



**OFFICE SUITES AVAILABLE**



# PIONEER SQUARE OFFICE PARK

5177-5225 W. Overland Road  
Boise, Idaho 83705

**1,049 TO 1,070 SF**

## PROPERTY HIGHLIGHTS

<b>Lease Rate</b>	\$13.00/SF FSEJ
<b>Lease Terms</b>	Negotiable, Contact Agents
<b>Zoning</b>	City of Boise C-2D
<b>Lot Size</b>	0.6 Acres
<b>Parking</b>	Ample - On-Site Parking
<b>Year Built</b>	1976-Most Suites Recently Remodeled-Carpet & Paint
<b>Availability</b>	5177 - March 1st, 2025 5189 - May 1st, 2025
<b>Lockbox</b>	No, Contact Agents



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WAKEFIELD**

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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!!!

### JENNIFER MCENTEE

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### BREE WELLS

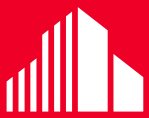
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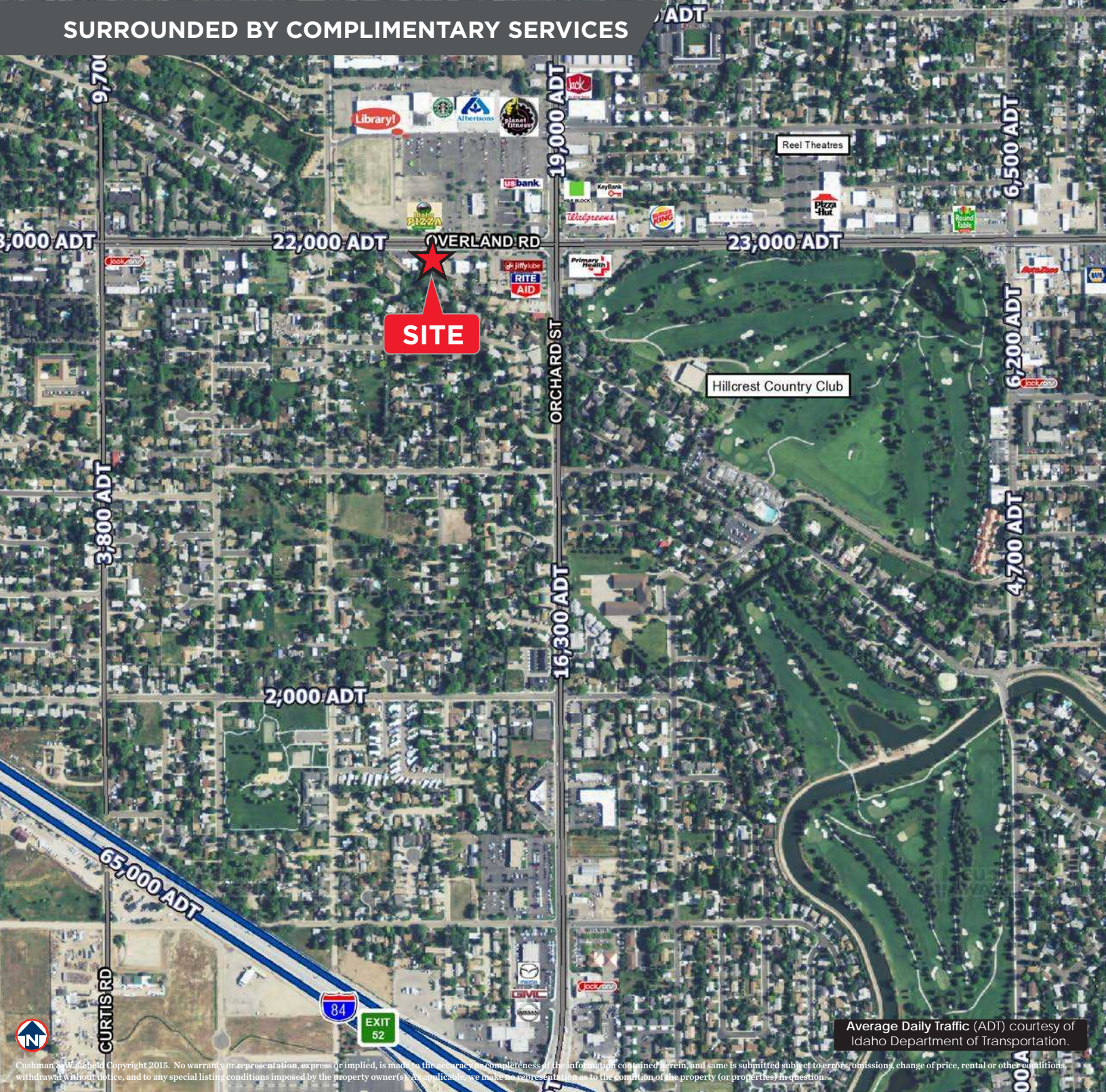
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**SURROUNDED BY COMPLIMENTARY SERVICES**



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

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