



BUILDING FOR SALE

OWYHEE PARK PLAZA SUITES

3501 West Elder Street Boise, Idaho 83705

100% OCCUPIED!

PROPERTY HIGHLIGHTS

Sale Price	\$7,000,000 (\$124 PSF)
Lease Type	Full Service Excl. Janitorial
Building Size	51,264 SF - Building Rentable Basement storage available
Land Area	2.902 Acres
Parking	Ample - On-Site
Zoning	City-of-Boise L-OD
Showings	By Appointment Only, Contact Agents to Schedule
NOI	\$420,279 - 6.00% Cap



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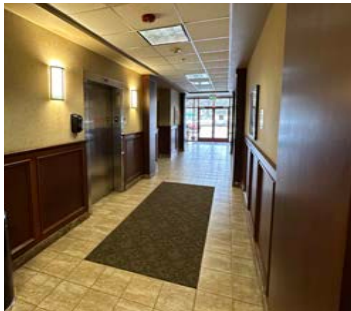
BREE WELLS

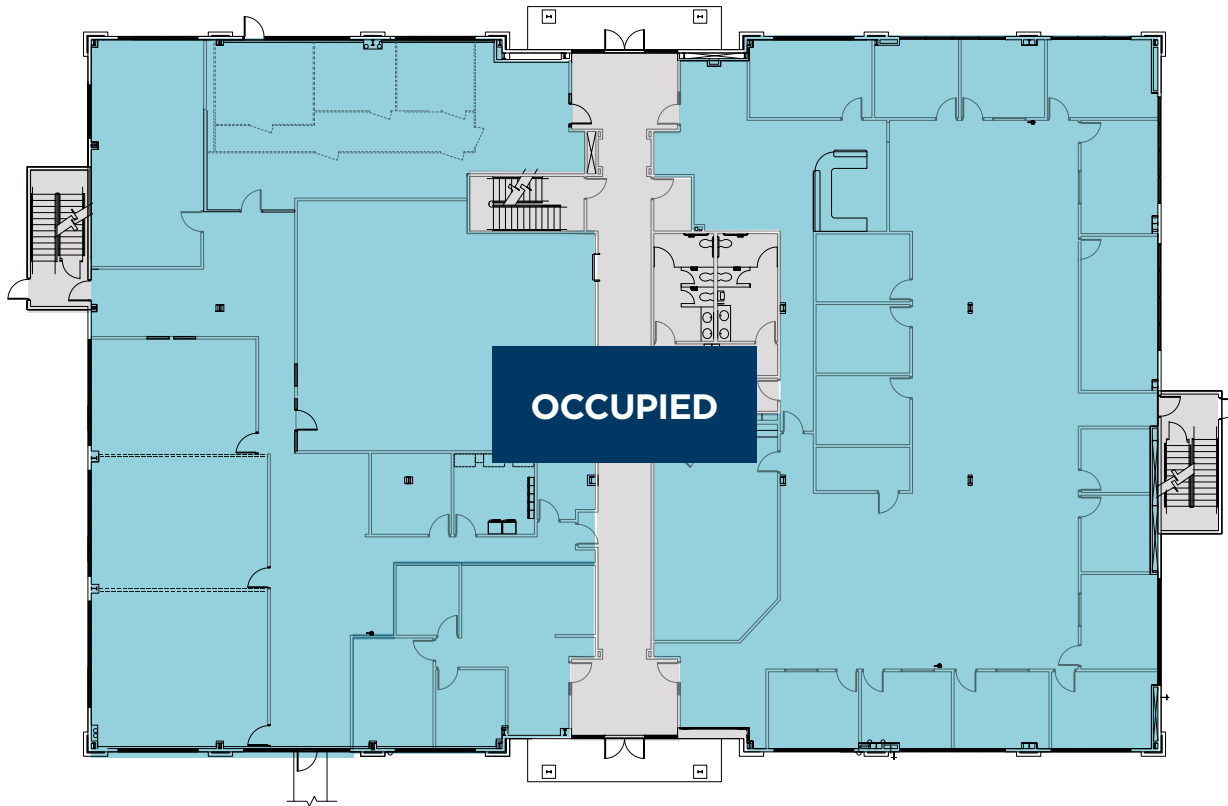
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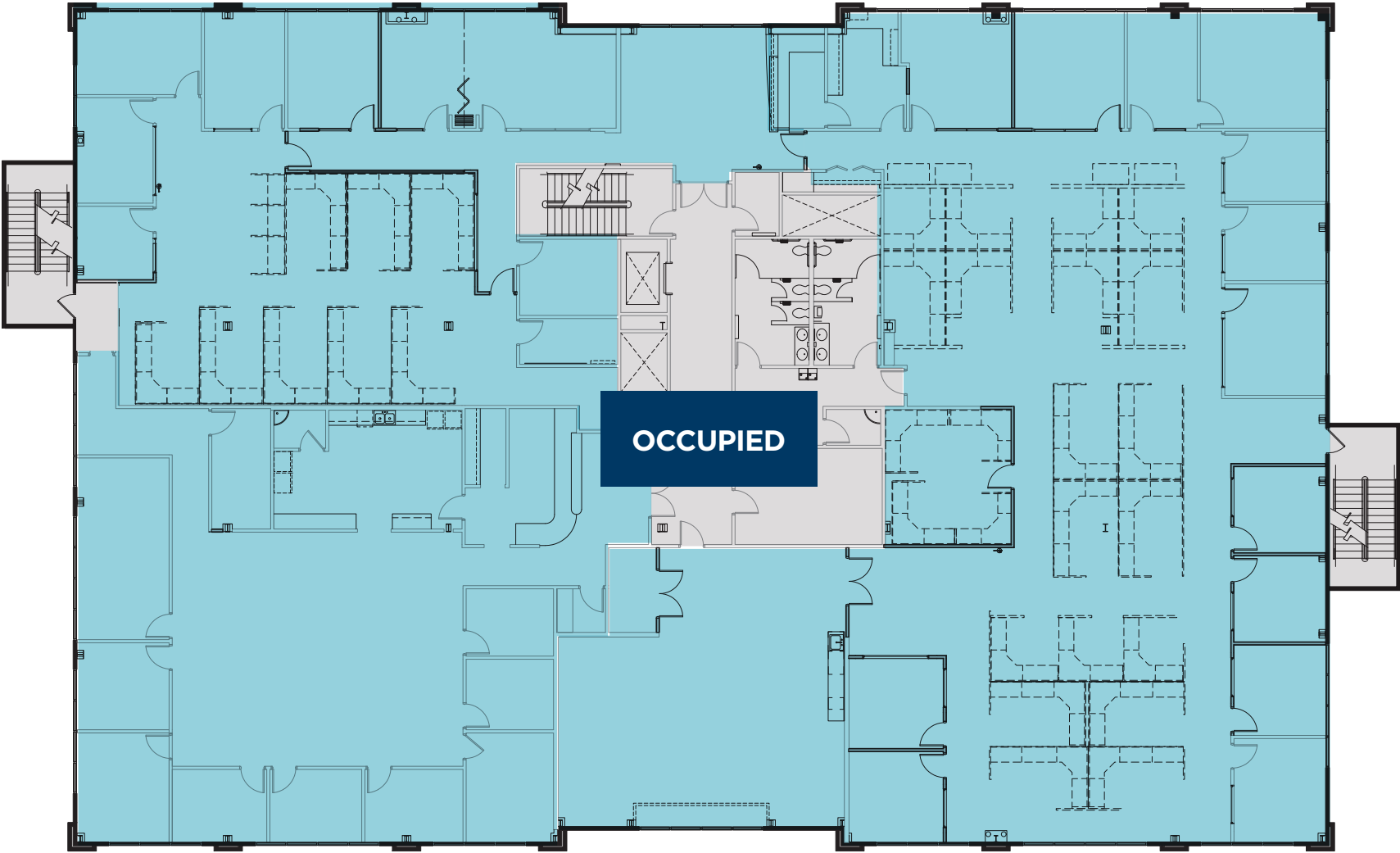
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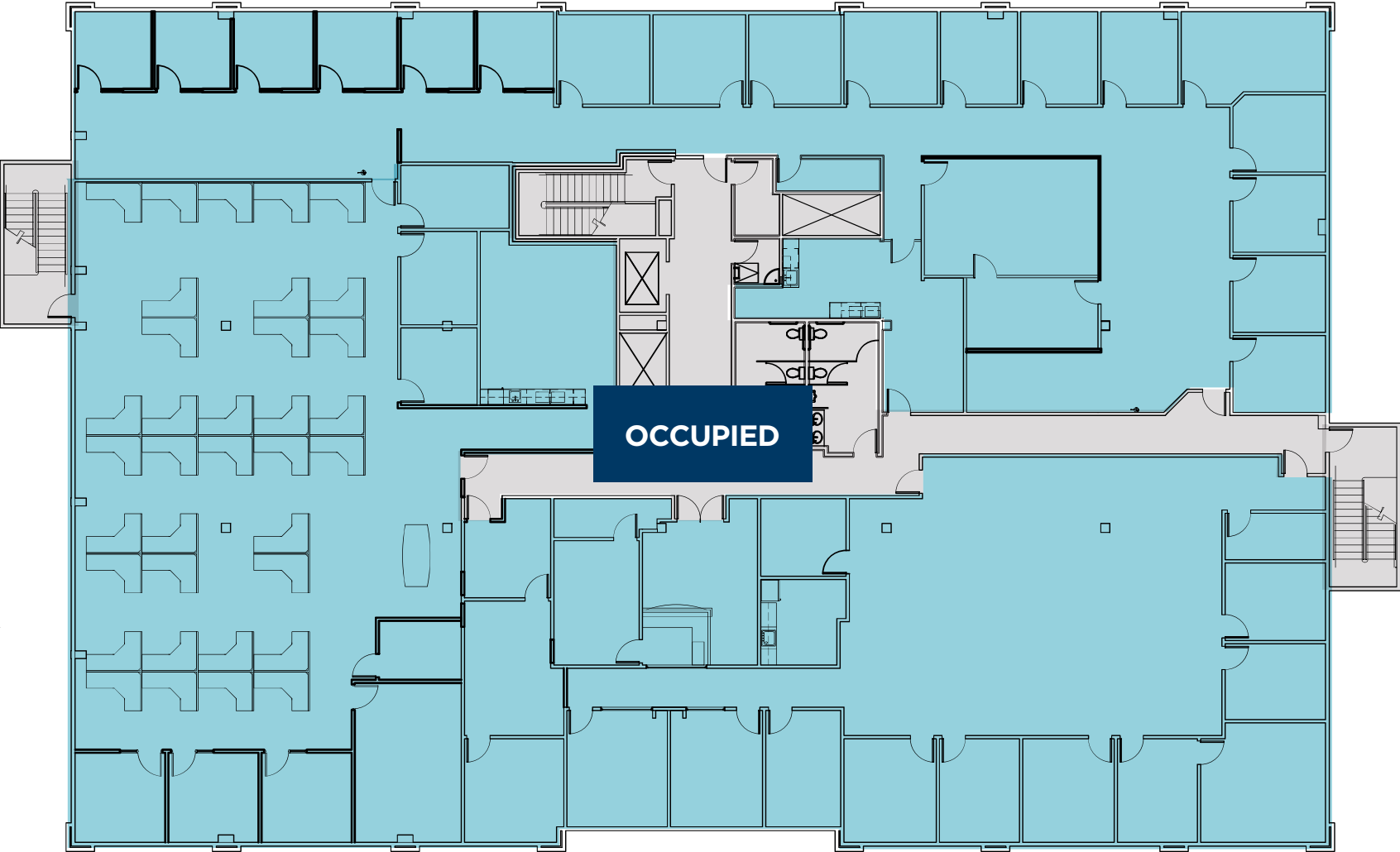




LISTING FEATURES

- Class A multi-tenant office building
- Key fob building access with secured underground parking
- Freeway exposure along Interstate 84 west of the Vista Avenue interchange
 - [Google 360 View](#)
- Located across from the Boise Airport, several hotels & surrounding by restaurants & services
- 20 covered parking spaces in the basement
- Contact agents for a walk through
- New tenant just leased 27,279 SF for a 10 year term, with \$600,000 tenant improvements

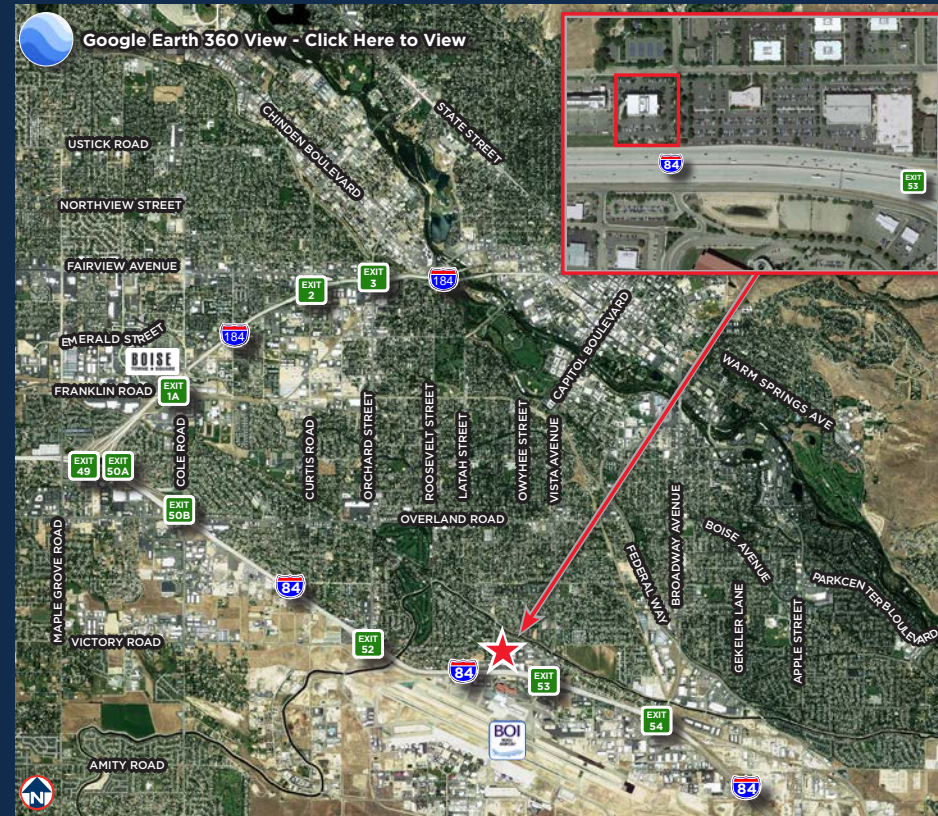




MINUTES FROM DOWNTOWN

AND THE SURROUNDING AREAS

EASY ACCESS TO VISTA INTERCHANGE I-84 EXIT 53



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