FOR LEASE

Avimor Village

5963 Avimor Drive | Boise, ID

Colliers

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Elevate Your Business Address at *Avimor Village*

Two high-visibility office/retail suites available in the vibrant, amenity rich community of Avimor nestled in the Eagle foothills. This premier commercial building in the heart for Avimor's "village square" hosts Hyde Perk Coffee House, Avimor leasing sales, offices, and other community businesses. Position your team in an environment that blends nature, walkability and workplace convenience.

- Office/retail space(s) designed for professional users. Ideal for architects, engineers, legal, financial services, health & wellness practitioners.
- Access to Avimor's lifestyle amenities: 100+ miles of trails, open space, the community center, village retail; all create a vibrant backdrop for employees and clients.
- Proximity to both regional freeway access (Highway 55) and the everyday convenience of a neighborhood setting creating a blend of city-access + foothills lifestyle.
- Suites delivered in grey-shell condition with a $70/SF tenant improvement allowance*, allowing tenants to customize the layout, finishes, and design to fit their unique business needs.

**For well qualified tenants, based on lease term*

Property Overview

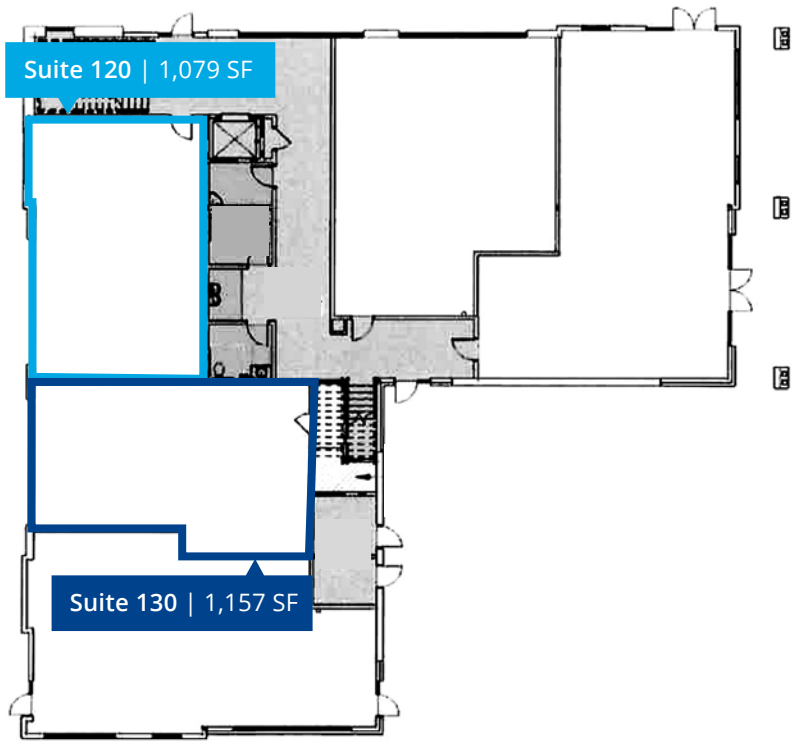
Address	5963 Avimor Drive, Boise, Idaho, 83714
Property Type	Office/Retail
Total Building Size	15,317 SF
Contiguous Available SF	1,079 to 2,236 SF
Lease Rate	$26 to $26.50 PSF
Lease Type	NNN est. $7.83/SF/YR

Suite Details

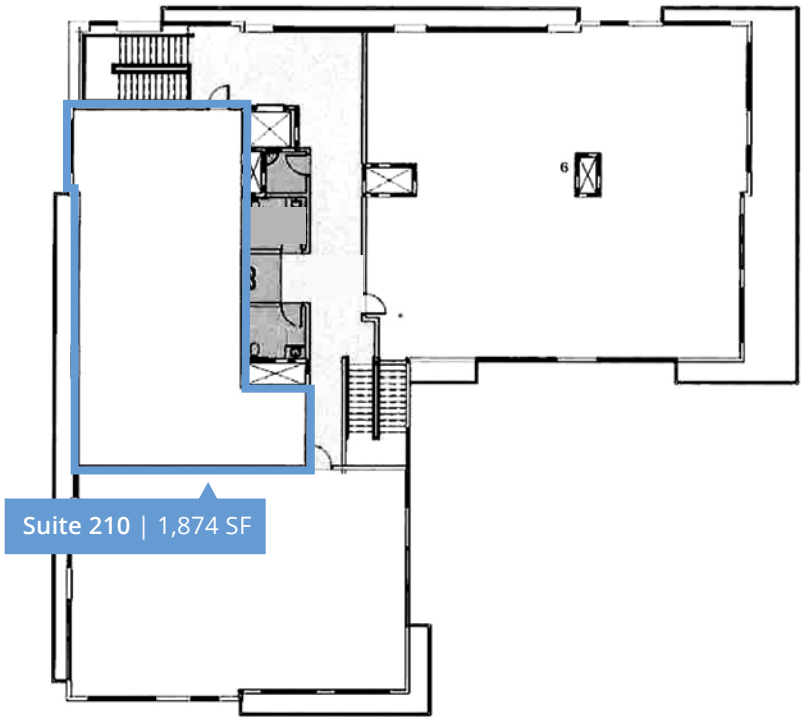
Suite	Size	Rate
120*	Usable: 934 SF Rentable: 1,079 SF	$26.50 PSF
130*	Usable: 1,002 SF Rentable: 1,157 SF	$26.50 PSF
210	Usable: 1,442 Rentable: 1,874	$26 PSF

**Can be combined for 2,236 SF at $26/SF rate*

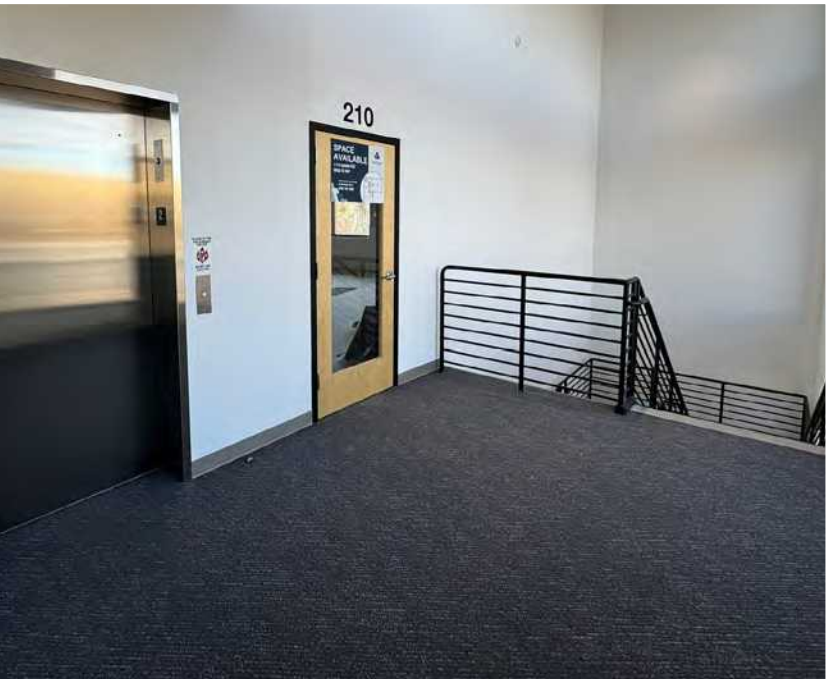
Floor 1



Floor 2



Property Gallery



Property Aerial

Avimor currently has *1,037* residences built & anticipates over 1,500 by the end of 2027

Additional planned development includes

- Event center/amphitheater
- 100,000SF manufacturing facility for Toys For Tots
- Hotel
- Multi family residences
- Fire Station
- Boutique commercial
- And more!

Click Here to View Surrounding Hiking Trails

Google Map

Community Map

Sourced from: avimor.com

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