

FLEX OFFICE SPACE FOR LEASE 5710 WEST STATE STREET

Boise, ID 83703



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

LEASE RATE: \$1.40 SF/month (NNN)

PROPERTY INFORMATION

COUNTY: Ada

MARKET: Boise

BUILDING DATA

TOTAL BLDG. SF: 13,286 SF

YEAR BUILT: 2006

CLEAR HEIGHT: 14'

ZONING: C-2

LISTING DATA

AVAILABLE SF: 3,733 SF

PROPERTY OVERVIEW

Lee & Associates is pleased to present this property located on State Street just minutes from Downtown Boise. This versatile commercial space offers high visibility and accessibility in a prime location. The 3,733-square-foot available suite features an open floor plan that's ideal for a range of business uses. With 14-foot clear heights, built-in storage, and office areas, it's ready to accommodate diverse operational needs. Additional conveniences include a 10'x12' grade-level door for easy loading, C-2 commercial zoning, and ample parking with 33+ spaces for employees and customers. The lease rate is \$1.40/SF/Month NNN, and utilities such as water, sewer, and power are available. This space is an excellent opportunity for businesses seeking a flexible setup in a convenient area.

IMMEDIATE OCCUPANCY NOT AVAILABLE, CONTACT AGENTS FOR TIMELINE

PROPERTY HIGHLIGHTS

- Access off State Street
- Roll up door - 10' x 12'
- Ample parking - 33+ spaces
- Circulating access - around building
- Proximity to Downtown Boise - 10 minutes driving

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

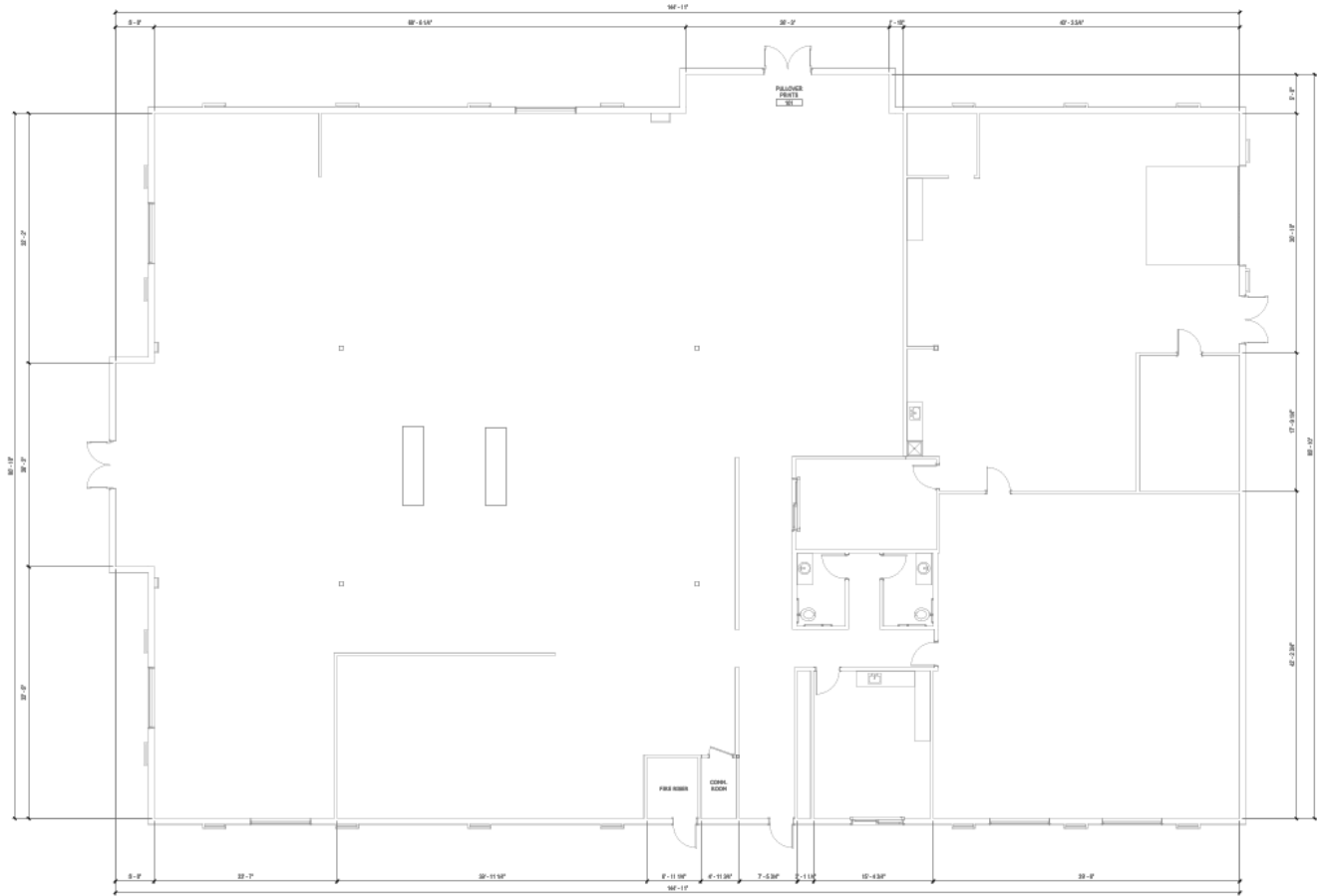
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 102	3,733 SF	NNN	\$1.40 SF/month

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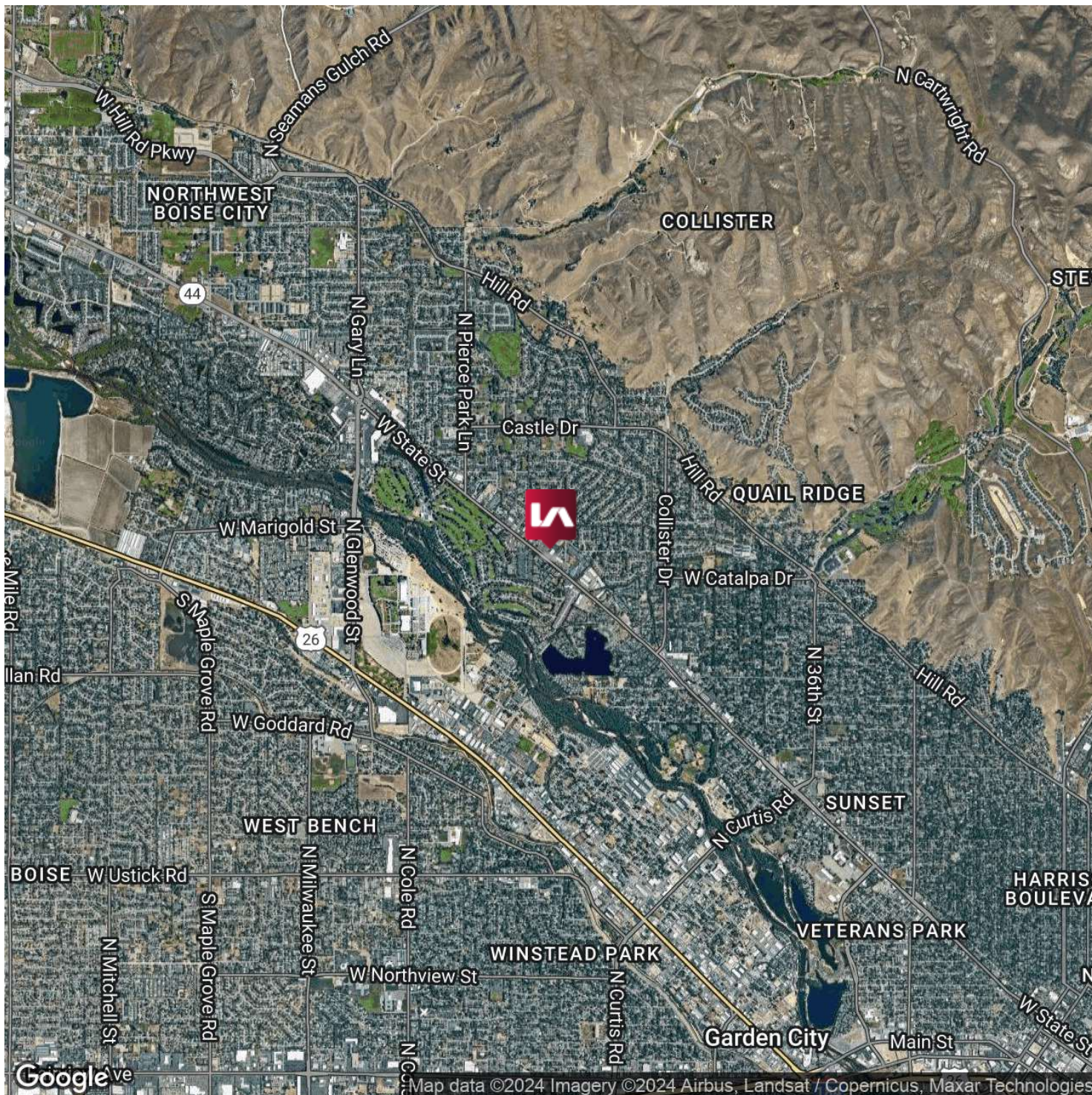
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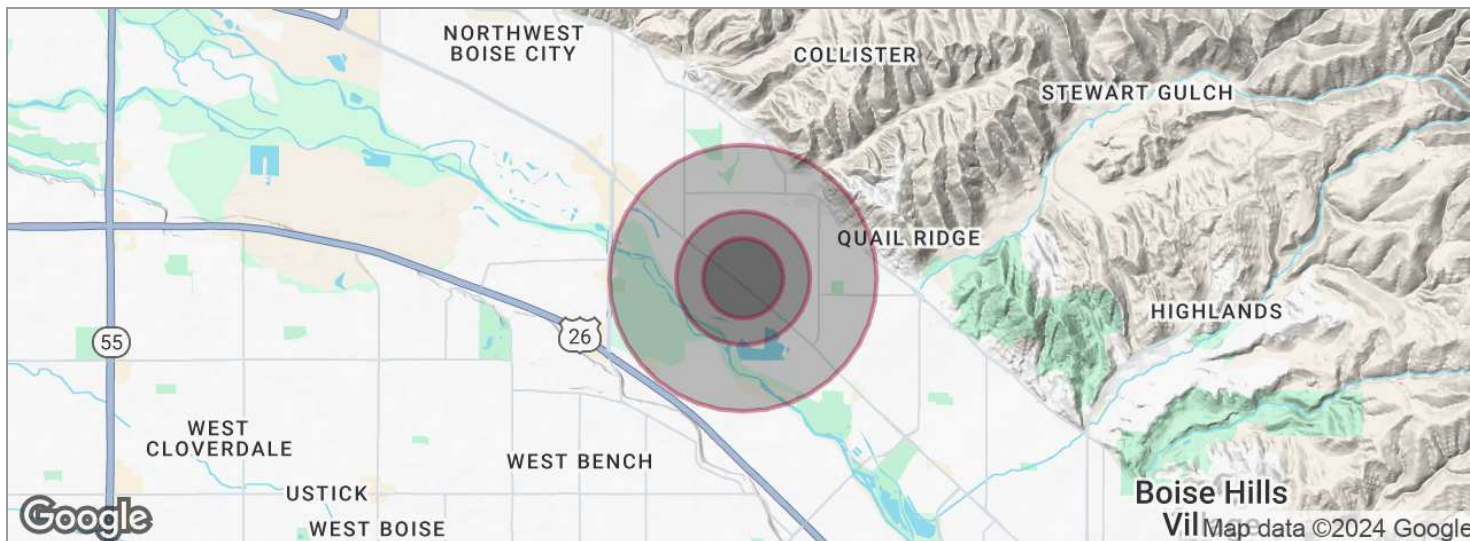
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	1,029	3,672	11,707
Median age	46	44	43
Median age (Male)	44	42	42
Median age (Female)	47	45	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	486	1,706	5,427
# of persons per HH	2.1	2.2	2.2
Average HH income	\$91,069	\$89,686	\$96,885
Average house value	\$620,311	\$627,711	\$618,650

* Demographic data derived from 2020 ACS - US Census

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