



OFFICE SUITES AVAILABLE



PIONEER SQUARE OFFICE PARK

5177 & 5225 W. Overland Road
Boise, Idaho 83705

1,070 TO 1,360 SF

PROPERTY HIGHLIGHTS

Lease Rate	\$13.00/SF FSEJ
Lease Terms	Negotiable, Contact Agents
Zoning	City of Boise C-2D
Lot Size	0.6 Acres
Parking	Ample - On-Site Parking
Year Built	1976-Most Suites Recently Remodeled-Carpet & Paint
Availability	5177 - March 1st, 2025 5225 - Nov. 1st, 2024
LockBox	No, Contact Agents



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PROPERTY PHOTOS



LISTING FEATURES

- Nicely updated office spaces fully built-out and in move-in ready condition
- Most suites have new carpet and paint
- Easily accessible on Overland Road, across from the Hillcrest Shopping Complex
- Ample on-site parking included for clients and staff
- Highly visible monument signage space included
- Spacious offices; ideal for attorney, accountants, architects, insurance business or sales office
- Quick access to shopping, the Hillcrest Golf Course, banking, postal services and more
- Contact agents to schedule a walk-thru today!!!

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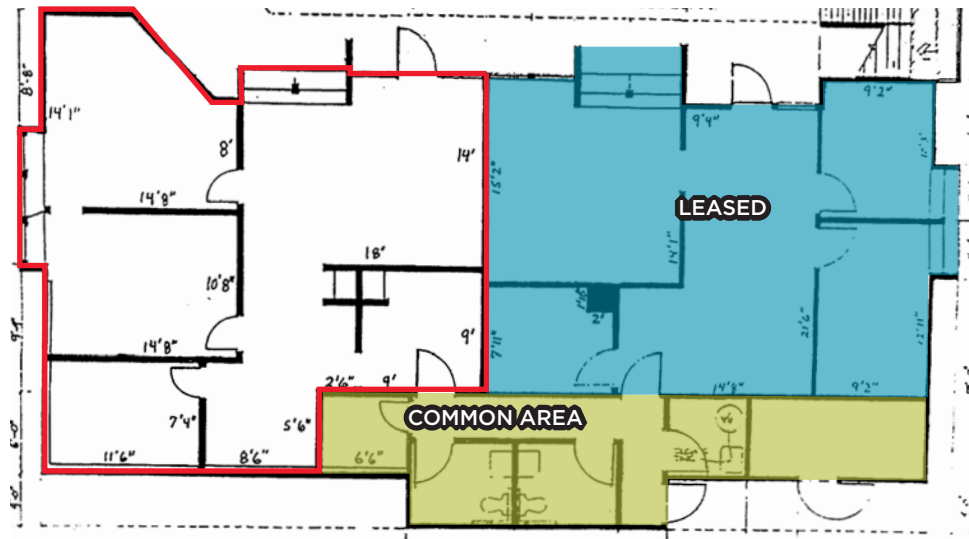
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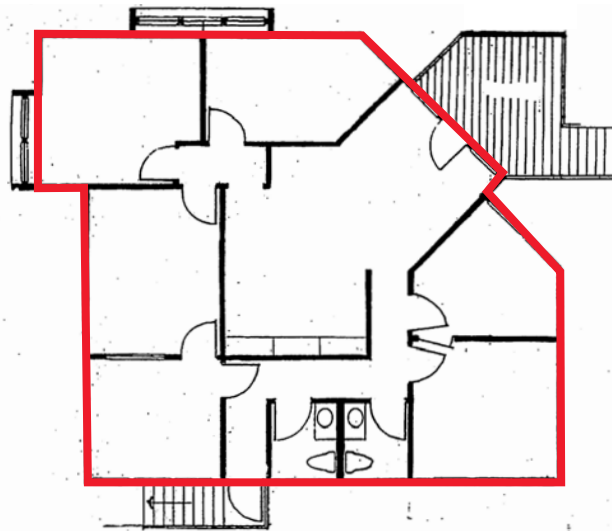
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SUITE 5177 - 1,070 SF - 3/1/2025



SUITE 5225 - 1,360 SF - 11/1/2024



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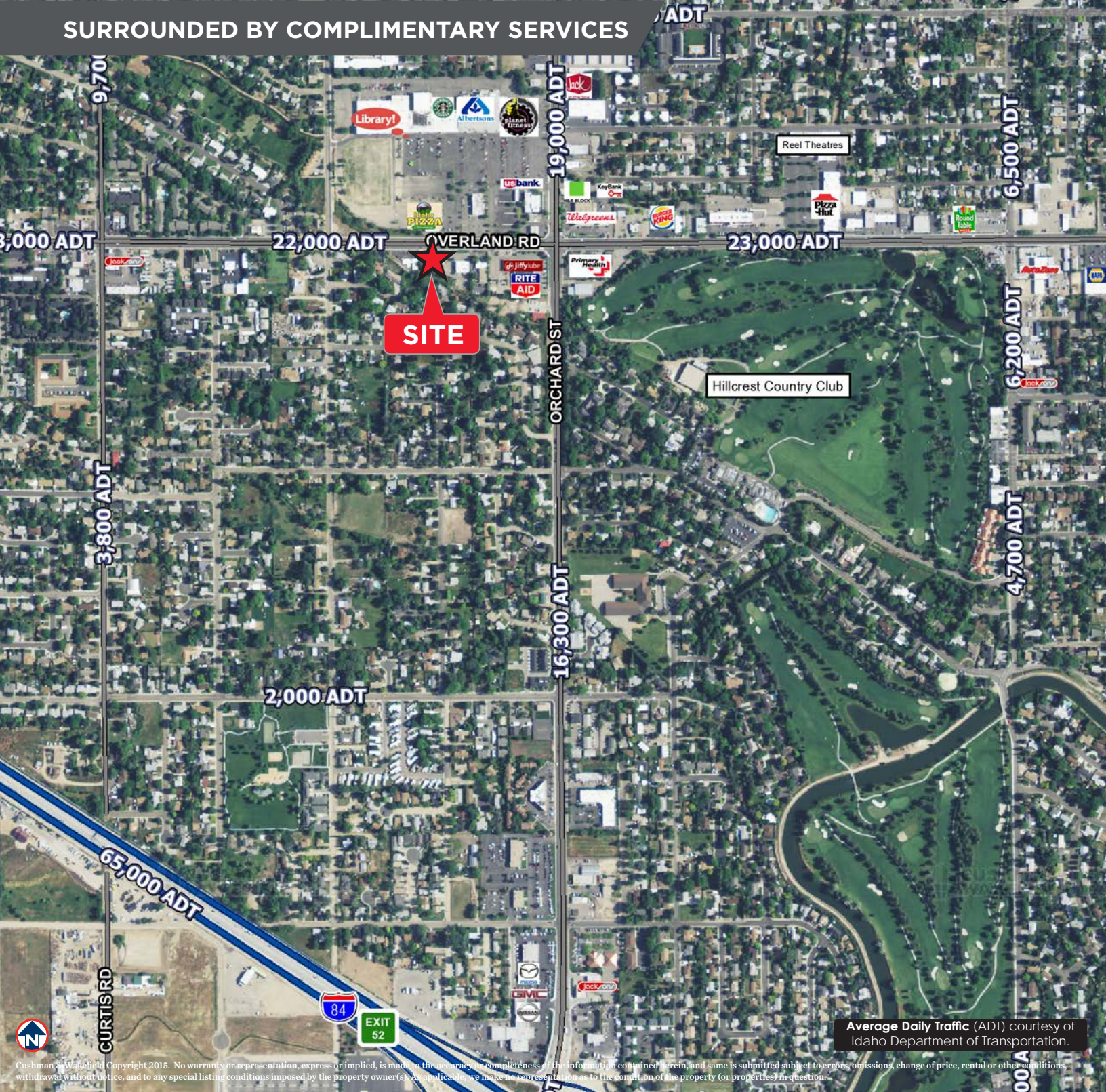
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SURROUNDED BY COMPLIMENTARY SERVICES



Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

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