

FLEX FOR SUBLEASE

406 S 3rd St, Boise, ID 83702



OFFERING SUMMARY

| | |
|-----------------------|-----------|
| AVAILABLE SF: | |
| LEASE RATE: | N/A |
| LOT SIZE: | 0.3 Acres |
| BUILDING SIZE: | 4,200 SF |
| ZONING: | R-ODD |

PROPERTY OVERVIEW

Great opportunity to sublease flexible office space between Julia Davis Park and the Ada County Courthouse. The 4,200 square feet has 1,200 SF dedicated offices and 3,000 SF of open workspace.

PROPERTY HIGHLIGHTS

- Convenient location east of Downtown Boise
- 1,200 SF of dedicated office space
- 3,000 SF of open flexible workspace
- Two blocks from Julia Davis Park
- 11 onsite parking spaces
- Walking distance to restaurants and grocery stores
- 10'x10' grade-level roll-up door
- Existing lease expires November 30, 2021
- NNN are \$2.18/SF/yr (\$763.94/mth)

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

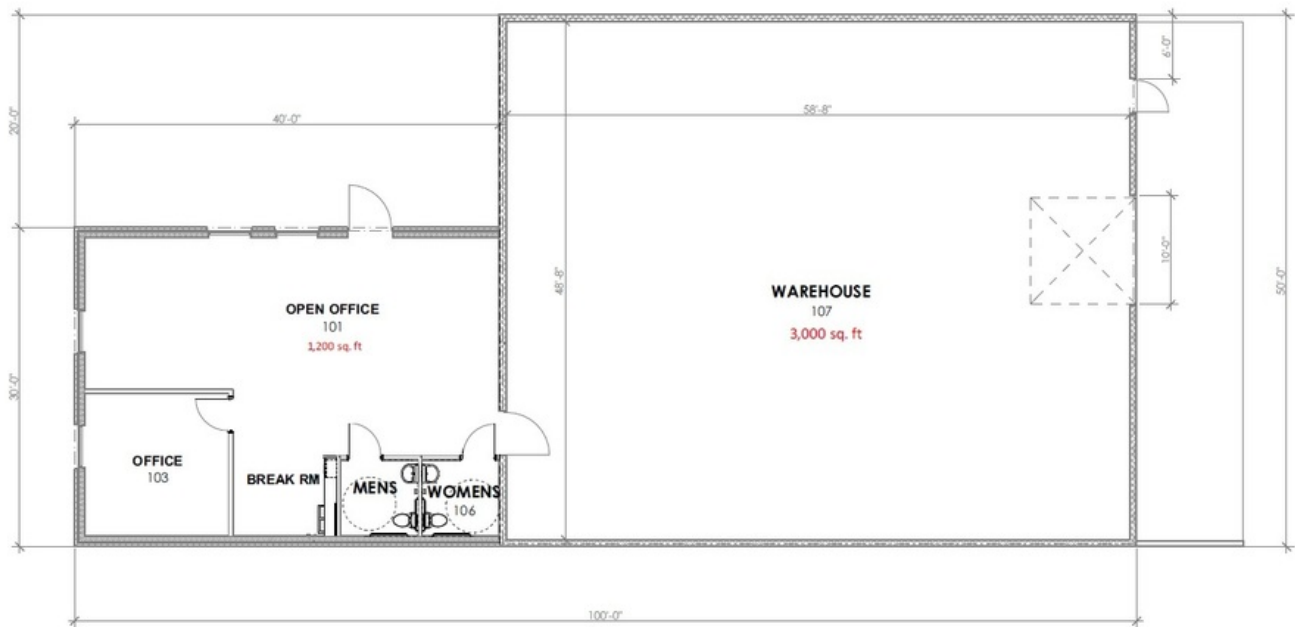
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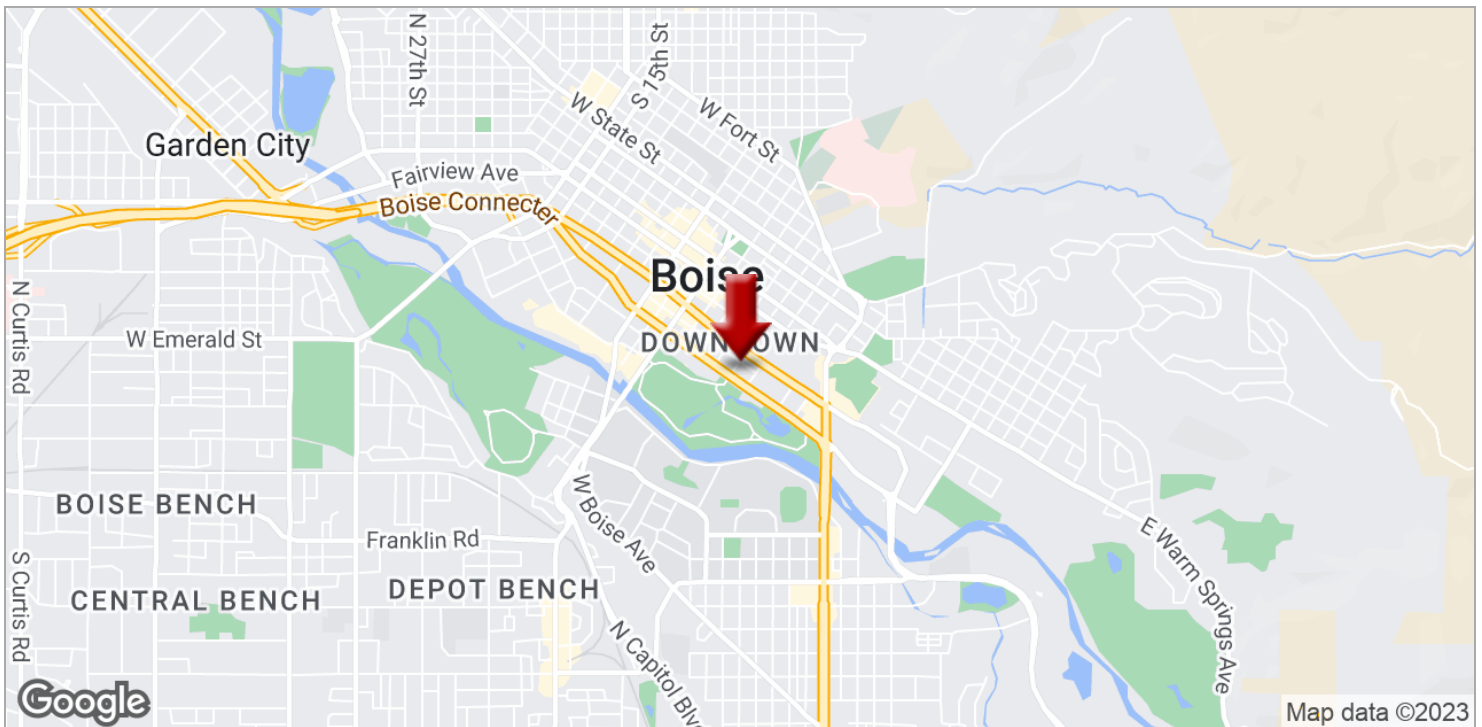
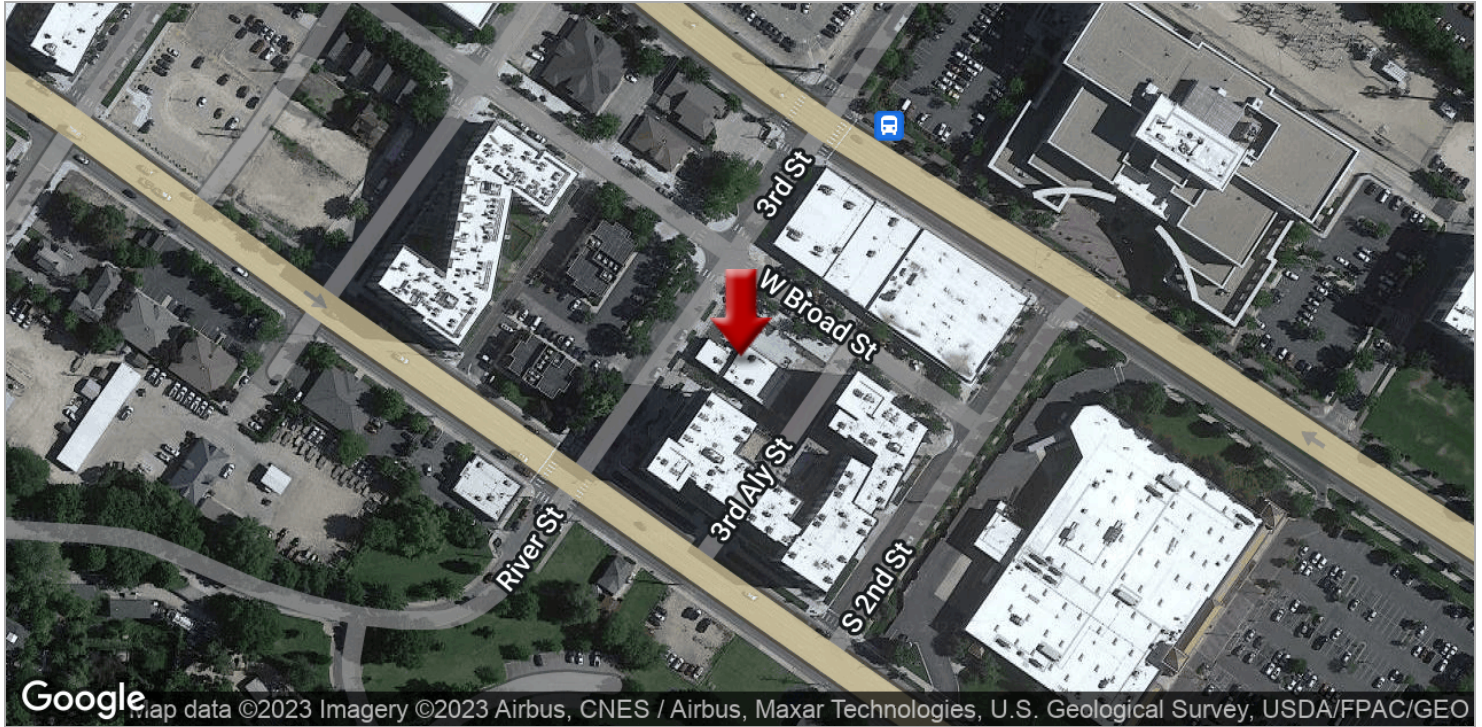
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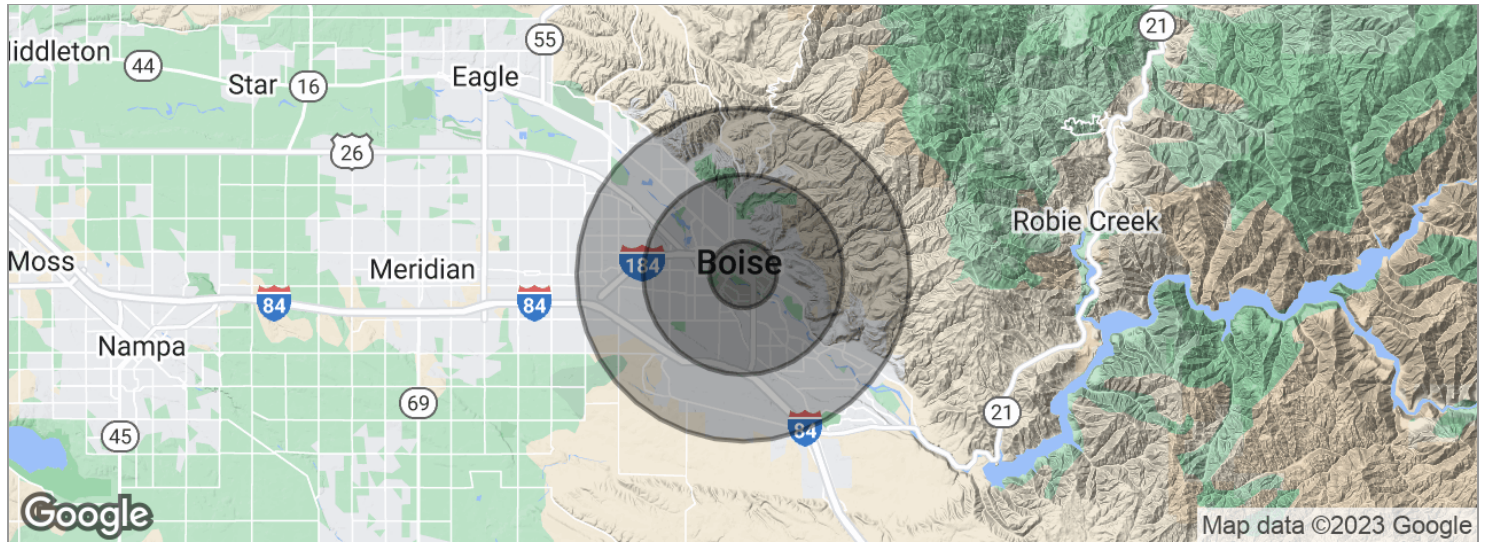
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 10,492 | 90,456 | 158,457 |
| Median age | 29.8 | 33.5 | 34.8 |
| Median age (male) | 30.7 | 33.1 | 34.1 |
| Median age (Female) | 29.4 | 34.0 | 35.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 5,074 | 42,077 | 70,877 |
| # of persons per HH | 2.1 | 2.1 | 2.2 |
| Average HH income | \$53,144 | \$59,391 | \$62,044 |
| Average house value | \$230,605 | \$265,637 | \$259,742 |

* Demographic data derived from 2020 ACS - US Census

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