

FLEX SPACE FOR LEASE 246 N. SENECA SPRINGS WAY

Star, ID 83669



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

SPACE:	Suite 103
LEASE RATE:	\$15.00 SF/Mo
LEASE TYPE:	NNN
AVAILABLE SF:	1,500 SF

PROPERTY INFORMATION

COUNTY:	Ada
MARKET:	Star
PARCEL:	R7532410050

BUILDING DATA

TOTAL BUILDING SF:	4,500 SF
YEAR BUILT:	2019
ZONING:	MU

SHOWING INSTRUCTIONS: Lock-box on door

PROPERTY OVERVIEW

Lee & Associates is pleased to present this rare 1500 SF flex space for lease in Star. This second-generation space features an open concept floorplan with two finished bathrooms, a small storage area, a 12x10 rollup door, high ceilings, and plenty of parking. This space is perfect for a variety of businesses including: real estate, property management, small business, contractor, etc.

PROPERTY HIGHLIGHTS

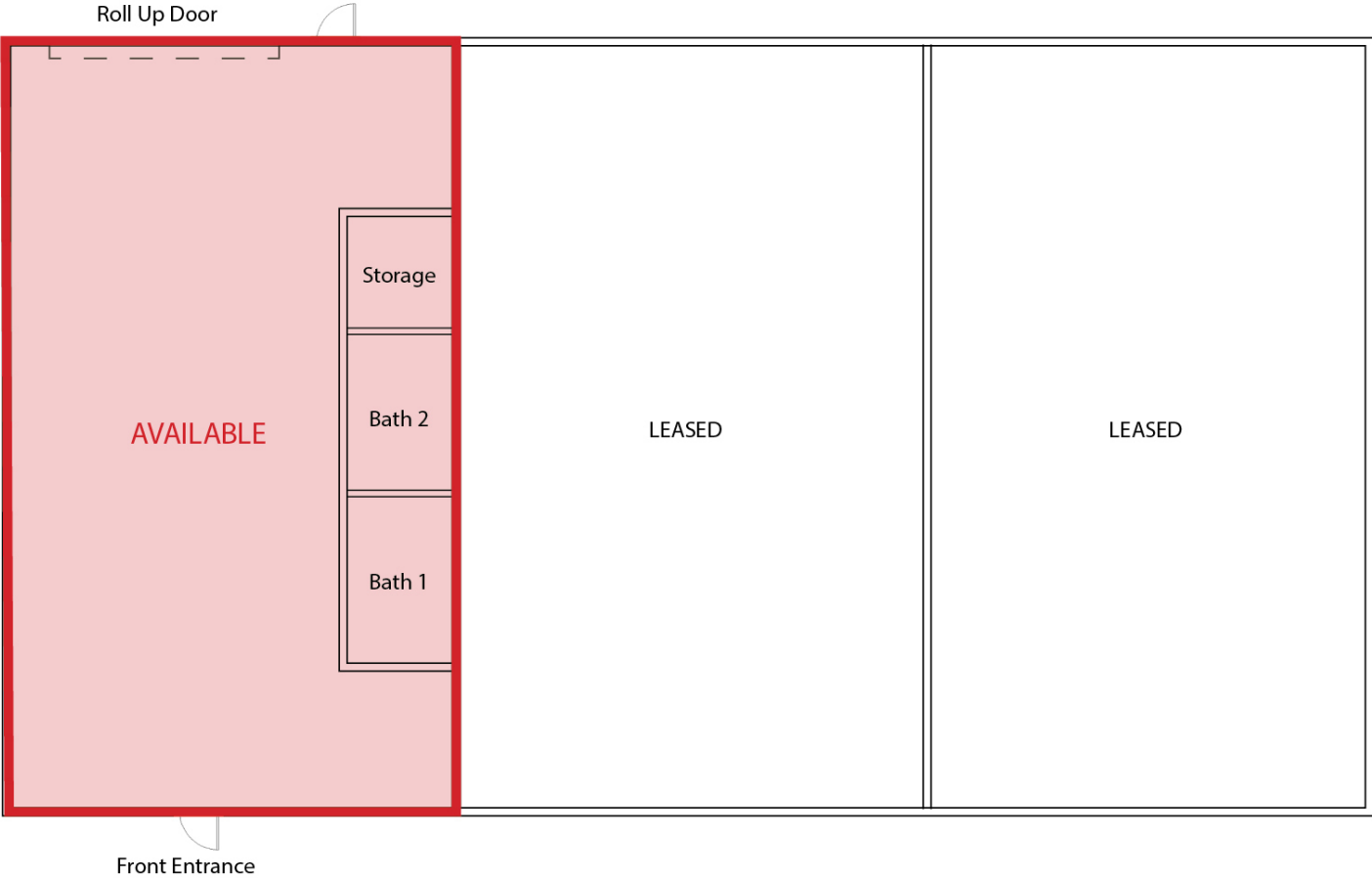
- Available April 1st, 2024
- Great open layout
- High ceilings
- 12X10 roll up door in the back
- Two bathrooms and an additional small room for storage
- Great natural light
- Quiet location
- Close and easy access to Hwy 44 and only 15 minutes to I-84

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
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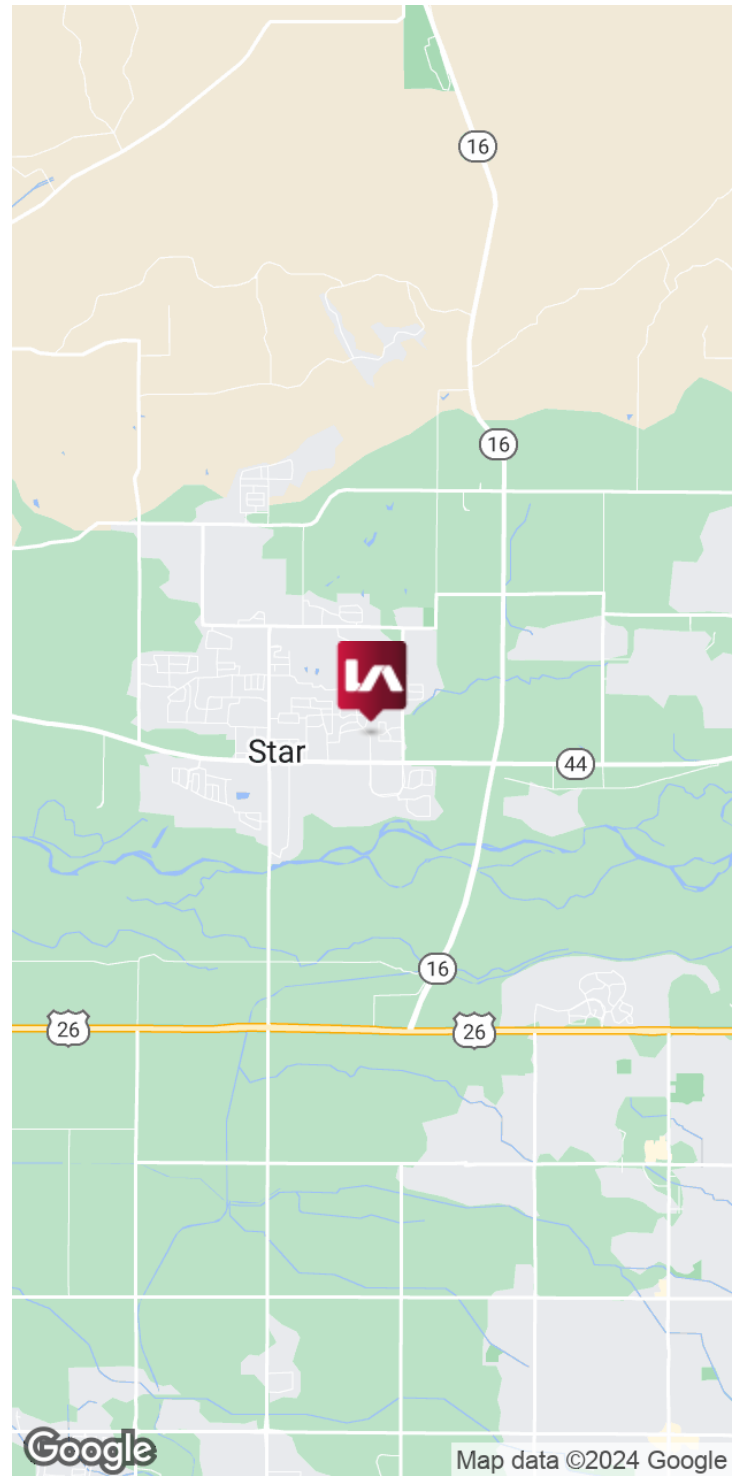
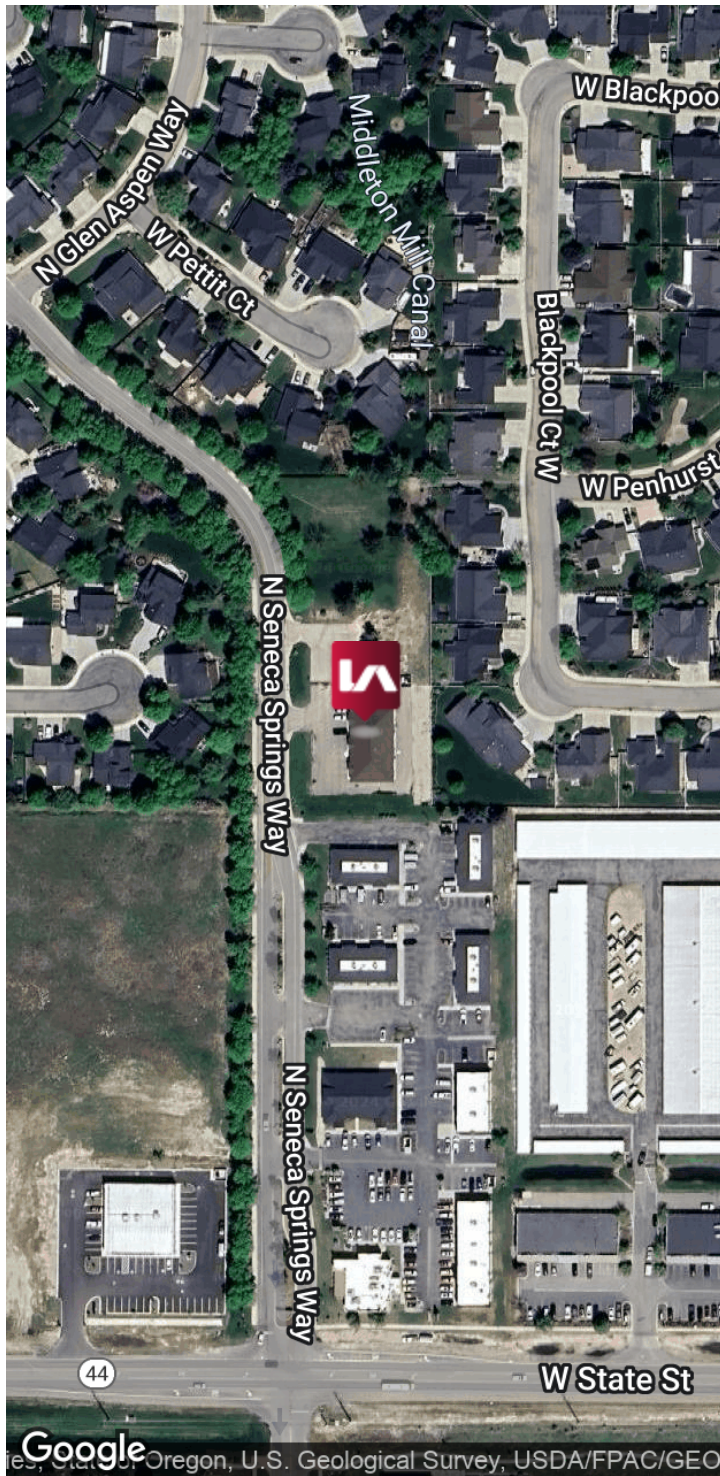
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The City of Star is located just west of Eagle and northwest of Meridian, it is perfectly placed near the heart of the Treasure Valley just 16 miles from Boise. It is the fastest growing city located within the Boise Metro Area (BMA) of Southwest Idaho, with an 51.4% increase in population since 2010. Home appreciation has risen 10.98% in the last ten years and future job growth is expected to be 50.76%.

Meridian and the Boise Valley are home to some of the region's top employers such as Micron Technology, JR Simplot, Blue Cross of Idaho, Hewlett Packard and Bodybuilding.com. Forbes consistently ranks the Boise Metro Area as one of the top places in the country to do business, high quality of life, raising a family, entertainment and recreation.

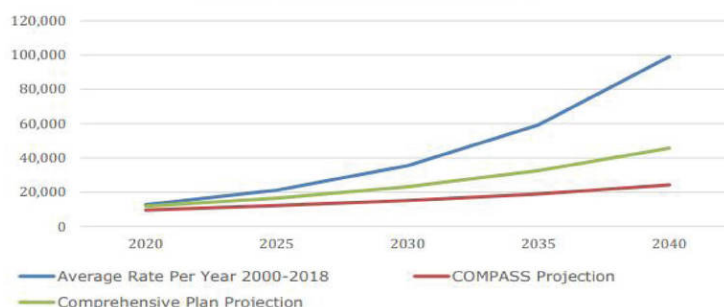
Being just next door to a variety of oppourtunities with the space and feel of a small town makes this the perfect location growth and deveopment.

MARKET HIGHLIGHTS | STAR SUBMARKET

- Located 15 minutes from Interstate-84
- 51.4% increase in population since 2010
- Median income of \$58,905.
- Unemployment rate extremely low at 2.4% (U.S. avg. is 3.9%)
- Star jobs have increased by 3.55% - Future job growth 50.76%
- Home appreciation the last 10 years has been 10.98%
- Star is ranked A+ by Livibilty on Crime
- #11 Most secure large city in the U.S.
- The air quality in Star is 28% better than the national average



POPULATION PROJECTIONS



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