

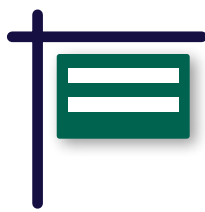


# BOWN CROSSING FOR LEASE

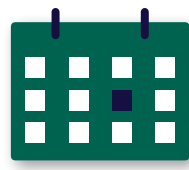
2242 E. Riverwalk Drive, STE 220  
**SF AVAILABLE: 1,153 SF**

## PROPERTY HIGHLIGHTS

- Convenient 2nd floor office space
- Desirable SE Boise location
- Great exposure in Bown Crossing
- Available November 2020
- Quickly Growing Area
- Close proximity to Greenbelt
- Other tenants in the area include:  
The Tavern at Bown Crossing, Boise Fry Company, Flatbread Pizzeria, Cravin's Candy Company, Barber Town Eye Care, Boise Public Library, and many others
- Street Front Parking



AVAILABLE SPACE  
**1,153 SF**  
1 SUITE AVAILABLE



LEASE TERM  
**3 - 5 Years**



ASKING RATE  
**\$15.50 PSF/Annual**



**INTERMOUNTAIN**  
COMMERCIAL REAL ESTATE

**DARIN BURRELL**  
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The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.



# EXECUTIVE SUMMARY

Available SF: **1,153 SF**

Lease Rate: **\$15.50 PSF/Annual**

Lease Type: **Full Service  
Excluding Janitorial**

Building Class: **A**

Year Built: **2008**

Zoning: **C-5DD**

Market: **Boise**

Cross Streets: **S Bown Way &  
E Parkcenter Blvd**

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population 2020</b>			
Total Population	11,103	55,398	109,046
<b>Households &amp; Income</b>			
Total Household	4,445	23,785	44,987
Average HH Income	\$117,264	\$101,902	\$87,500



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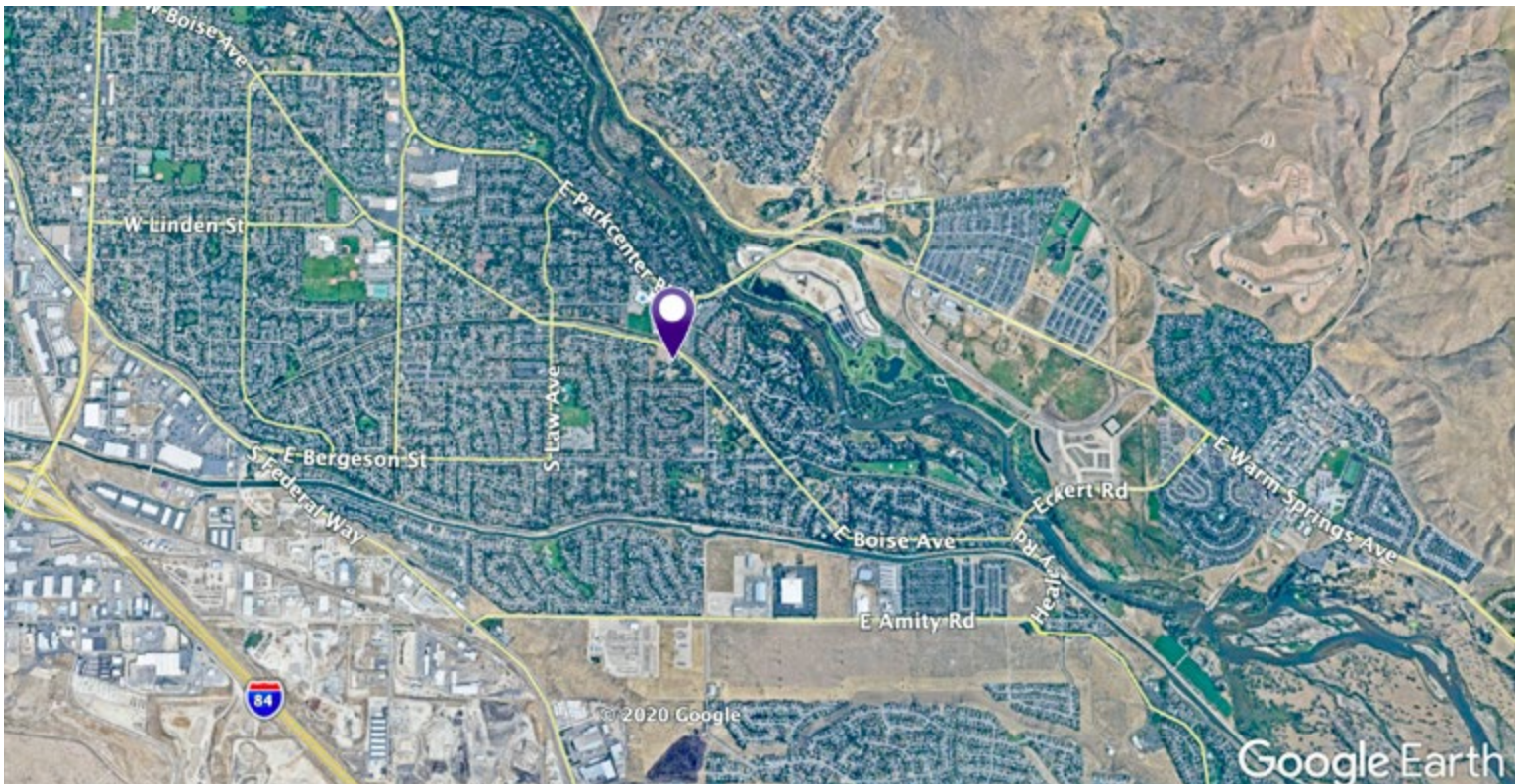


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# BOWN CROSSING | 2242 E RIVERWALK DRIVE, BOISE



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