FOR SALE OR LEASE

3612 W Overland Road

OVERLAND & LATAH | BOISE, ID 83705

Price Reduced



PROPERTY INFORMATION

Property Type:	Flex – office/warehouse
Building Size:	7,691 SF
Divisible to:	1,946 SF
Land Size:	0.41 Acres
Zoning:	L-1
Parking:	Free on-site
Price PSF:	$91.02
Sale Price:	**$700,000**

SPACE DETAILS

Suite	Size	Rate
Main Floor Office	2,400 SF	$8.29 PSF FSEJ
Second Floor Office	1,946 SF	$8.29 PSF FSEJ
Warehouse/Flex	3,345 SF	Leased – $1,600/mos.
Total	**±7,691 SF**	

HIGHLIGHTS

- Newer construction flex office/warehouse space available
- Multiple floorplan options available for lease
- Custom office furniture negotiable
- Men's and women's restrooms located on both interior floors
- Warehouse great for assembly, showroom, or storage
- Income producing tenant, buyer can renew or occupy warehouse
- Do not disturb warehouse tenant, contact agent for showing

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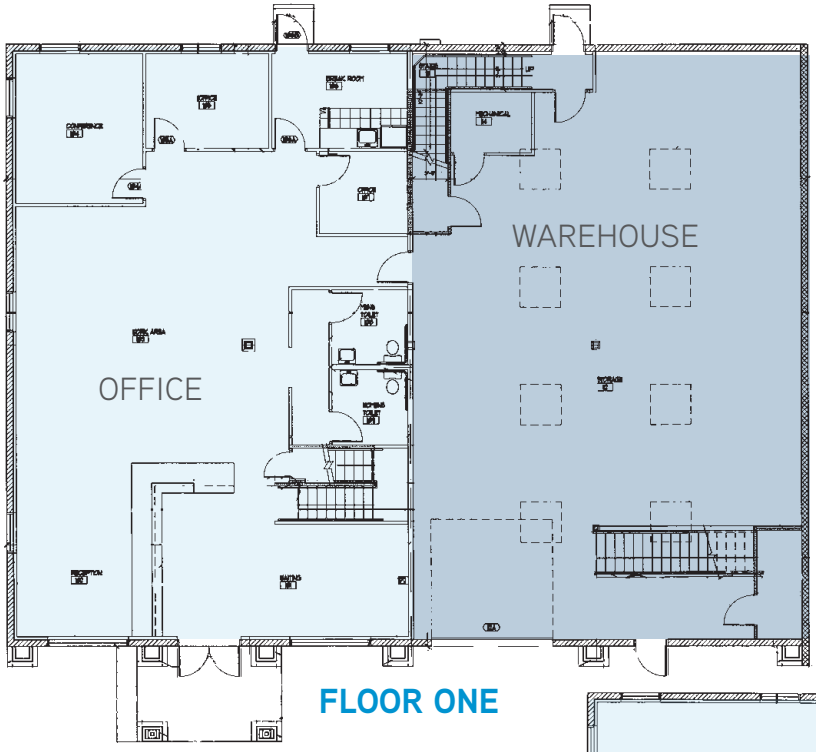
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FLOOR ONE



FLOOR TWO

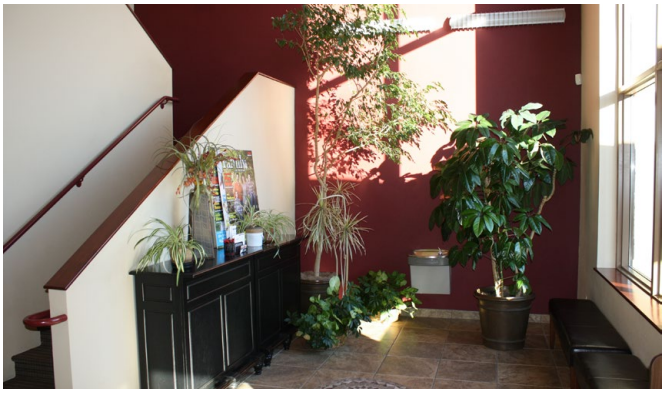
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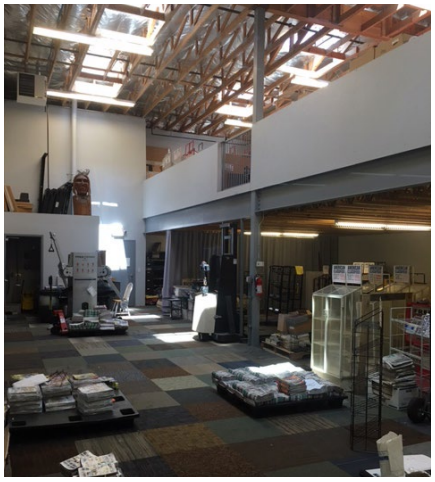
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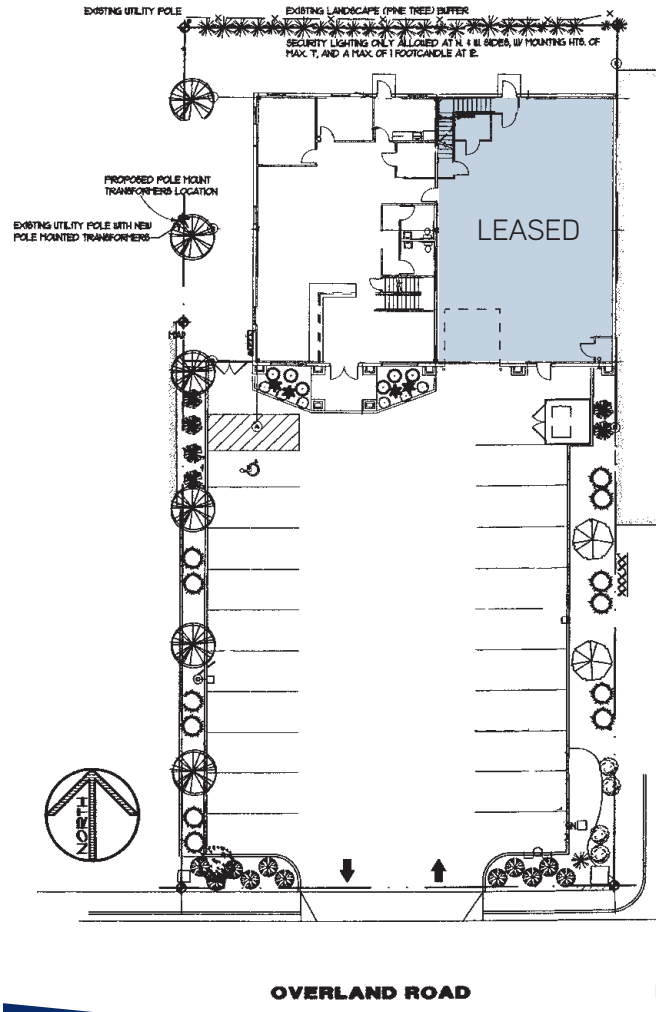
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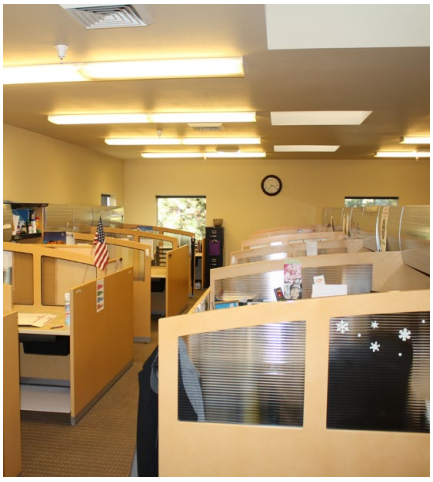
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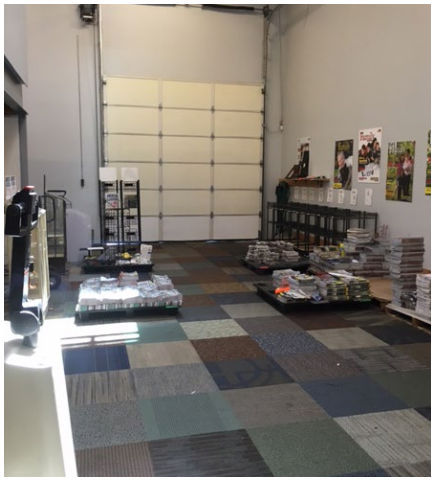
















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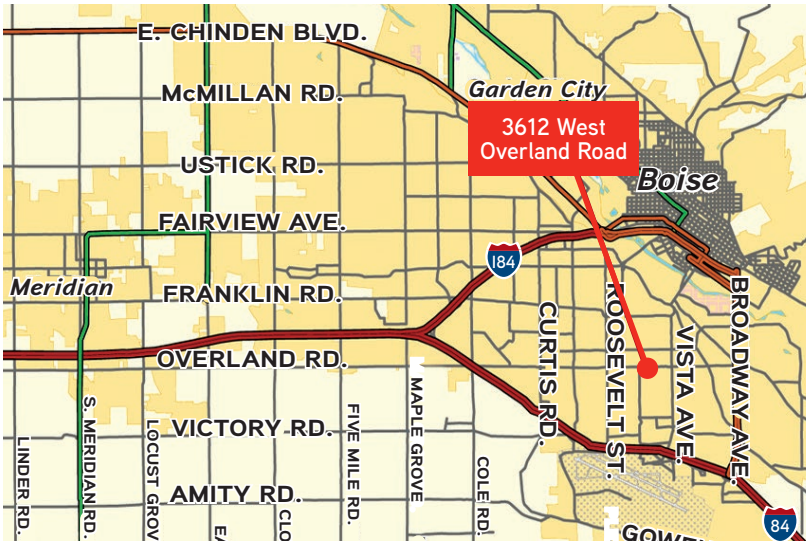
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Demographics	1 Mile	3 Miles	5 Miles
Population	16,128	86,598	181,855
Households	7,334	40,662	79,139
Home Value	$166,382	$183,596	$199,119
Avg. Income	$55,465	$55,365	$68,369



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