



GENEROUS T.I. ALLOWANCE AVAILABLE



AIRPORT PLAZA OFFICE SPACES

3295 West Elder Street
Boise, Idaho 83705

2,455 TO 11,982 SF

PROPERTY HIGHLIGHTS

Available	2,455 to 11,982 SF
Basement Rate	\$16.00/SF
Built-Out Rate	\$18.00/SF
Custom Build-Out	\$23.00/SF
Lease Type	Full Service Excl. Janitorial
T.I. Allowance	Negotiable, Contact Agents
Building Size	43,308 SF Total
Zoning	City-of-Boise L-OD
LockBox	No, Please Schedule Tours



BREE WELLS

Director
Office | Capital Markets
+1 208 287 9492
bree.wells@cushwake.com

JENNIFER MCENTEE

Senior Director
Office | Capital Markets
+1 208 287 9495
jennifer.mcentee@cushwake.com

BRAYDON TORRES

Associate
Office | Capital Markets
+1 208 207 9485
braydon.torres@cushwake.com

999 WEST MAIN STREET, STE 1300
BOISE, IDAHO 83702
MAIN +1 208 287 9500
FAX +1 208 287 9501
CUSHMANWAKEFIELD.COM

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



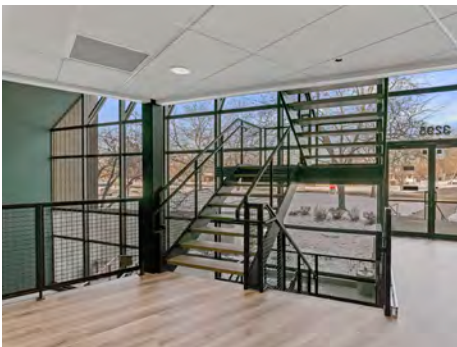
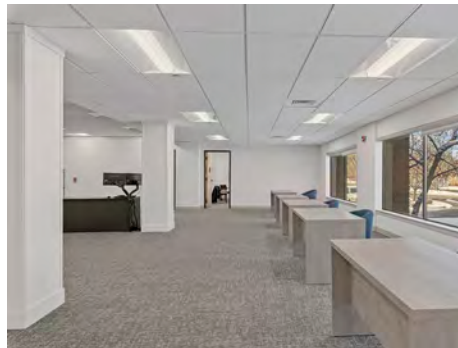
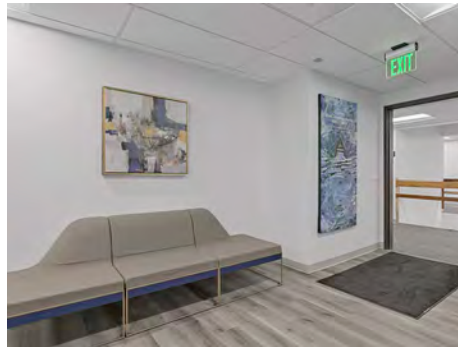
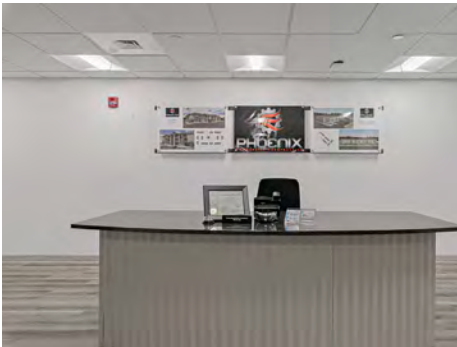
AIRPORT PLAZA OFFICES

3295 West Elder Street, Boise, Idaho 83705

2,455 TO 11,982 SF FOR LEASE



NEW OWNERSHIP - RENOVATIONS COMPLETED - CUSTOM SPACE DESIGNING



GREAT LOCATION, GENEROUS T.I.'S - CUSTOMIZE YOUR OWN OFFICE SUITES

- Multi-tenant office building suites available near the airport in southeast Boise with easy access to downtown
- Full remodel completed, including both interior and exterior. Enjoy brand new common areas, stunning interior finishes, and beautiful updated exterior landscaping. This building includes spaces in built-out condition, as well as some spaces ready for new tenants desired improvements. This building is ideal for all tenants looking for space whether that is a tenant looking for move in ready space or looking to design their perfect space.
- Building includes common area entry, restrooms, breakroom/eating area, elevator access, and ample on-site parking
- Freeway exposure along Interstate 84 west of Vista Avenue interchange I-84 exit 53 - 5 minutes from the airport - [Google 360 View](#)
- Surrounding businesses & services include Applebee's, Willow Creek, Kopper Kitchen, Denny's, WH Pacific, & Wells Fargo
- Contact agents to discuss various uses and layouts, and to schedule a walkthrough today!!



AIRPORT PLAZA OFFICES

3295 West Elder Street, Boise, Idaho 83705

2,455 TO 11,982 SF FOR LEASE



REMODEL COMPLETED - RARE OPPORTUNITY FOR CUSTOM BUILD-OUTS

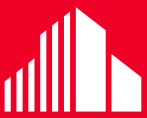


BREE WELLS
Director
Office | Capital Markets
+1 208 287 9492
bree.wells@cushwake.com

JENNIFER MCENTEE
Senior Director
Office | Capital Markets
+1 208 287 9495
jennifer.mcentee@cushwake.com

BRAYDON TORRES
Associate
Office | Capital Markets
+1 208 207 9485
braydon.torres@cushwake.com

999 W Main Street, Ste 1300
Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501
cushmanwakefield.com



**CUSHMAN &
WAKEFIELD**

AIRPORT PLAZA OFFICES

3295 West Elder Street, Boise, Idaho 83705

2,455 TO 11,982 SF FOR LEASE

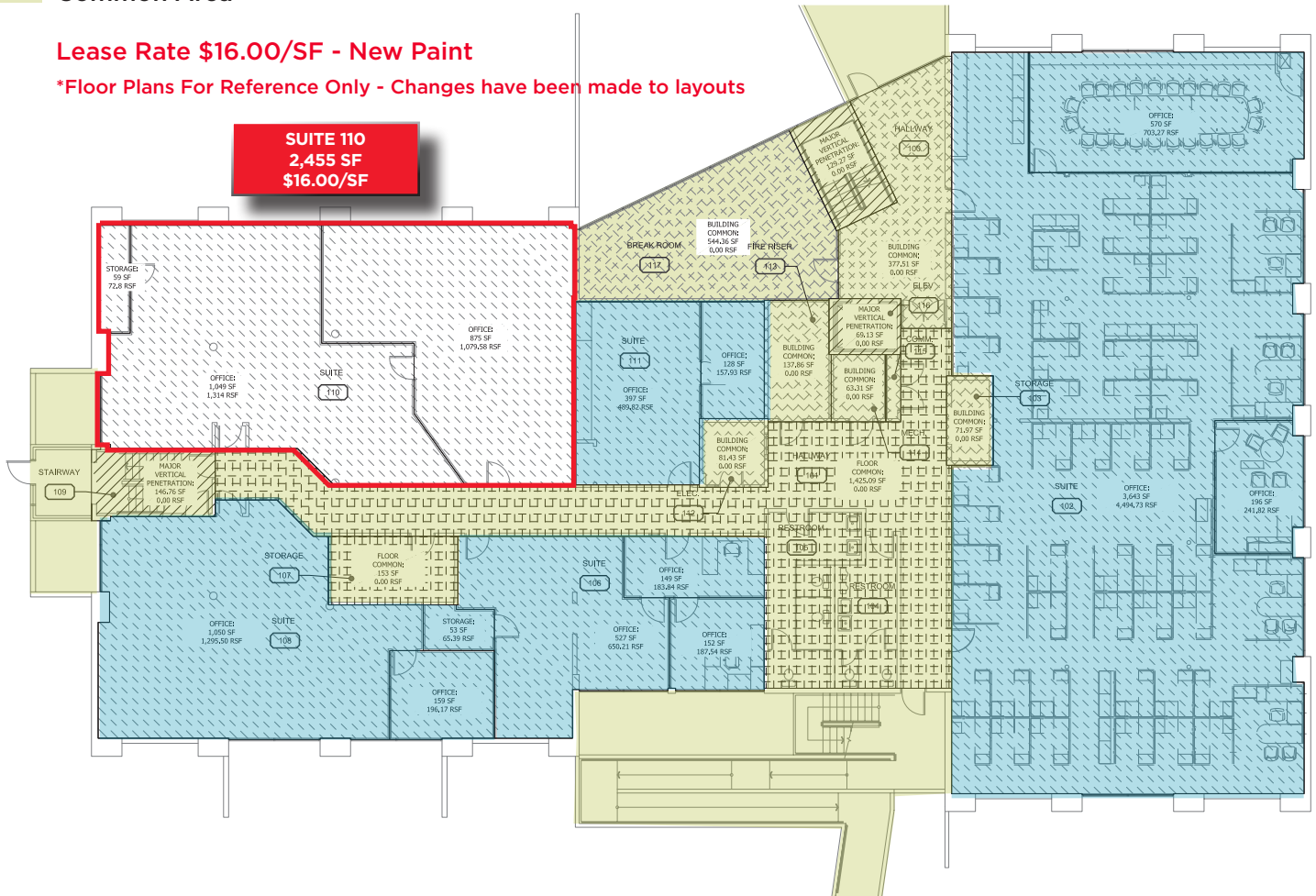


BASEMENT LEVEL OFFICE SPACES

- Available
- Leased
- Common Area

Lease Rate \$16.00/SF - New Paint

***Floor Plans For Reference Only - Changes have been made to layouts**



BREE WELLS
 Director
 Office | Capital Markets
 +1 208 287 9492
 bree.wells@cushwake.com

JENNIFER MCENTEE
 Senior Director
 Office | Capital Markets
 +1 208 287 9495
 jennifer.mcentee@cushwake.com

BRAYDON TORRES
 Associate
 Office | Capital Markets
 +1 208 207 9485
 braydon.torres@cushwake.com

999 W Main Street, Ste 1300
 Boise, Idaho 83702
 Main +1 208 287 9500
 Fax +1 208 287 9501
 cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



AIRPORT PLAZA OFFICES

3295 West Elder Street, Boise, Idaho 83705

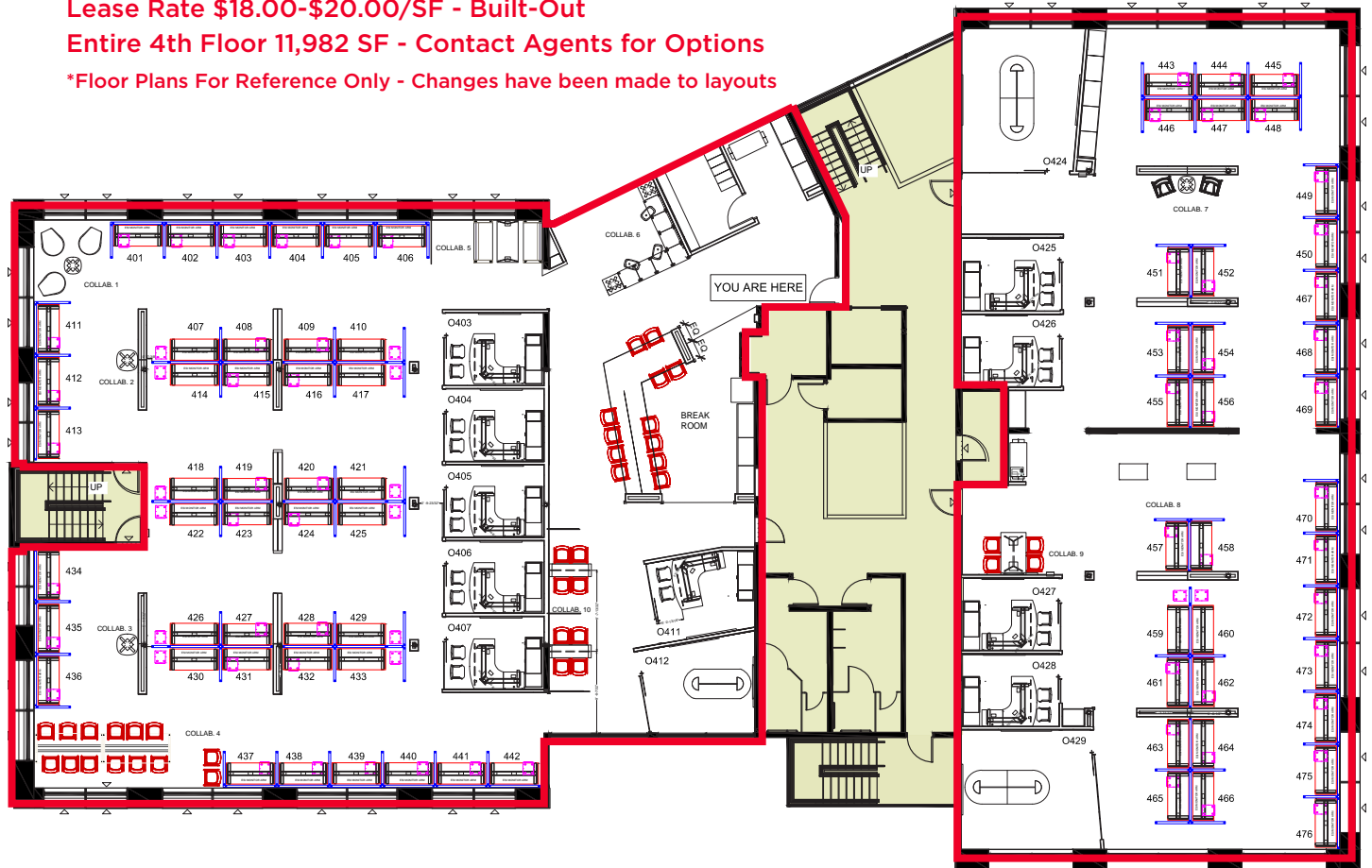
2,455 TO 11,982 SF FOR LEASE



FOURTH FLOOR OFFICE SPACES

- Available
- Leased
- Common Area

Lease Rate \$18.00-\$20.00/SF - Built-Out
 Entire 4th Floor 11,982 SF - Contact Agents for Options
 *Floor Plans For Reference Only - Changes have been made to layouts



BREE WELLS
 Director
 Office | Capital Markets
 +1 208 287 9492
 bree.wells@cushwake.com

JENNIFER MCENTEE
 Senior Director
 Office | Capital Markets
 +1 208 287 9495
 jennifer.mcentee@cushwake.com

BRAYDON TORRES
 Associate
 Office | Capital Markets
 +1 208 207 9485
 braydon.torres@cushwake.com

999 W Main Street, Ste 1300
 Boise, Idaho 83702
 Main +1 208 287 9500
 Fax +1 208 287 9501
 cushmanwakefield.com



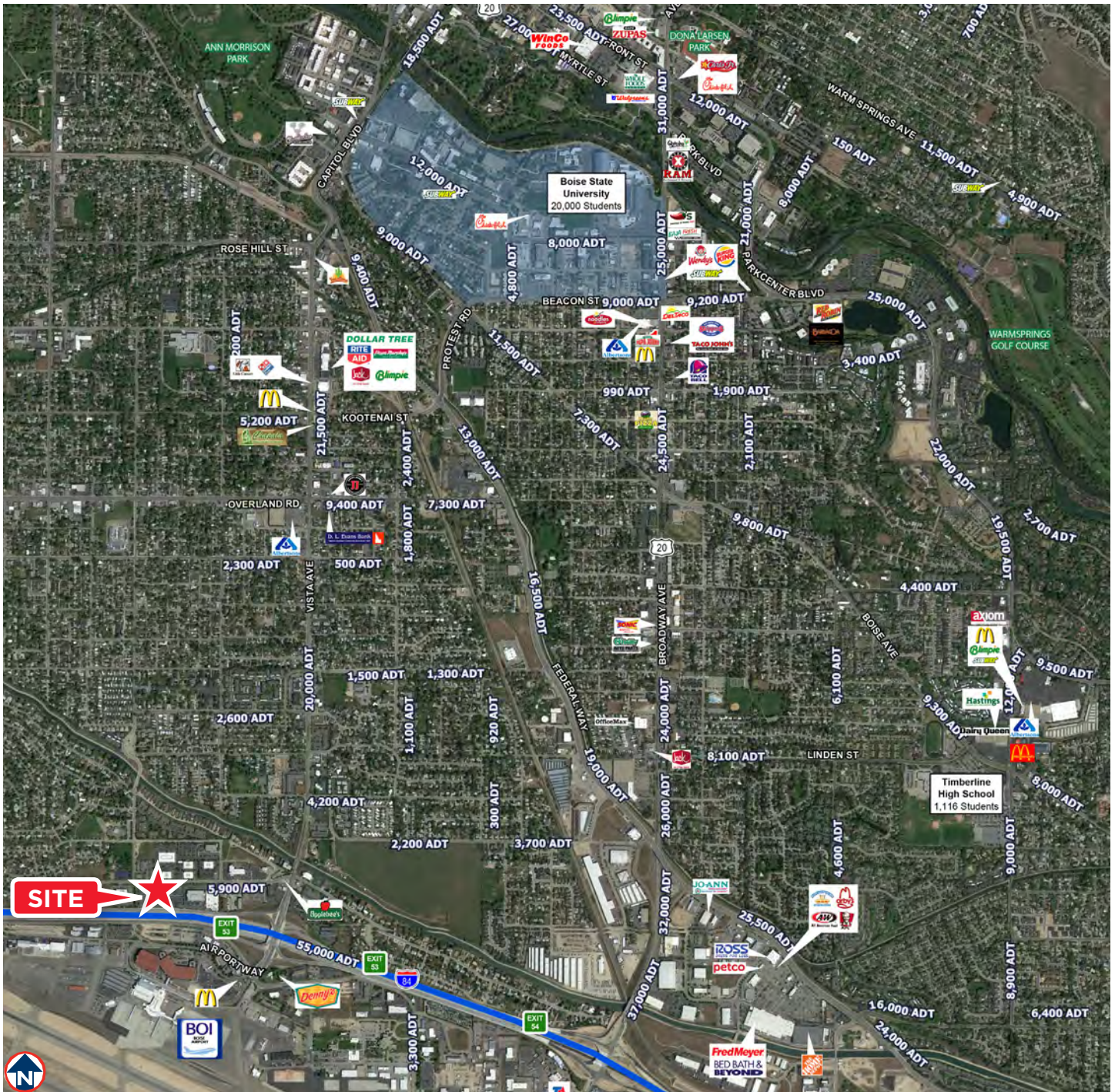
AIRPORT PLAZA OFFICES

3295 West Elder Street, Boise, Idaho 83705

2,455 TO 11,982 SF FOR LEASE



SURROUNDING SERVICES INCLUDE HOTELS, RESTAURANTS & BOISE AIRPORT



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



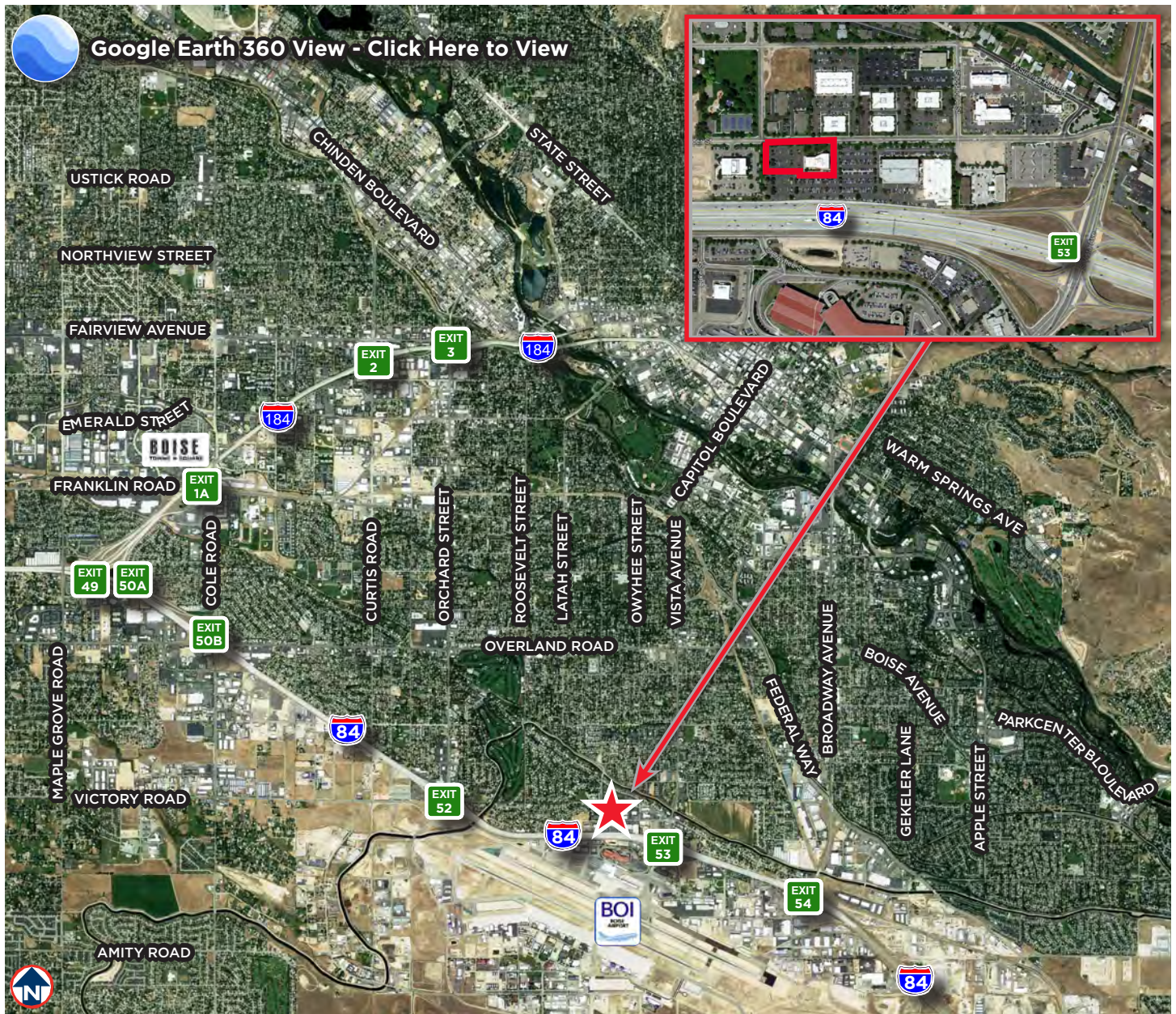
AIRPORT PLAZA OFFICES

3295 West Elder Street, Boise, Idaho 83705

2,455 TO 11,982 SF FOR LEASE



MINUTES FROM DOWNTOWN AND THE SURROUNDING AREAS



BREE WELLS
 Director
 Office | Capital Markets
 +1 208 287 9492
 bree.wells@cushwake.com

JENNIFER MCENTEE
 Senior Director
 Office | Capital Markets
 +1 208 287 9495
 jennifer.mcentee@cushwake.com

BRAYDON TORRES
 Associate
 Office | Capital Markets
 +1 208 207 9485
 braydon.torres@cushwake.com

999 W Main Street, Ste 1300
 Boise, Idaho 83702
 Main +1 208 287 9500
 Fax +1 208 287 9501
 cushmanwakefield.com