

OFFICE FOR LEASE

**1462 W USTICK RD.**

1462 WEST USTICK ROAD, MERIDIAN, ID 83646



FOR LEASE

**KW COMMERCIAL | BOISE**

1065 S. Allante Place  
Boise, ID 83709



Each Office Independently Owned and Operated

*PRESENTED BY:*

**JASON KNORPP, CCIM**

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SP41881, Idaho

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## OFFICE CONDO SUMMARY

1462 W Ustick Rd.



<b>SUITES AVAILABLE</b>	Unit 100 & 110
<b>Annual Lease Rate:</b>	\$28.00/Sqft Plus NNN
<b>Rentable SF:</b>	2,450
<b>Year Built:</b>	2022
<b>Building Class:</b>	A
<b>Zoning:</b>	C-C: Community Commercial
<b>Annual NNN Estimate:</b>	\$4.45/SF
<b>Lease Term:</b>	3-5 Years

### Property Highlights

- 8 private rooms – each with individual sink rough-ins
- Ideal for medical, wellness, salon, or professional use
- 2 separate entry/reception areas
- 2 restrooms
- 2 break rooms-1 with dishwasher and washer/dryer hookups
- Strong street frontage & visibility
- Contemporary design with clean, updated finishes
- Functional, flexible layout for multiple business types

### Property Overview

Position your business for success in this modern, high-visibility office building, built in 2022 and designed with functionality and flexibility in mind. Offering approximately 2,450 square feet, this well-appointed space features eight private offices, each equipped with its own sink rough-ins—ideal for medical, wellness, salon, or professional service uses.

The layout includes two welcoming entry areas, providing versatility for reception, client intake, or dual business operations. Additional amenities include two restrooms and two separate break rooms, enhancing convenience for both staff and clients.

With excellent street frontage, this property ensures strong visibility. The contemporary design, clean finishes, and thoughtful layout create a polished environment ready to support your operations from day one.

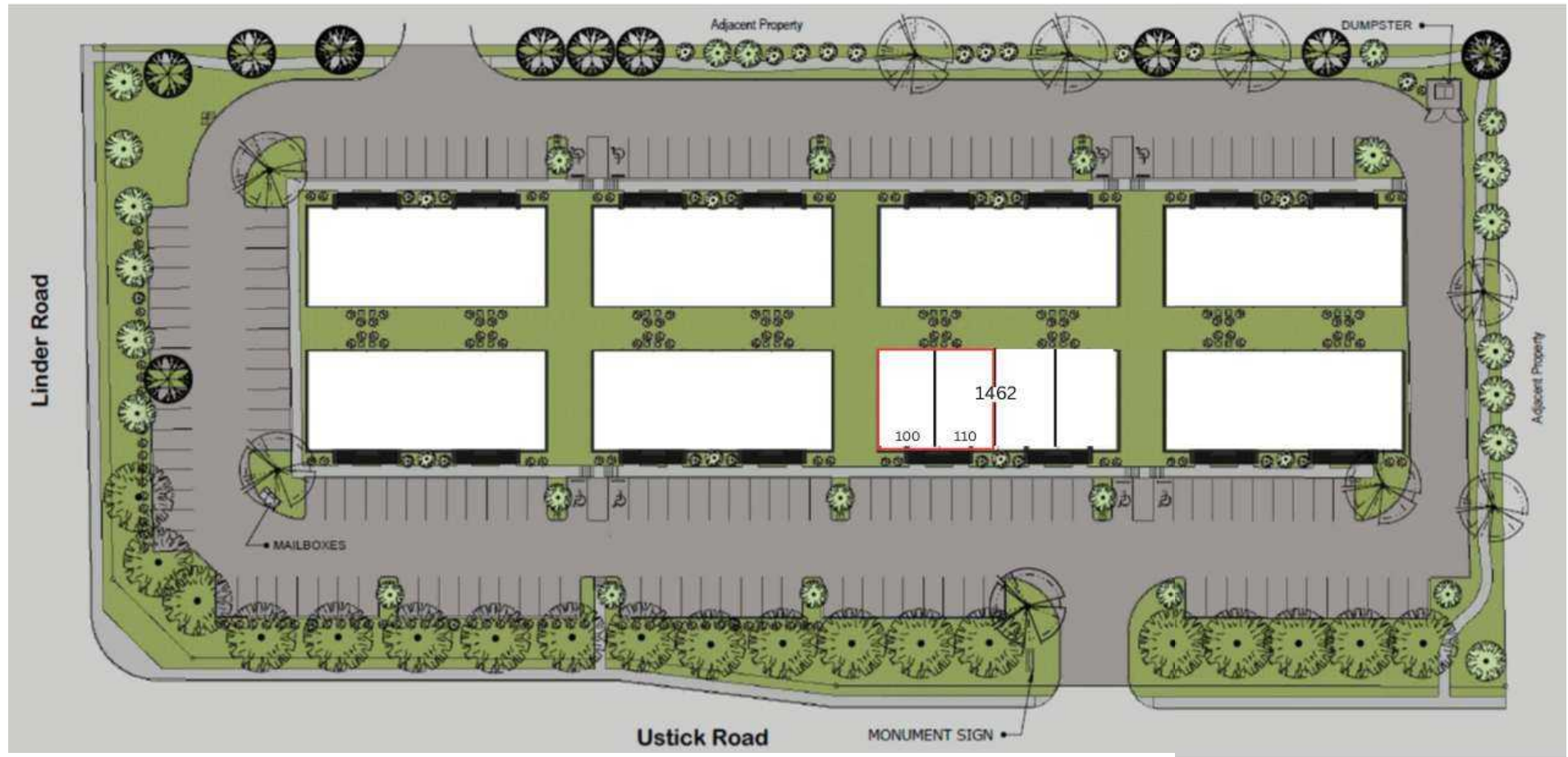


**Jason Knorpp, CCIM**

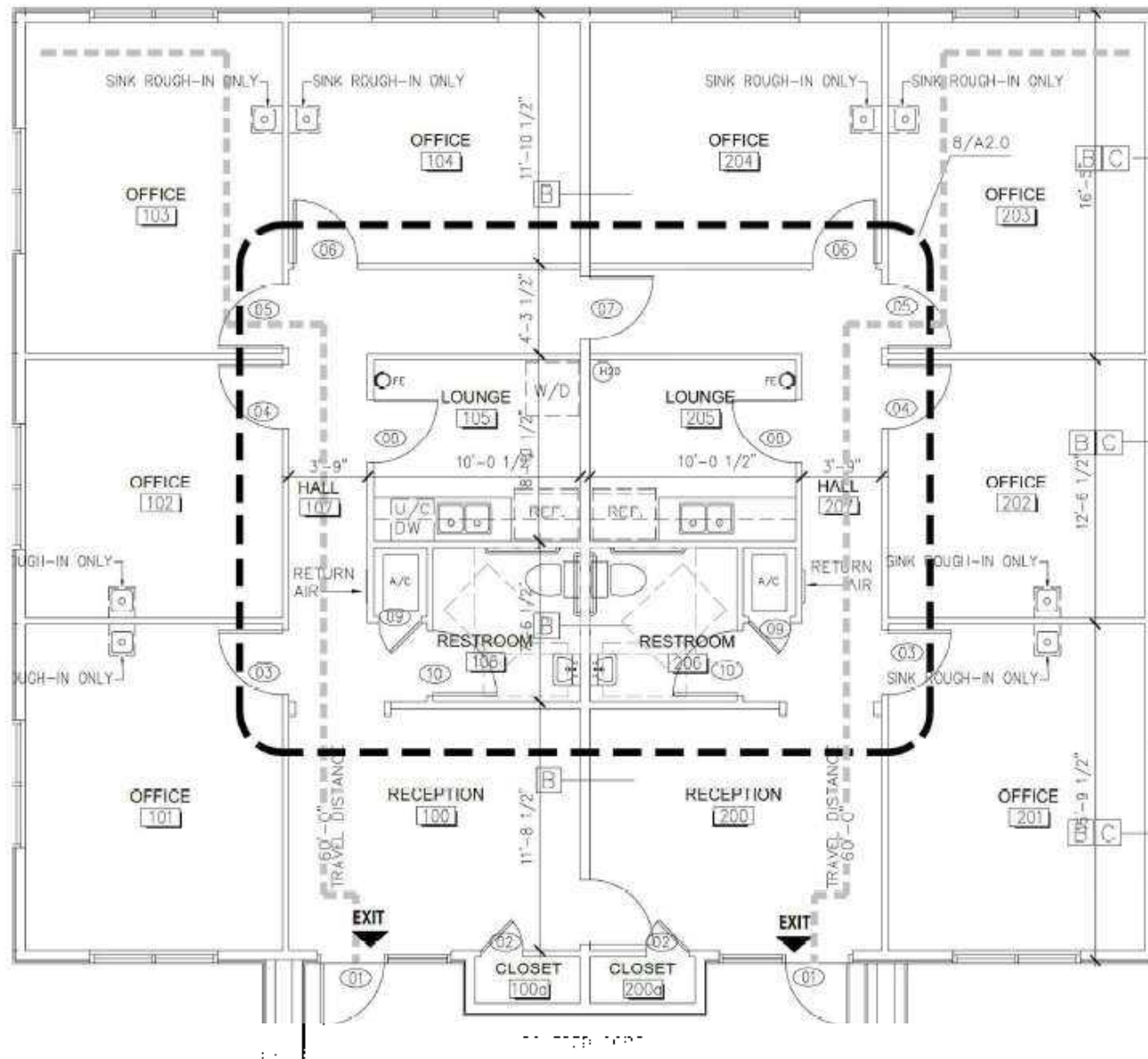
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# SITE PLAN



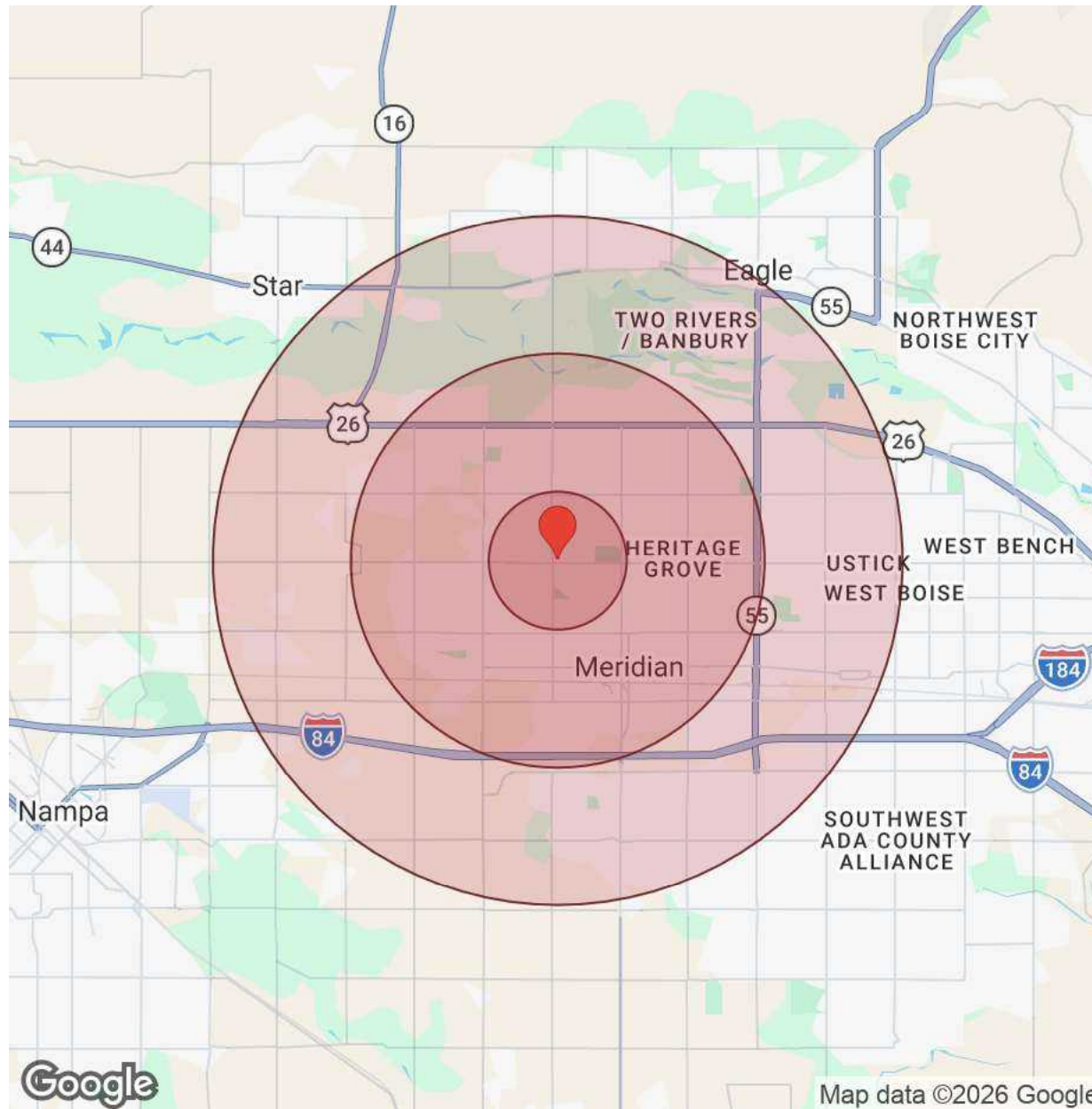
# FLOOR PLAN





# Demographics

1462 W Ustick Rd. 100,110



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	8,151	49,743	88,735
Female	8,548	51,146	90,917
Total Population	16,699	100,889	179,652

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	13,713	82,830	146,632
Black	137	1,059	2,335
Am In/AK Nat	33	202	359
Hawaiian	27	141	234
Hispanic	1,929	10,886	19,079
Asian	376	2,946	5,875
Multiracial	463	2,704	4,958
Other	23	111	180

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,048	40,322	73,019
Occupied	5,703	37,672	68,081
Owner Occupied	4,513	26,947	49,355
Renter Occupied	1,190	10,725	18,726
Vacant	346	2,650	4,938

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,413	19,410	33,279
Ages 15 - 24	2,094	13,011	22,872
Ages 25 - 54	7,044	41,522	71,952
Ages 55 - 64	1,651	10,393	19,987
Ages 65+	2,497	16,552	31,562

Income	1 Mile	3 Miles	5 Miles
Median	\$108,305	\$98,952	\$100,221
Under \$15k	150	1,406	2,392
\$15k - \$25k	205	1,343	2,446
\$25k - \$35k	185	1,562	2,609
\$35k - \$50k	463	2,816	4,930
\$50k - \$75k	839	5,993	10,818
\$75k - \$100k	802	5,965	10,772
\$100k - \$150k	1,328	8,968	14,801
\$150k - \$200k	942	3,986	8,297
Over \$200k	787	5,634	11,015



Map data ©2026 Google

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## Location Maps

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