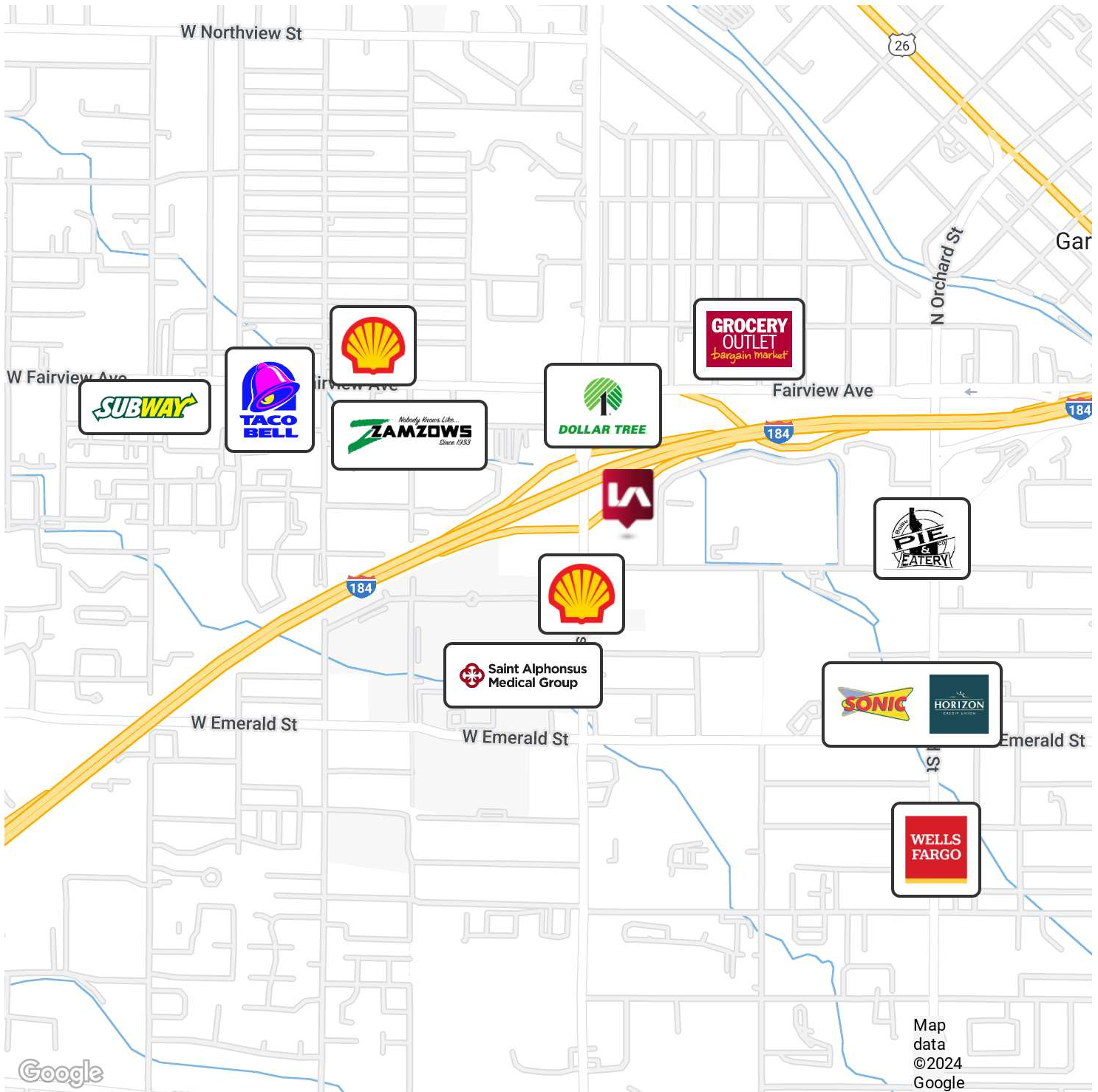
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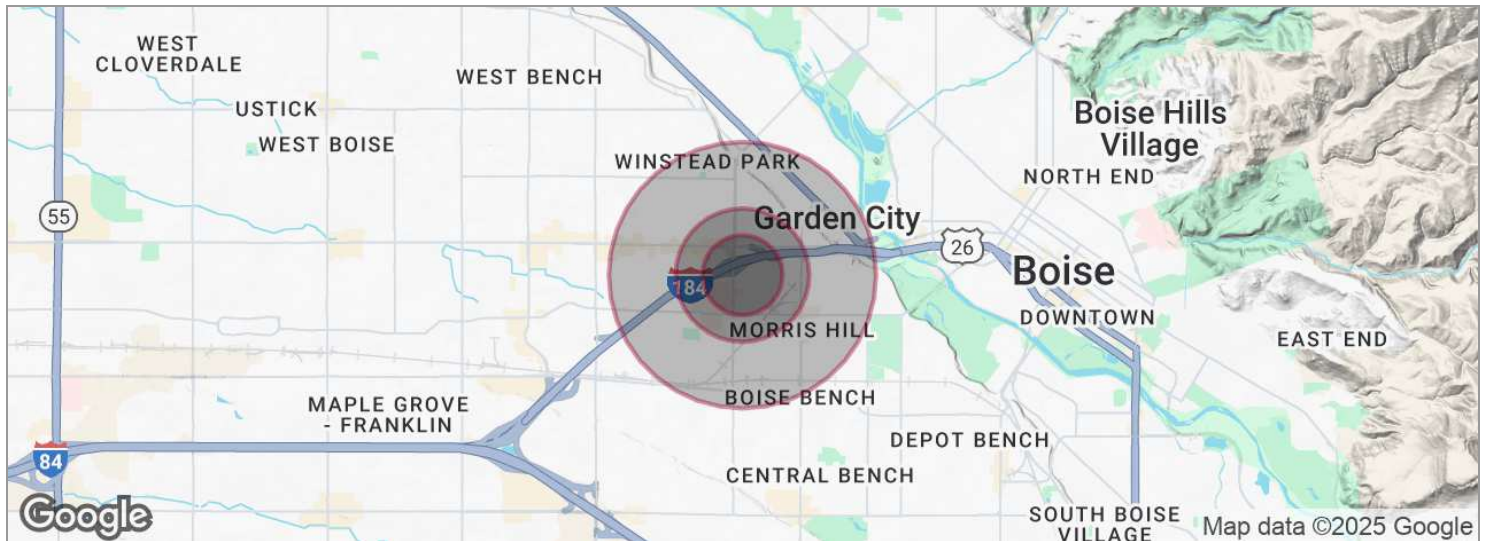
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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total population	181	2,172	13,438
Median age	35	36	38
Median age (Male)	34	36	37
Median age (Female)	36	37	39
HOUSEHOLDS & INCOME			
Total households	87	1,022	5,897
# of persons per HH	2.1	2.1	2.3
Average HH income	\$59,437	\$70,561	\$73,483
Average house value	\$673,084	\$692,488	\$457,744

*Demographic data derived from 2020 ACS - US Census

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