



## Property Highlights

|                          |   |
|--------------------------|---|
| <b>Proposed Building</b> | 8,200 SF Total                              |
| <b>Multi-Tenant</b>      | Divisible to 3,500 SF ±                     |
| <b>Configuration</b>     | 2,000 SF - Office<br>6,200 SF - Warehouse   |
| <b>Lease Rate</b>        | \$1.50/SF - Office<br>\$0.75/SF - Warehouse |
| <b>Lot Size</b>          | 1.08 Acres Total                            |
| <b>Zoning</b>            | City of Boise-M-1/D                         |
| <b>Overhead Doors</b>    | 2 Grade Level                               |
| <b>Site Layout</b>       | See Attached Site Plan                      |
| <b>Parking</b>           | Ample - On-Site Parking                     |
| <b>Availability</b>      | Contact Agent for Delivery Details          |

### Dave Winder, CCIM

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## Listing Features

- New proposed flex building with office & warehouse space with grade level overhead doors
- Custom build-outs available, contact agent for details
- Easy access via I-84 Cole/Overland Interchange
- Large parking lot provides ample area for box trucks
- Multiple access points in/out of site
- Proposed uses include sales office with warehouse showroom, light distribution, light manufacturing, cabinetry shop, professional services contractor, automotive service provider, R & D flex user
- Contact agent to discuss various uses and layouts and to schedule a site visit today!!

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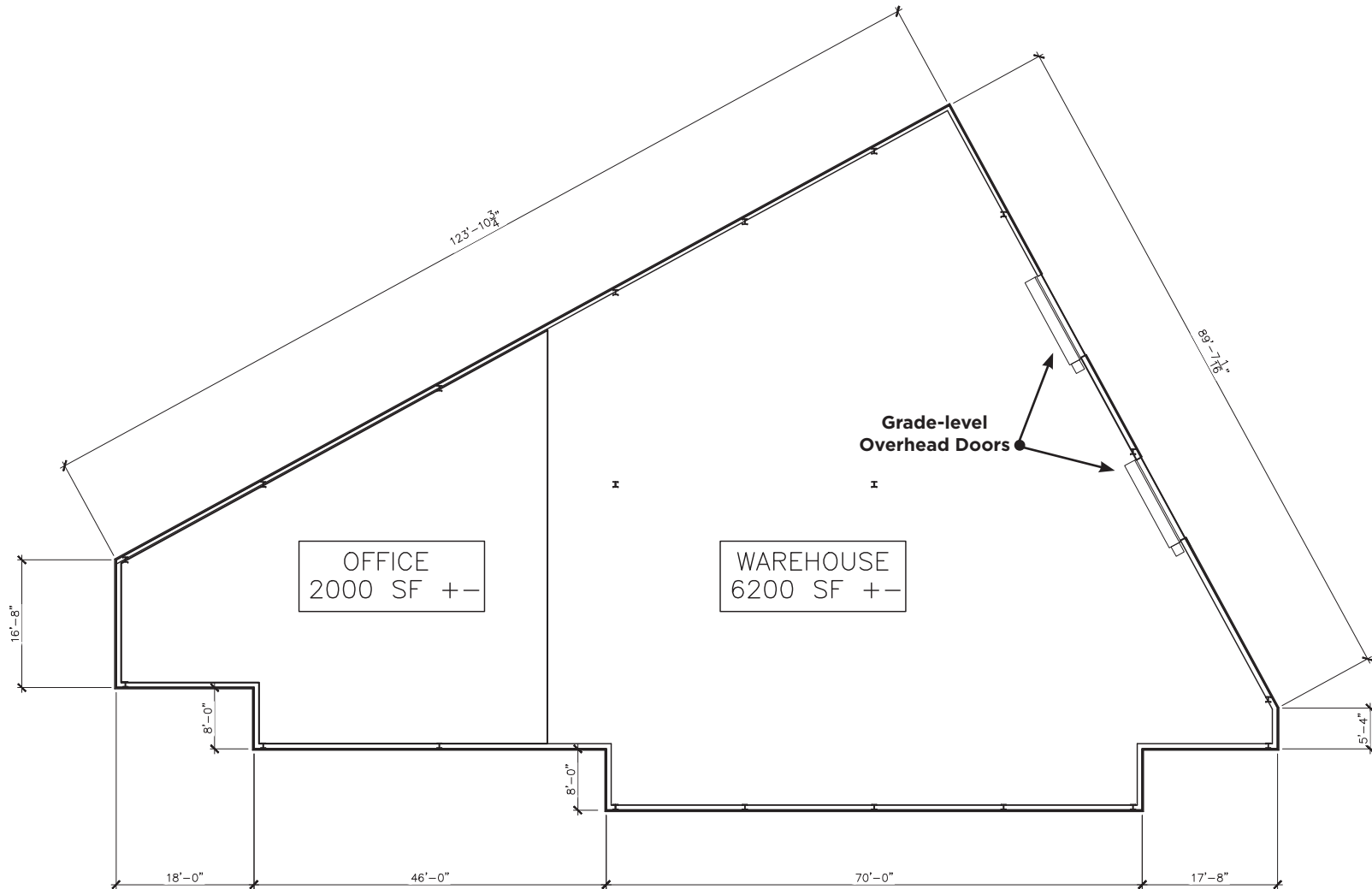
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# Century Way Plaza II

2099 South Century Way, Boise, Idaho 83709

Proposed Flex Building Space Plan - Negotiable Custom Build-Out Options Available



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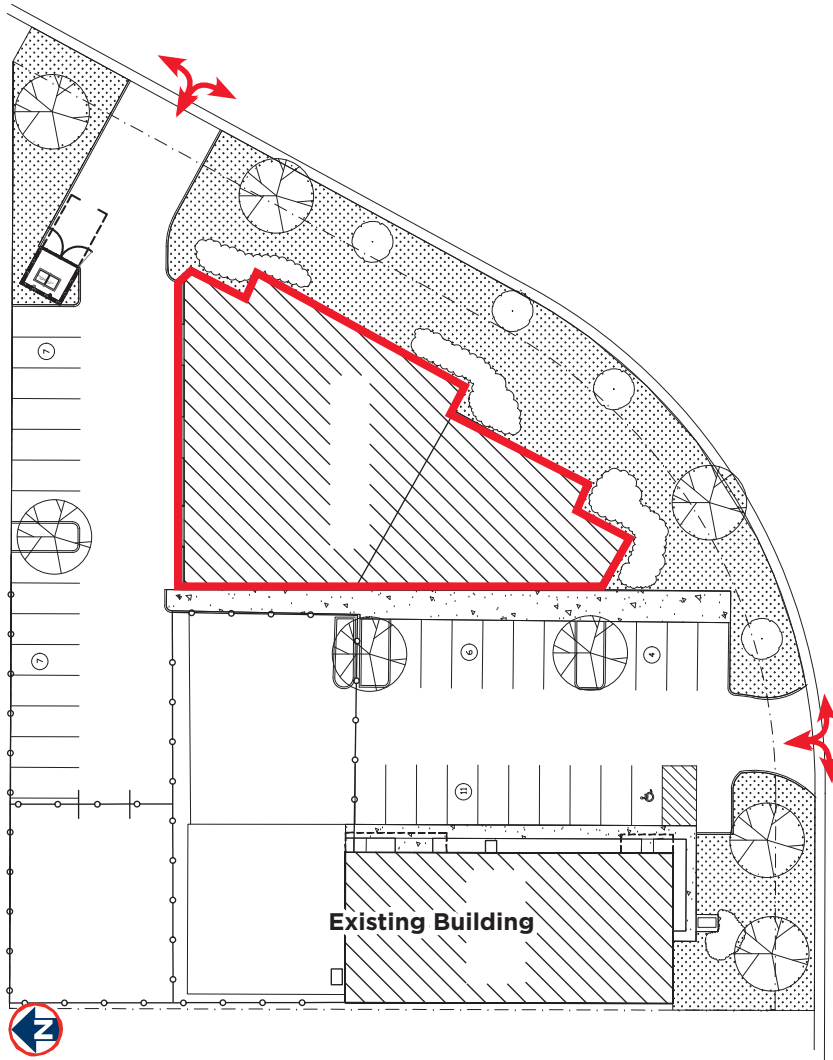
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## Proposed Flex Building Site Plan - Multiple Access Points, Shared Parking with Existing Building



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FOR LEASE

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