

12296 / 12340 / 12388

WEST BOUNTY LANE

STAR, ID 83669

Norterra Star Retail/
Office Development
For Lease

±45,388 Total SF Available



AVAILABILITY

LEASE RATE:	\$40.00 - \$45.00/SF
AVAILABLE:	Bldg. 1: 14,661 SF Bldg. 2: 17,781 SF Bldg. 3: 12,946 SF
LEASE TYPE:	NNN
T.I. ALLOWANCE:	\$50.00/SF
LOT SIZE:	4.76 Acres
ZONING:	CBD/DA (Central Business Dist./Development)
PARCEL #:	R6119281400, R6119281300, R6119281200
CONSTRUCTION:	Anticipated Summer 2025, Delivery Q1 2026

Listing Features

- Newly proposed retail/office buildings located on Norterra & Bounty Lane in Star, ID
- High-visibility location off of W. State Street that offers easy access and ample parking
- Ideal spot for retail, dining, and service businesses
- Nestled among growing residential communities and commercial development
- Next to the new Star Town Center featuring major tenants such as Albertsons, Starbucks, Café Rio, Great Clips, and US Bank

VIEW LOCATION MAP

[Click Here](#)



Building 1



Building 2



Building 3

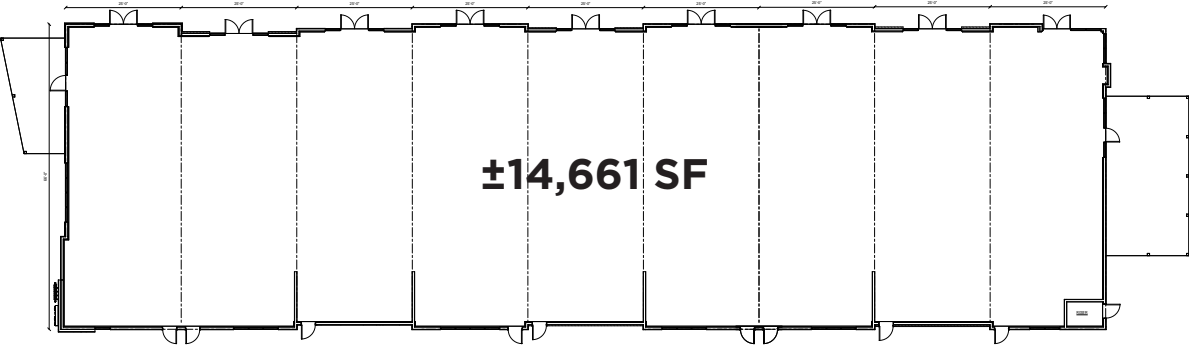


SITE PLAN

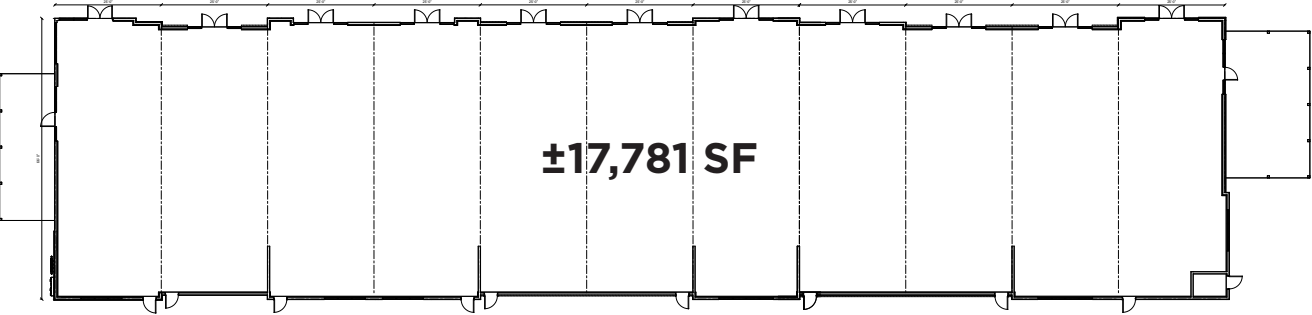


SITE PLAN

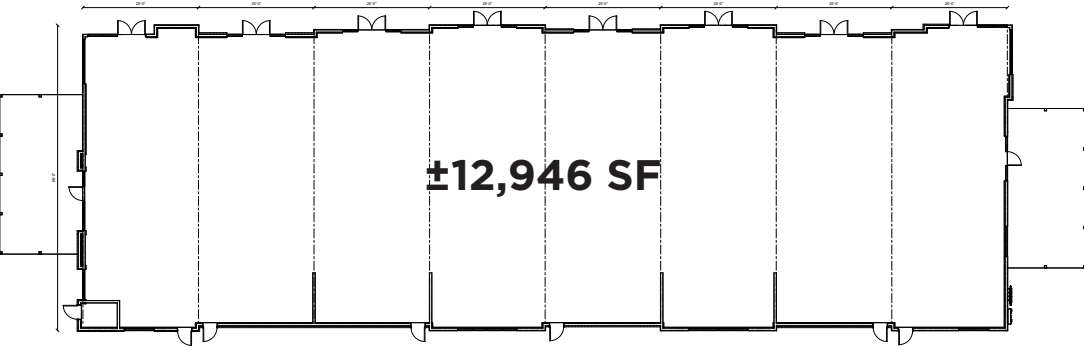
BUILDING 1



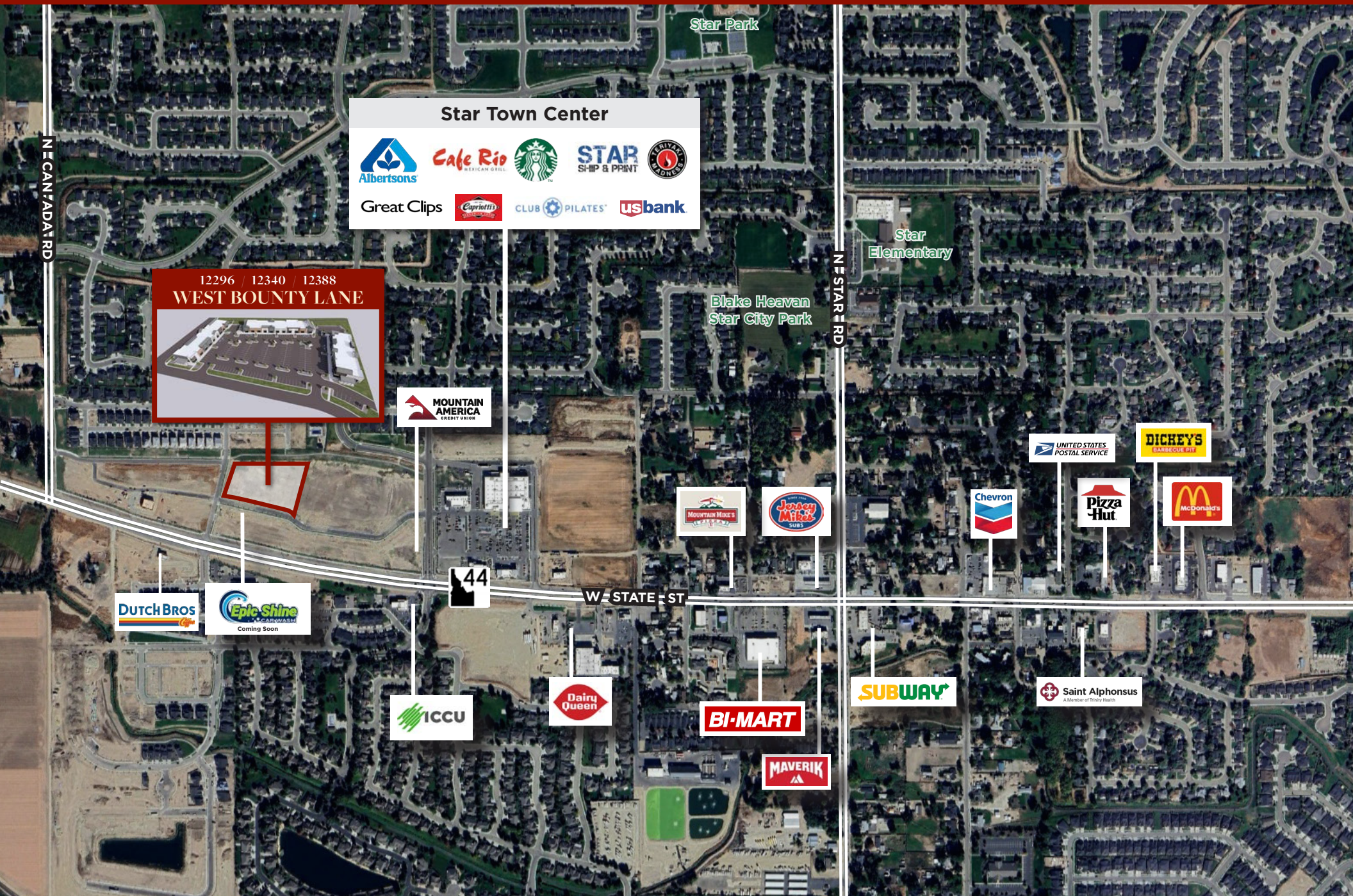
BUILDING 2



BUILDING 3



RETAIL MARKET



MARKET VIEW



METRO INFORMATION

Welcome to the West's Most Dynamic Metro, Boise, Idaho

A place racking up recognition for its growth, business opportunities and that elusive 'quality of life', yet one that still maintains an approachability and freakishly friendly vibe. A place you can make your mark and leave your mark. What makes us tick and makes us a magnet for growth is shared across this site. Join us on the journey.

Why Boise Metro

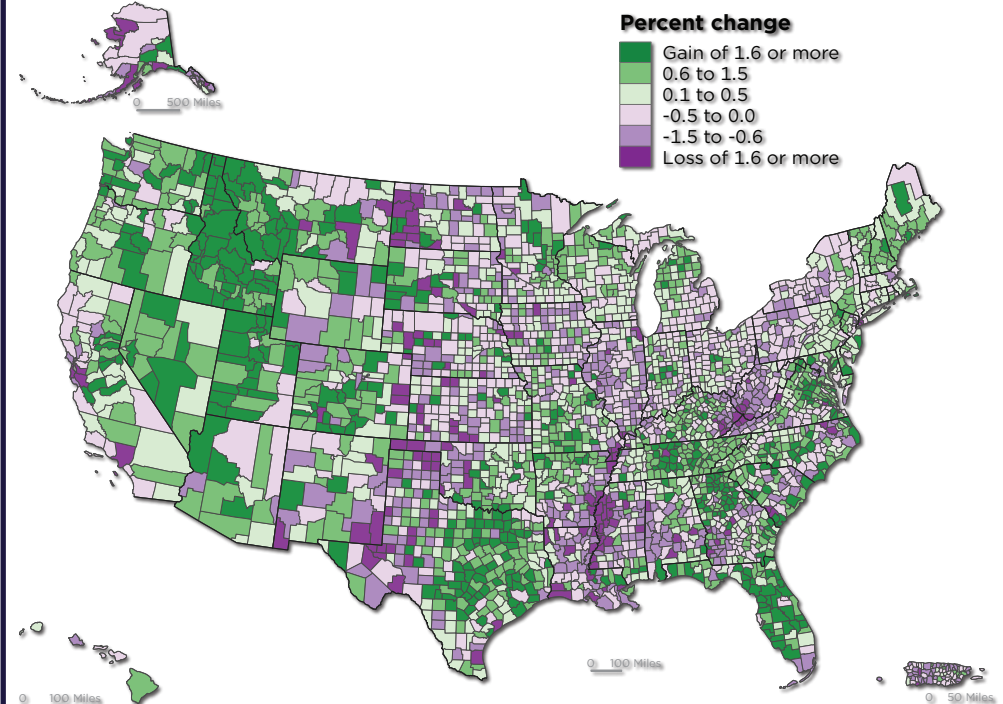
Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce to support them.



Click here to download the complete Boise Valley Regional Overview:
<https://bvcp.org/regional-overview/>

Where Counties are Growing

Percent Change in Population by County: 2020 to 2021



United States™
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
census.gov

SOURCE: VINTAGE 2018 POPULATION ESTIMATES
[WWW.CENSUS.GOV/PROGRAMS-SURVEYS/POPEST.HTML](https://www.census.gov/programs-surveys/POPEST.html)

About Meridian, Idaho

Idaho's fastest growing city since 1994, Meridian is Idaho's epicenter of progress and prosperity. Named America's best city to live in by USA Today, the Boise Metro's central city has proven to hold a little something for everyone. With the continued evolution of mixed-use commercial space like the Village at Meridian and Ten Mile Crossing, and suburban development happening throughout the area at lightning speed, Meridian offers a cultural cohesion of strong historical roots and emerging potential.

Home to some of the region's top employers and emerging companies, Meridian is a place where companies and people feel good putting down roots. Families, young professionals and retirees alike can all find affordable housing, accessible entertainment and enjoyable amenities in Meridian.

Learn More By Clicking Here:



CONTACT

Jennifer McEntee
Senior Director
Office | Capital Markets
+1 208 287 9495
jennifer.mcentee@cushwake.com

Bree Wells
Director
Office | Capital Markets
+1 208 287 9492
bree.wells@cushwake.com

Braydon Torres
Associate
Office | Capital Markets
+1 208 207 9485
braydon.torres@cushwake.com

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