



BOWN CROSSING SUITE FOR LEASE

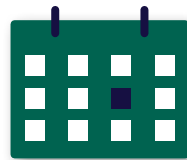
3122 S. BOWN WAY
SF AVAILABLE: 1,131 SF

PROPERTY HIGHLIGHTS

- Desirable SE Boise location
- Great exposure in Bown Crossing
- Available October 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
1,131 SF
1 SUITE AVAILABLE



LEASE TERM
3 - 5 Years



ASKING RATE
\$25.00 PSF/Annual



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

DARIN BURRELL
darin@icrellc.com
(208) 286-2260 office
(208) 860-0332 cell

SETH MCCORMACK
seth@icrellc.com
(208) 286-2272 office
(208) 918-1030 cell

www.icreboise.com | 380 E. Parkcenter Boulevard Suite 290, Boise, ID 83706 | (208) 429-8603 office | (208) 429-8604 fax

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: **1,131 SF**

Lease Rate: **\$25.00 PSF/Annual**

Lease Type: **\$6.63 PSF/Annual
NNN Estimate for 2020**

Building Class: **A**

Year Built: **2008**

Zoning: **C-5DD**

Market: **Boise**

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

DEMOGRAPHICS

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

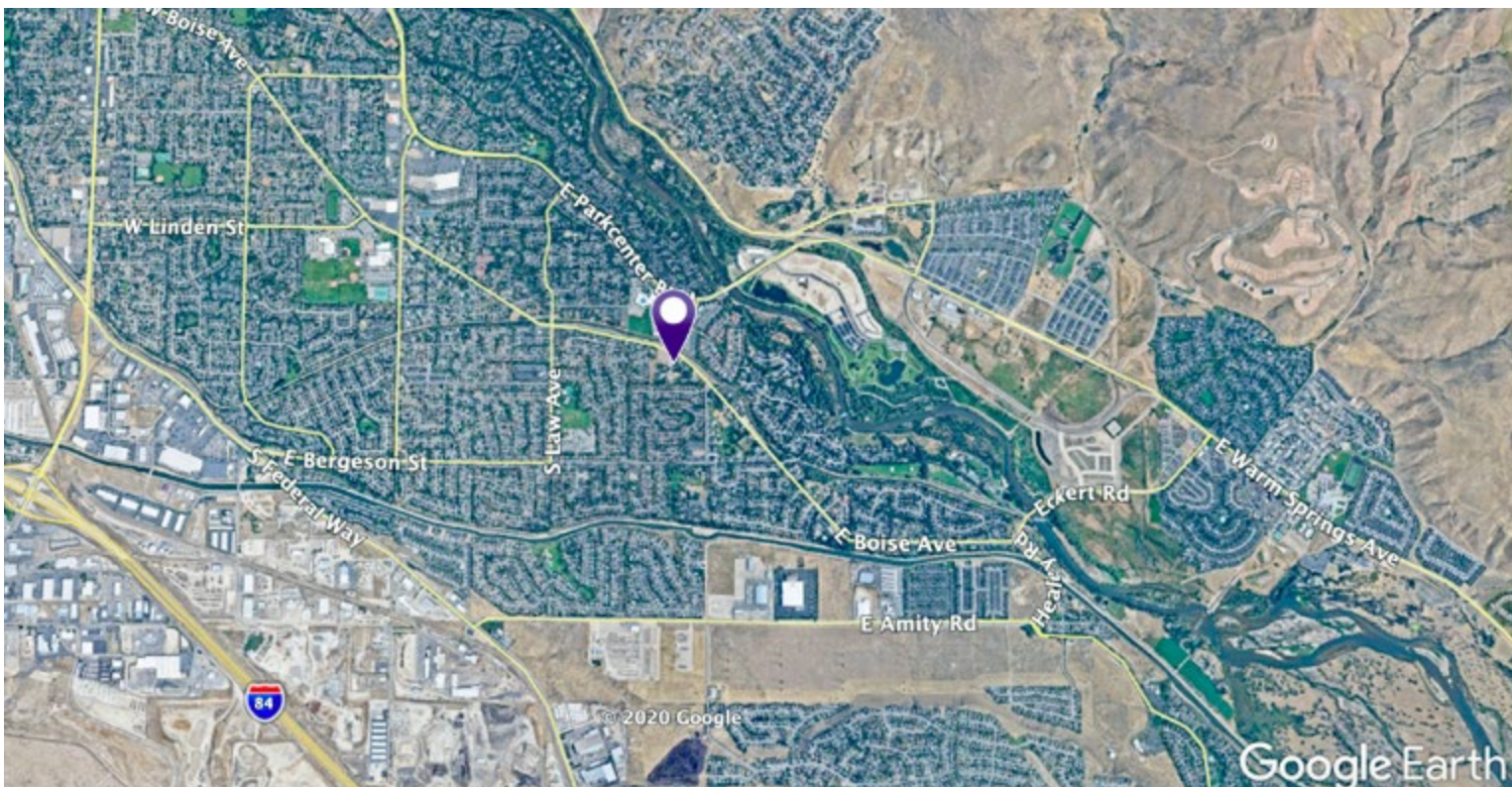
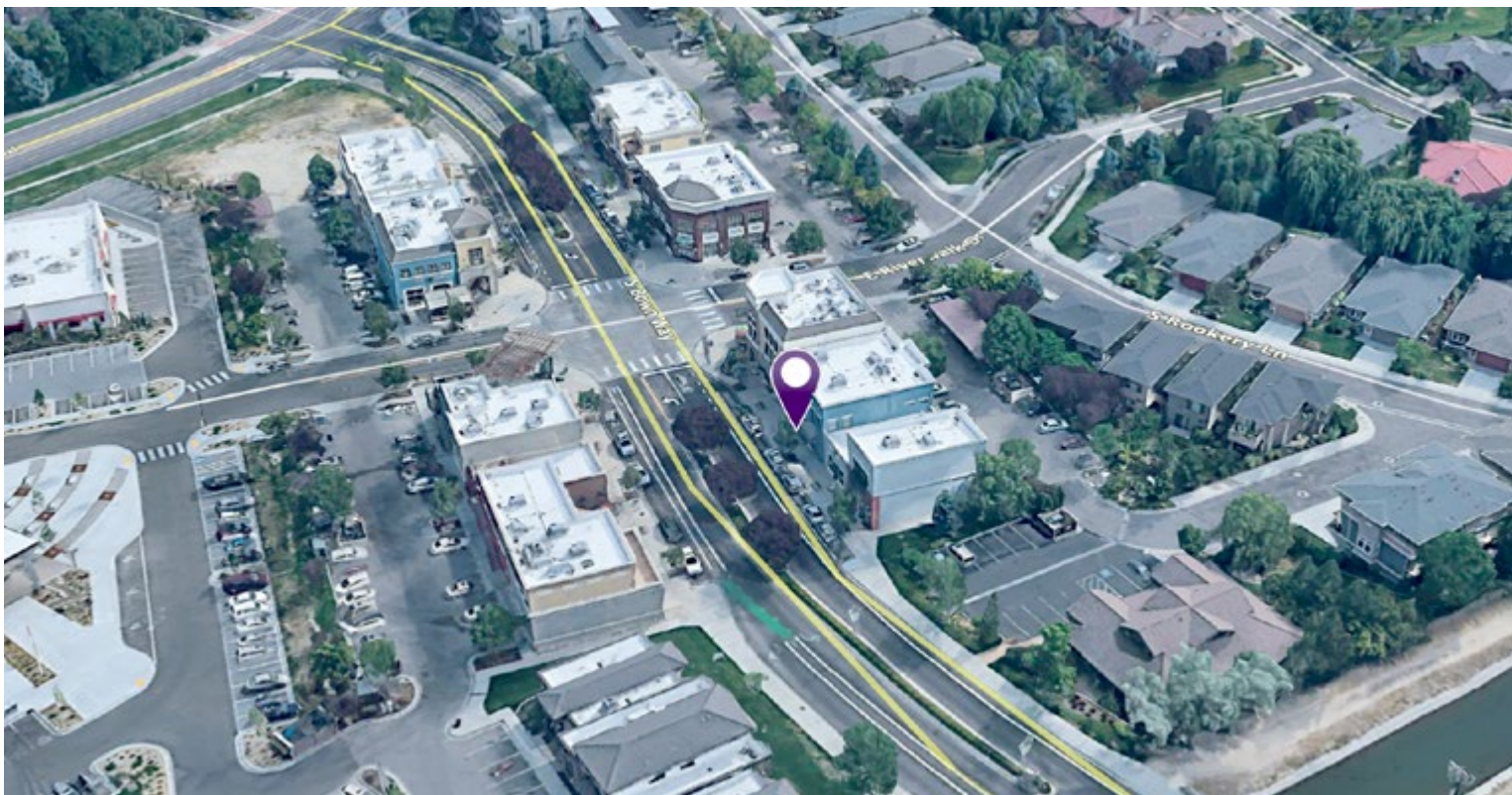


INTERMOUNTAIN
COMMERCIAL REAL ESTATE

DARIN BURRELL
darin@icrellc.com
(208) 286-2260 office
(208) 860-0332 cell

SETH MCCORMACK
seth@icrellc.com
(208) 286-2272 office
(208) 918-1030 cell

BOWN CROSSING | 3122 S. BOWN WAY, BOISE



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

DARIN BURRELL
darin@icrellc.com
(208) 286-2260 office
(208) 860-0332 cell

SETH MCCORMACK
seth@icrellc.com
(208) 286-2272 office
(208) 918-1030 cell

www.icreboise.com | 380 E. Parkcenter Boulevard Suite 290, Boise, ID 83706 | (208) 429-8603 office | (208) 429-8604 fax

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.