



*Only 10 minutes to
Micron expansion project*



For Lease

Lance Millington
+1 208 890 4359
lance.millington@colliers.com

Scott Raeber, MBA, CCIM
+1 208 472 2817
scott.raeber@colliers.com

Henry Hunter
+1 208 407 9467
henry.hunter@colliers.com

755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho

2710 Sunrise Rim Road Boise, ID 83705

Highlights:

- Prime location close to Micron expansion, freeway, airport and downtown Boise
- Abundant surface parking, limited covered parking, guest parking and bike storage
- Amazing views of Boise front
- On-site workout room and showers

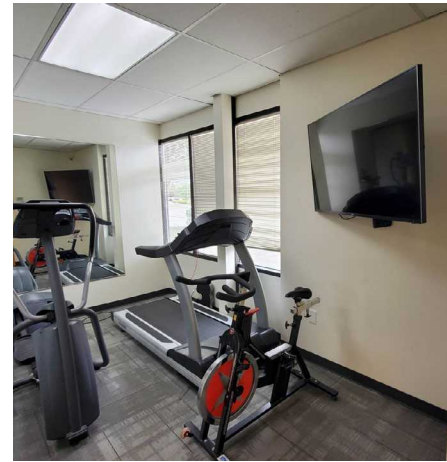
For Lease

Property Information

Property Type	Office
Building Size	19,436 SF (2 Stories)
Land Size	1.04 acres
Parking	Ample
Available SF	1,833 - 5,333 SF
Lease Rate	\$22 - 23.00
Lease Type	FSEJ
Property Access	Call Agent

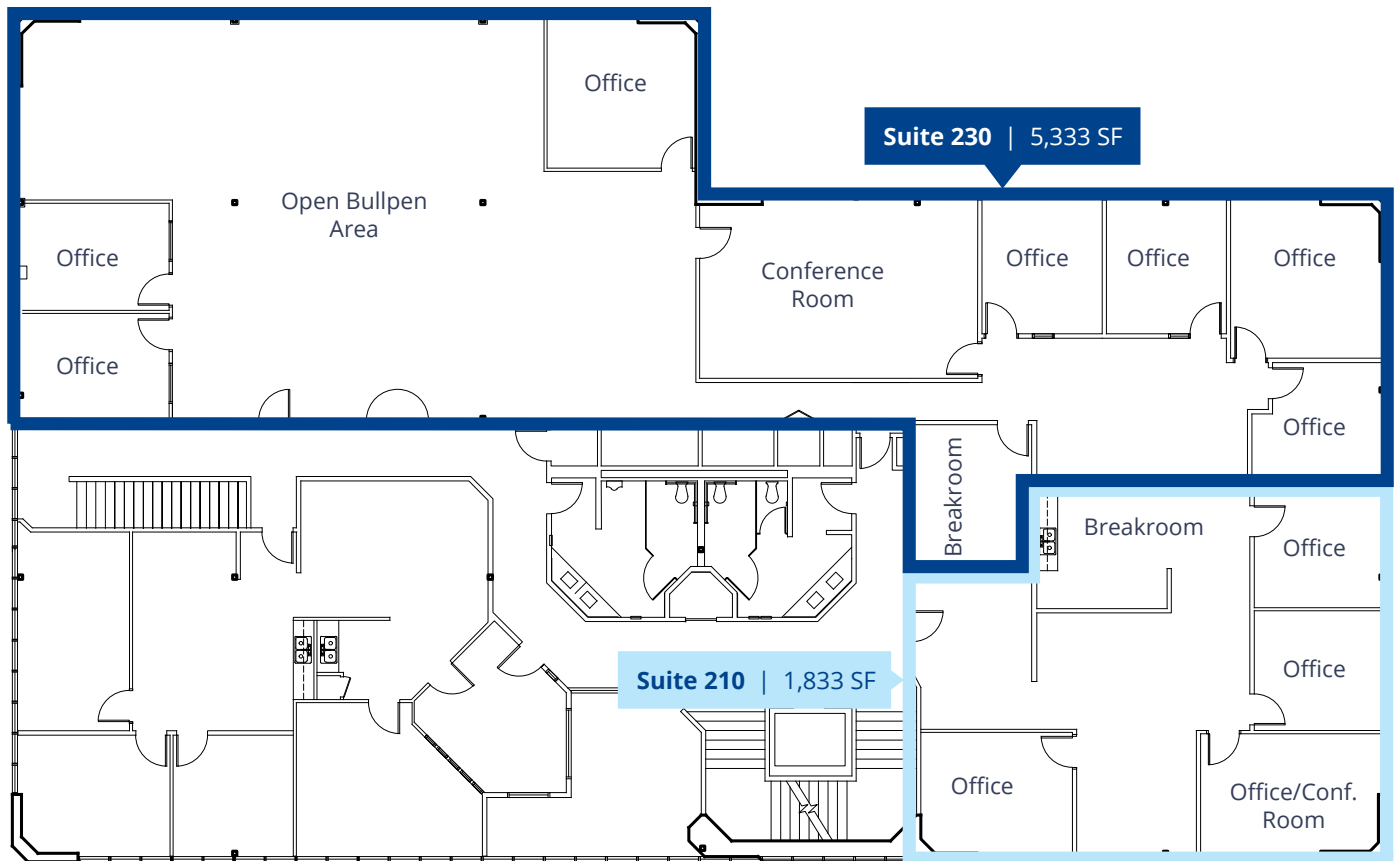
Space Available

Suite	Size	Rate
210	1,833 SF	\$23.00/SF/YR
230	5,333 SF	\$22.00/SF/YR



Floor Plans

2nd Floor



Location



Site

Comfort
SUITES

8 min to
Downtown
Boise

Applebee's

FAIRFIELD
INN & SUITES
Marriott

WELLS
FARGO

Super 8
BY WYNDHAM

Hampton
Inn & Suites
by HILTON

DEL TACO

9 min to
Eagle Road
←

11 min to
Micron
→

Chevron

QUALITY
INN & SUITES

6

BW | Best Western
Hotels & Resorts

INN
AMERICA

Boise Airport

NATIONAL WEATHER SERVICE

NATIONAL INTERAGENCY FIRE CENTER



755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.