



For Sale/Lease

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2300 S. Orchard Street Boise, ID 83705

Highlights:

- Ideal Location – Conveniently located near I-84 freeways, providing excellent accessibility for clients and employees.
- Flexible suite sizes perfect for small, medium, or growing businesses.
- Excellent Owner-User Opportunity
- Well-Maintained Property - professionally managed and regularly updated.
- Ample on-site parking for tenants and visitors.
- Existing build-out allows for quick move-in for future tenants

For Sale/Lease

Property Information

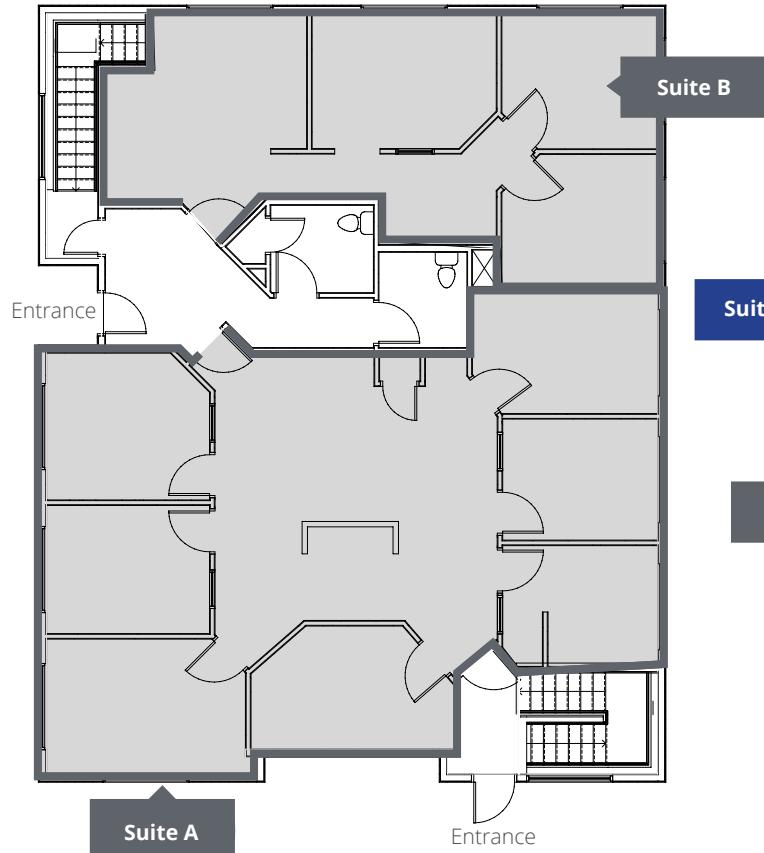
Sale Price	\$990,000
Price/SF	\$202 PSF
Property Type	Office
Total Building Size	4,896 SF
Land Size	0.40 Acres
Parking	36 spaces cross parked + street parking
Lease Type	NNN
Property Access	Contact Agent



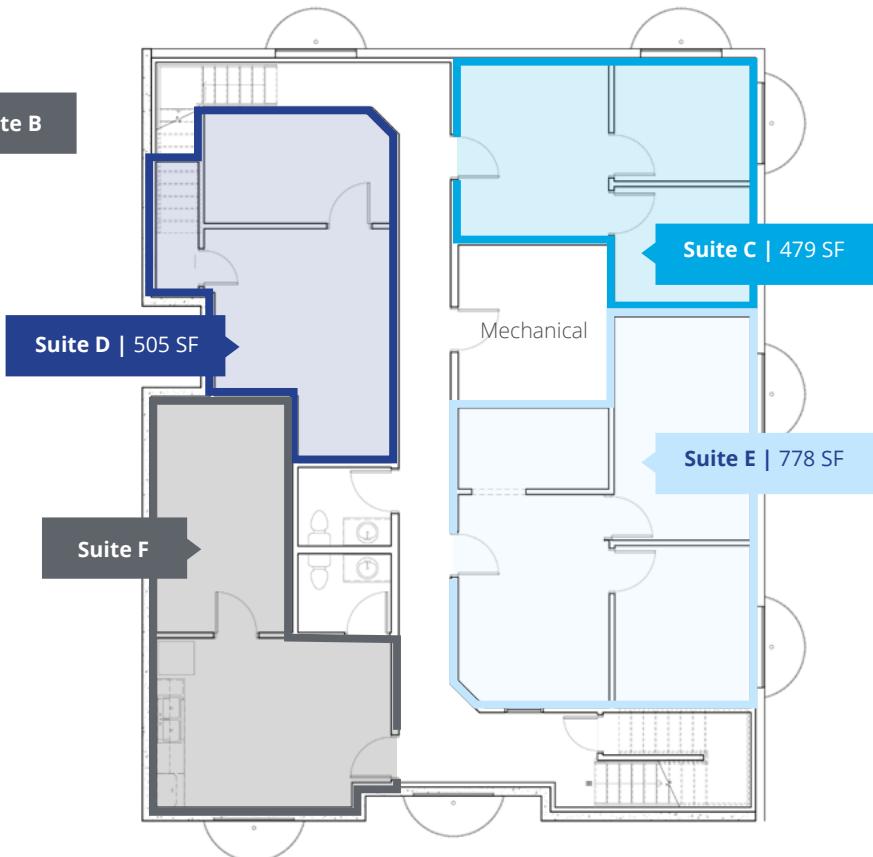
Space Available for Lease

Suite	Size	Rate
C	498 SF	\$19.00 sublease
D	473 SF	\$17.00
E	767 SF	\$18.00

Main Level Floor Plan



Basement Floor Plan



Property Gallery

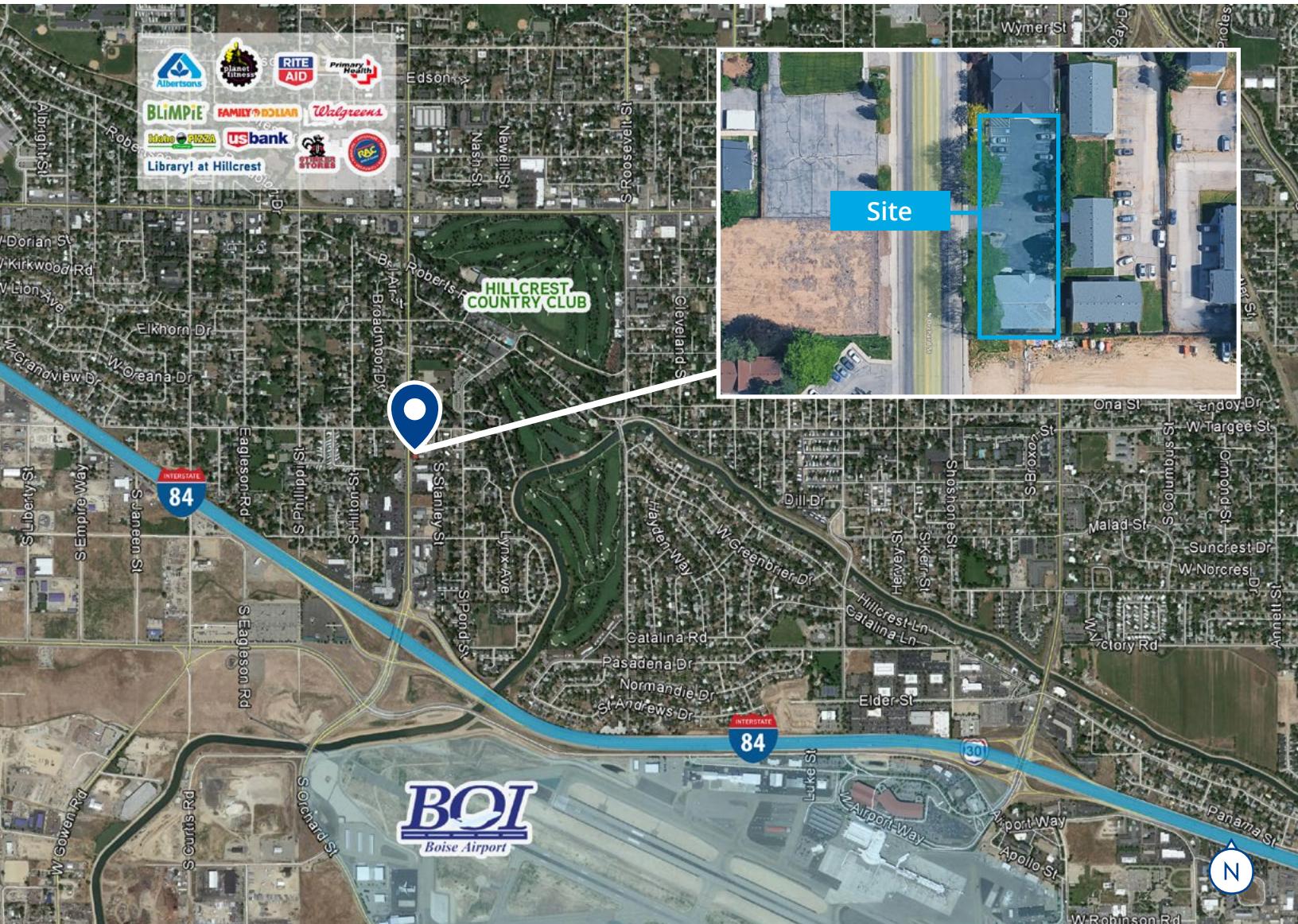


Location

Demos	1 Miles	3 Miles	5 Miles
Population	10,425	72,592	197,318
Avg. Income	\$58,110	\$55,370	\$71,819
Avg. Home Value	\$203,142	\$189,036	\$214,273

[Google Map](#)

[Street View](#)



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