



OFFICE SUITES AVAILABLE



## PIONEER SQUARE OFFICE PARK

5177-5225 W. Overland Road  
Boise, Idaho 83705

1,049 TO 1,360 SF

## PROPERTY HIGHLIGHTS

|              |  |
|--------------|--|
| Lease Rate   | \$13.00/SF FSEJ  |
| Lease Terms  | Negotiable, Contact Agents   |
| Zoning       | City of Boise C-2D   |
| Lot Size     | 0.6 Acres  |
| Parking      | Ample - On-Site Parking  |
| Year Built   | 1976-Most Suites Recently Remodeled-Carpet & Paint                   |
| Availability | 5177 - March 1st, 2025<br>5189 - May 1st, 2025<br>5225 - Immediately |
| LockBox      | No, Contact Agents   |



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## PROPERTY PHOTOS



## LISTING FEATURES

- Nicely updated office spaces fully built-out and in move-in ready condition
- Most suites have new carpet and paint
- Easily accessible on Overland Road, across from the Hillcrest Shopping Complex
- Ample on-site parking included for clients and staff
- Highly visible monument signage space included
- Spacious offices; ideal for attorney, accountants, architects, insurance business or sales office
- Quick access to shopping, the Hillcrest Golf Course, banking, postal services and more
- Contact agents to schedule a walk-thru today!!!

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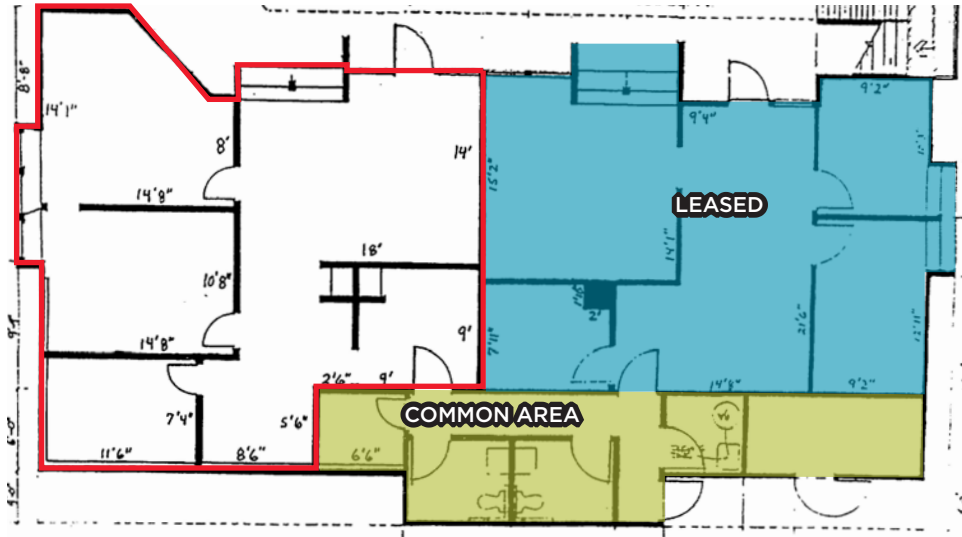
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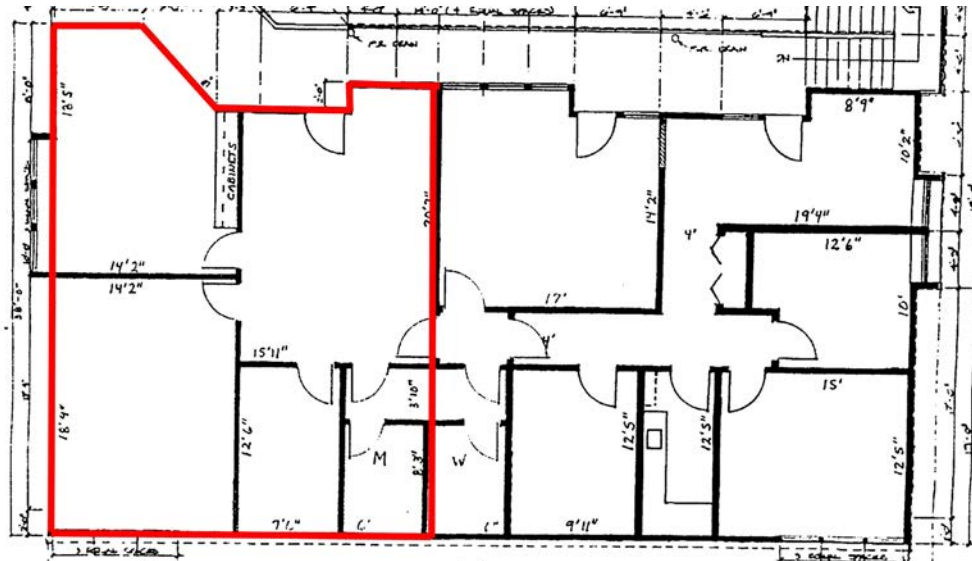
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**SUITE 5177 - 1,070 SF - 3/1/2025**



**SUITE 5189 - 1,049 SF - 5/1/2025**



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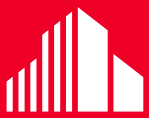
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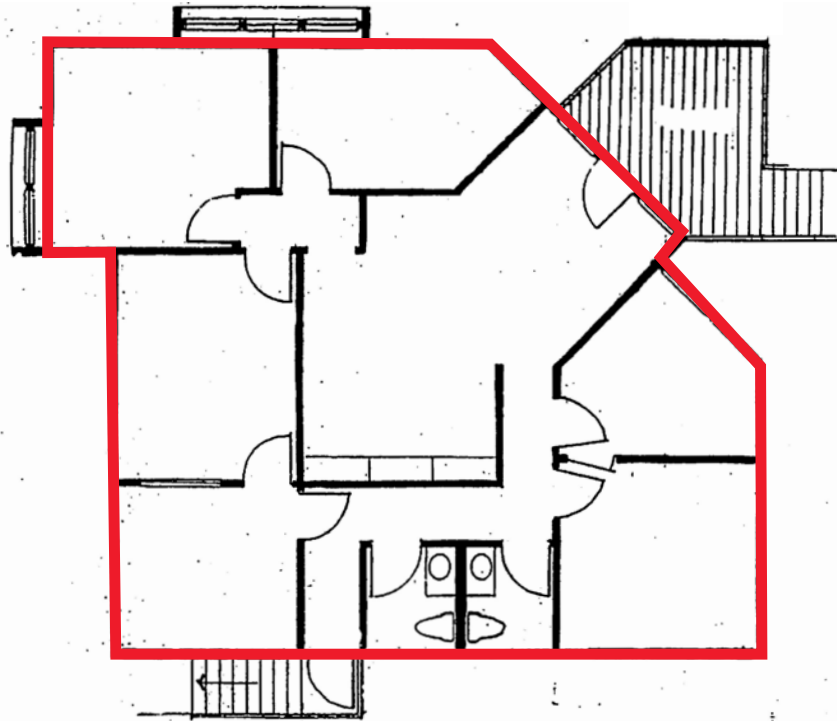
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**SUITE 5225 - 1,360 SF**



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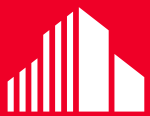
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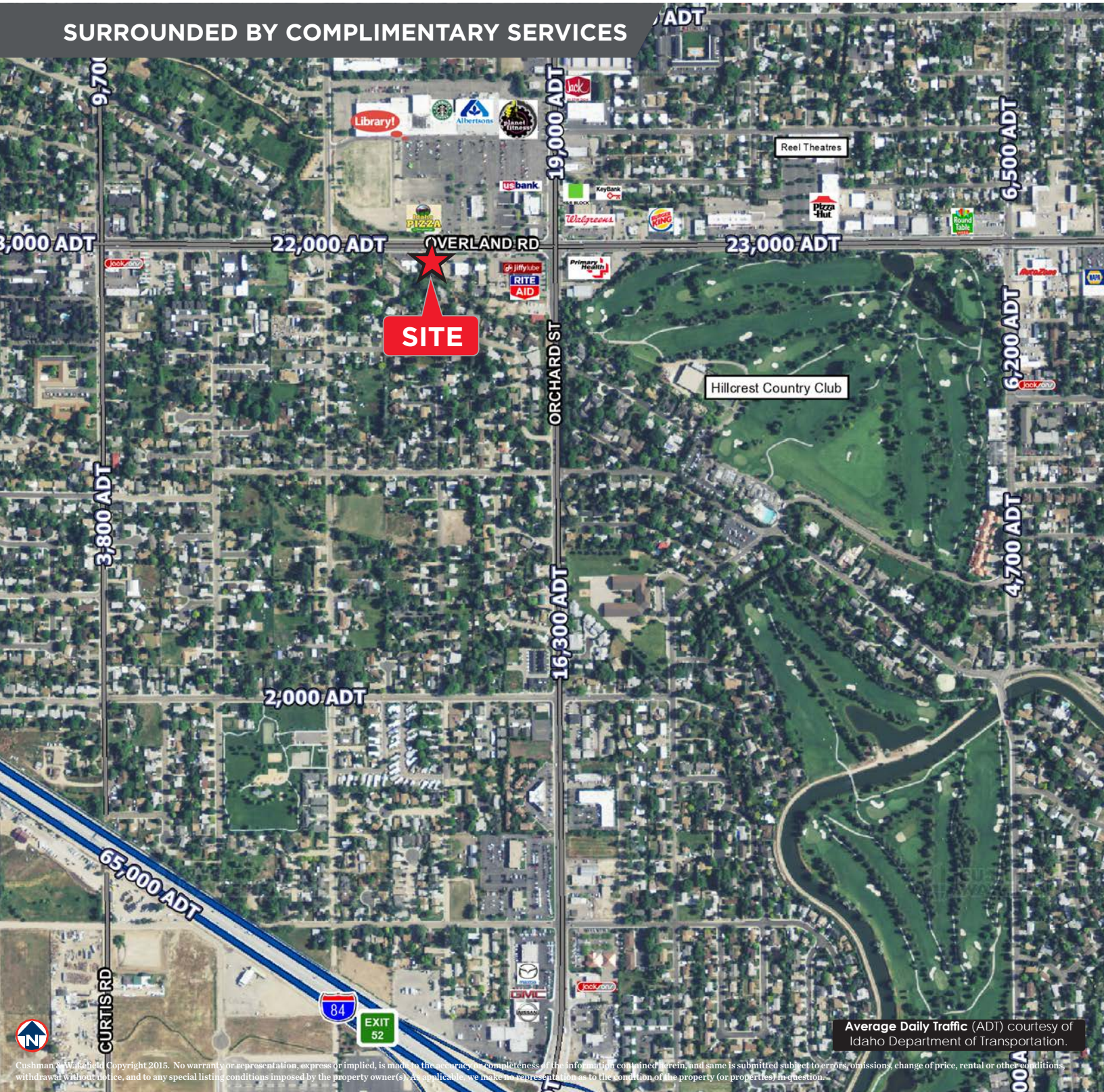
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SURROUNDED BY COMPLIMENTARY SERVICES



Average Daily Traffic (ADT) courtesy of  
Idaho Department of Transportation.