



GENEROUS T.I. ALLOWANCE AVAILABLE



AIRPORT PLAZA OFFICE SPACES

3295 West Elder Street
Boise, Idaho 83705

1,288 TO 11,982 SF

PROPERTY HIGHLIGHTS

Available	1,288 to 11,982 SF
Basement Rate	\$16.00/SF
Built-Out Rate	\$18.00/SF
Custom Build-Out	\$23.00/SF
Lease Type	Full Service Excl. Janitorial
T.I. Allowance	Negotiable, Contact Agents
Building Size	43,308 SF Total
Zoning	City-of-Boise L-OD
LockBox	No, Please Schedule Tours



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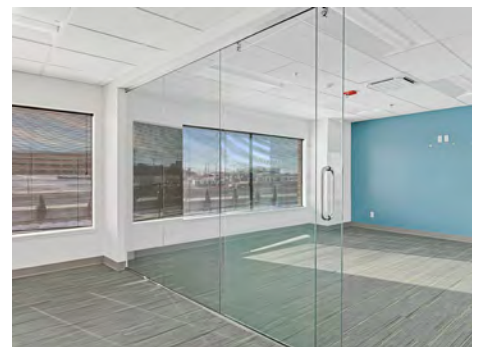
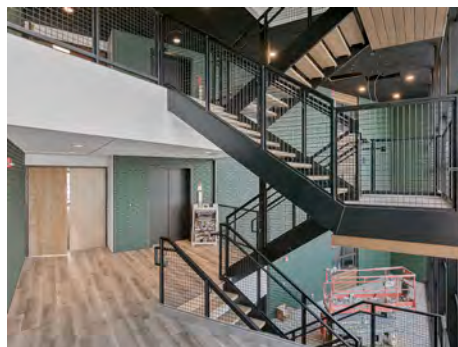
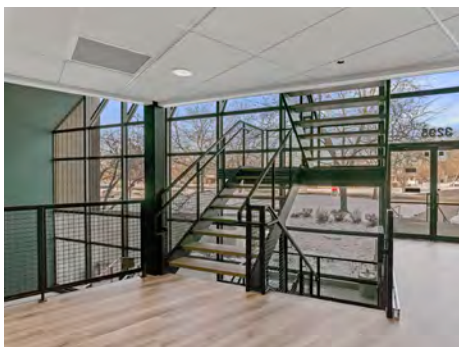
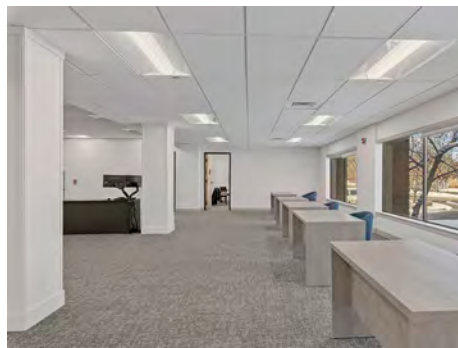
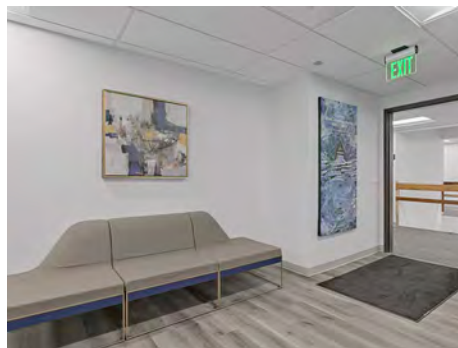
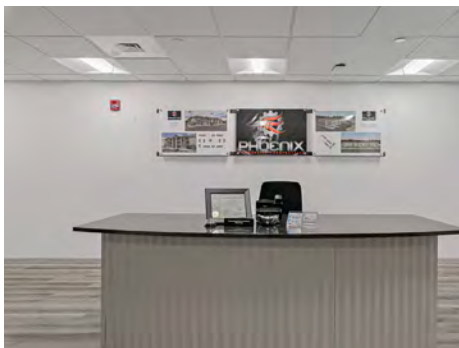
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NEW OWNERSHIP - RENOVATIONS COMPLETED - CUSTOM SPACE DESIGNING



GREAT LOCATION, GENEROUS T.I.'S - CUSTOMIZE YOUR OWN OFFICE SUITES

- Multi-tenant office building suites available near the airport in southeast Boise with easy access to downtown
- Full remodel completed, including both interior and exterior. Enjoy brand new common areas, stunning interior finishes, and beautiful updated exterior landscaping. This building includes spaces in built-out condition, as well as some spaces ready for new tenants desired improvements. This building is ideal for all tenants looking for space whether that is a tenant looking for move in ready space or looking to design their perfect space.
- Building includes common area entry, restrooms, breakroom/eating area, elevator access, and ample on-site parking
- Freeway exposure along Interstate 84 west of Vista Avenue interchange I-84 exit 53 - 5 minutes from the airport - [Google 360 View](#)
- Surrounding businesses & services include Applebee's, Willow Creek, Kopper Kitchen, Denny's, WH Pacific, & Wells Fargo
- Contact agents to discuss various uses and layouts, and to schedule a walkthrough today!!



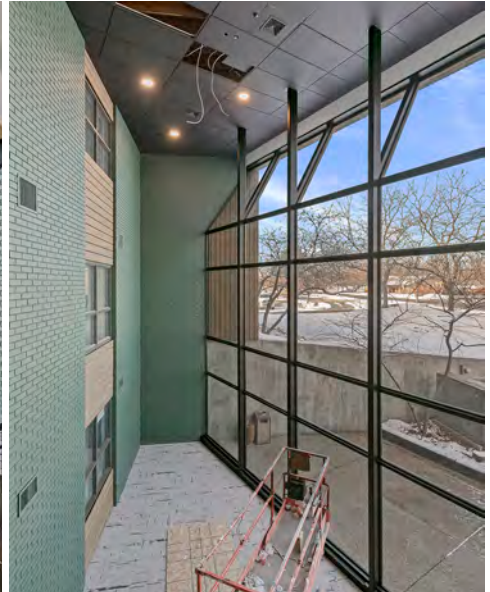
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REMODEL COMPLETED - RARE OPPORTUNITY FOR CUSTOM BUILD-OUTS



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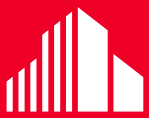
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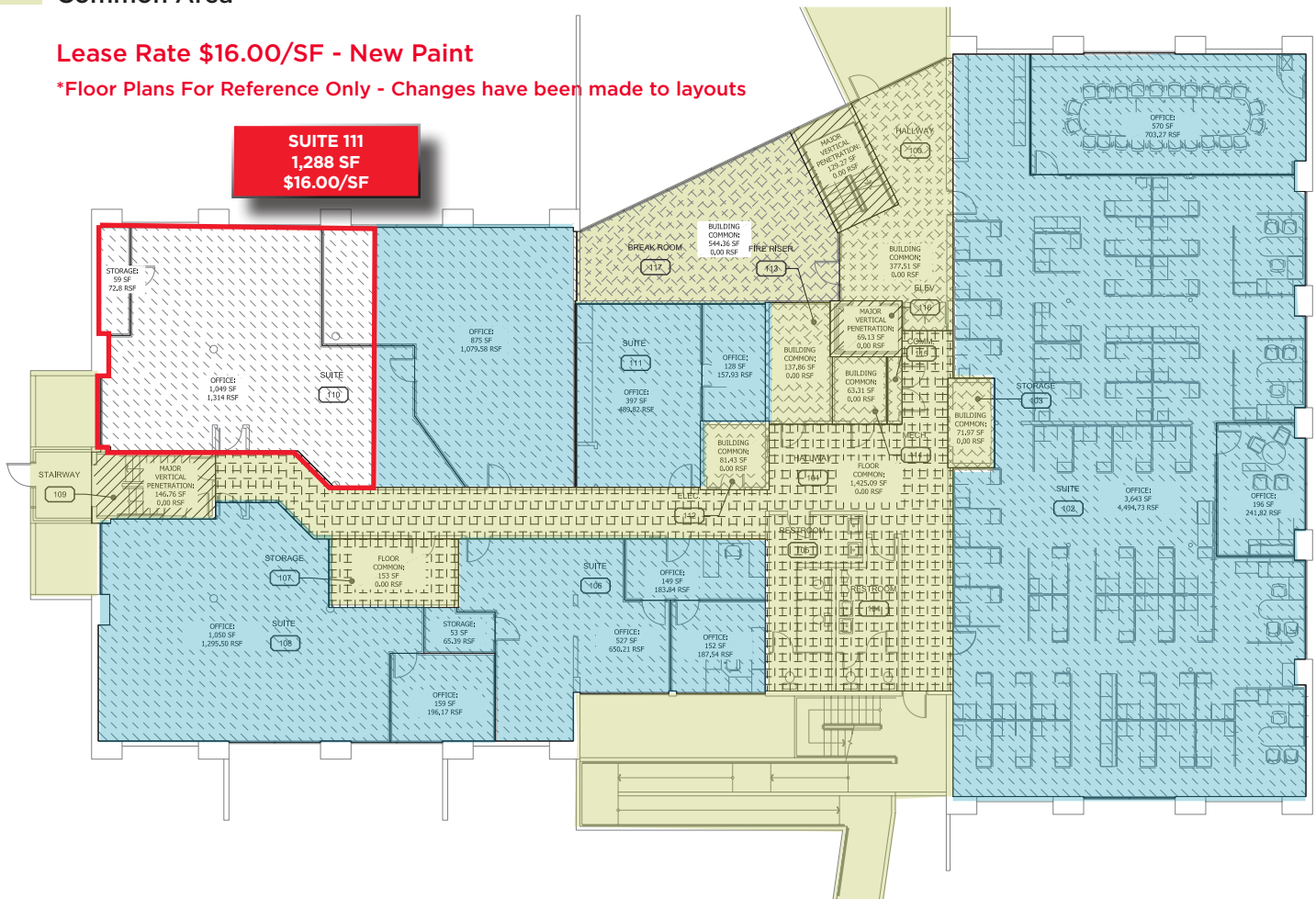


BASEMENT LEVEL OFFICE SPACES

- Available
- Leased
- Common Area

Lease Rate \$16.00/SF - New Paint

***Floor Plans For Reference Only - Changes have been made to layouts**



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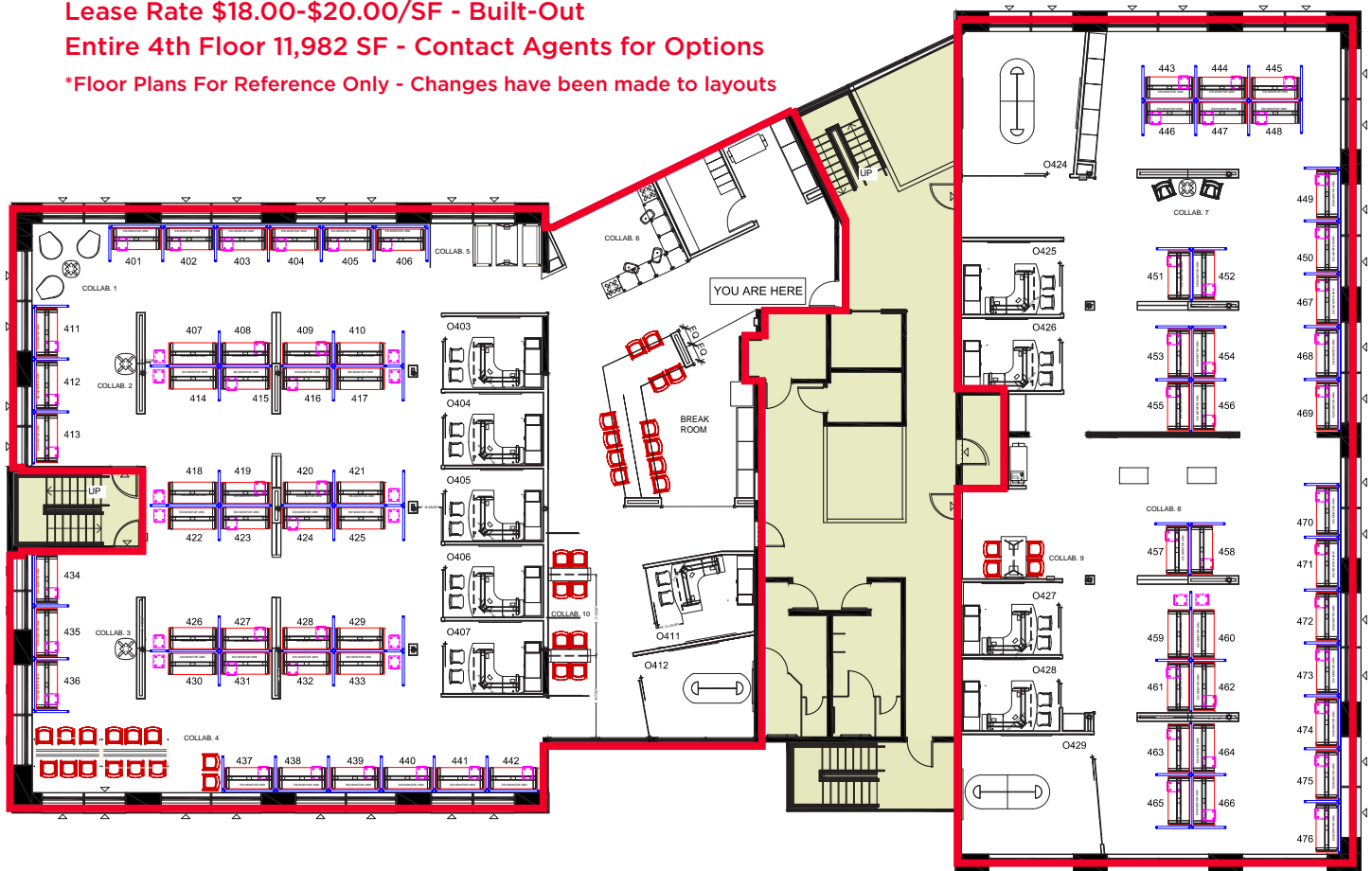
FOURTH FLOOR OFFICE SPACES

- Available
- Leased
- Common Area

Lease Rate \$18.00-\$20.00/SF - Built-Out

Entire 4th Floor 11,982 SF - Contact Agents for Options

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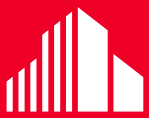
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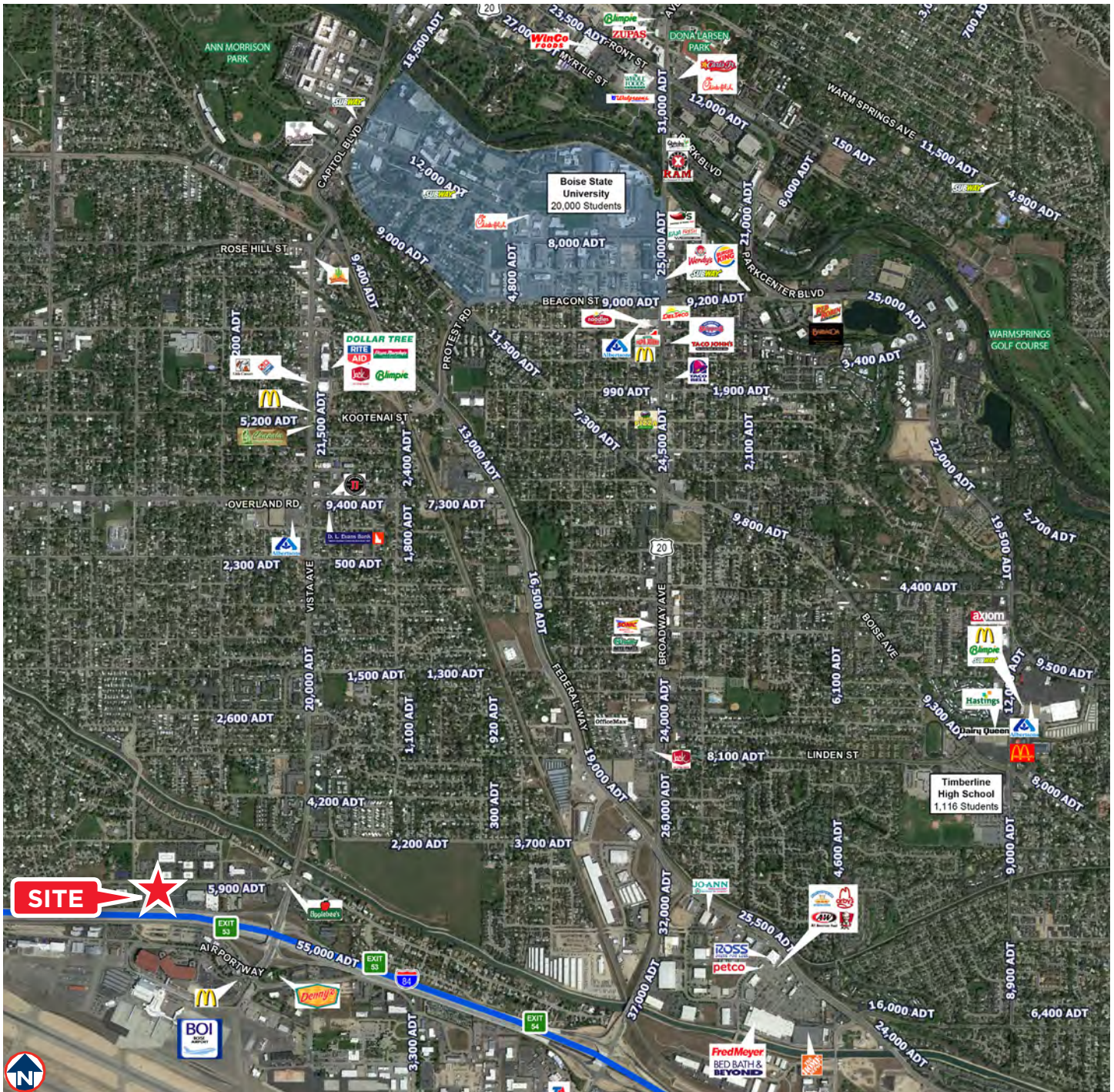
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SURROUNDING SERVICES INCLUDE HOTELS, RESTAURANTS & BOISE AIRPORT





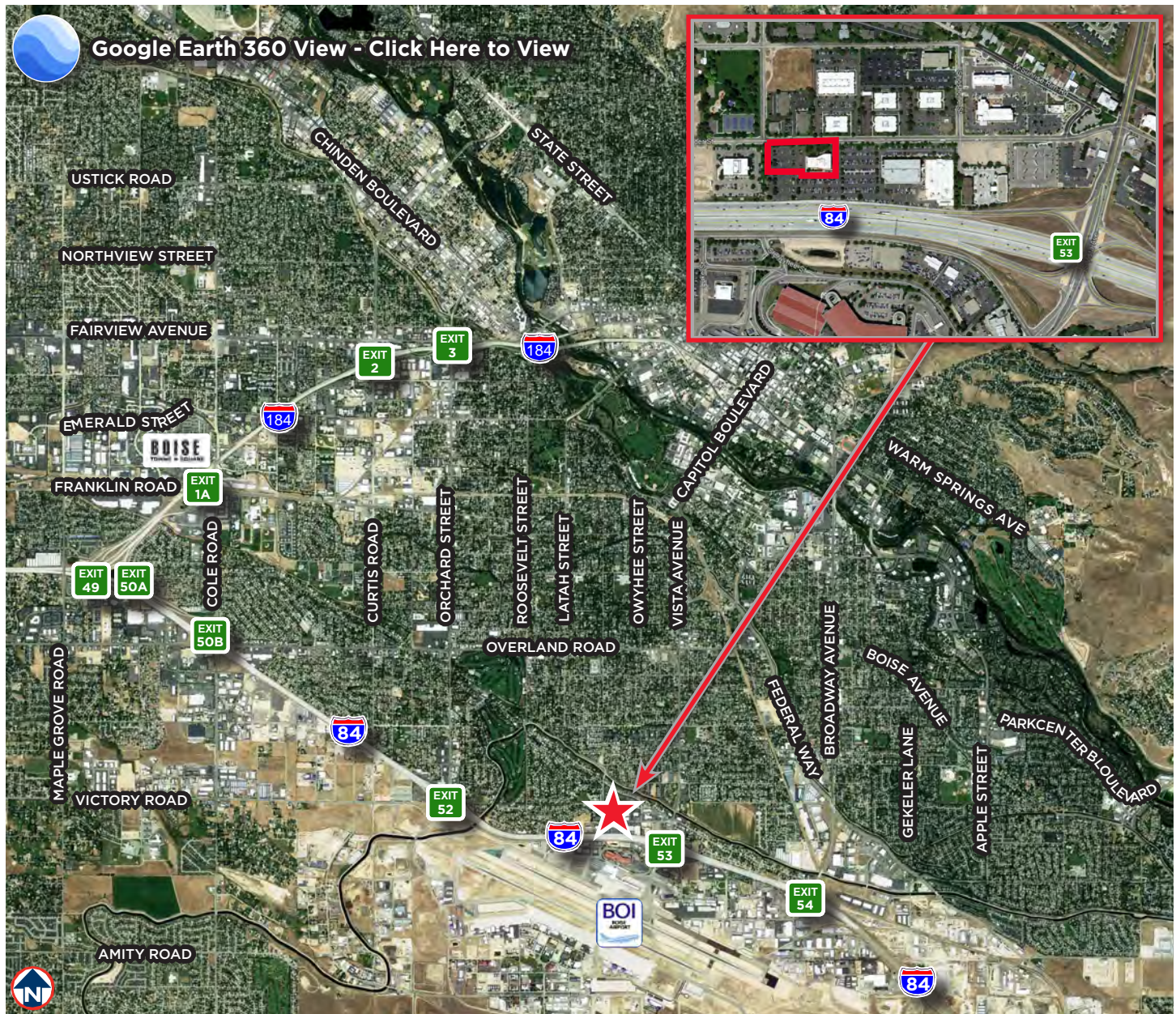
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MINUTES FROM DOWNTOWN AND THE SURROUNDING AREAS



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