

# 1311 E. FRANKLIN RD.

MERIDIAN, IDAHO 83642

±6,660 SF  
FOR SUBLEASE  
OFFICE/FLEX



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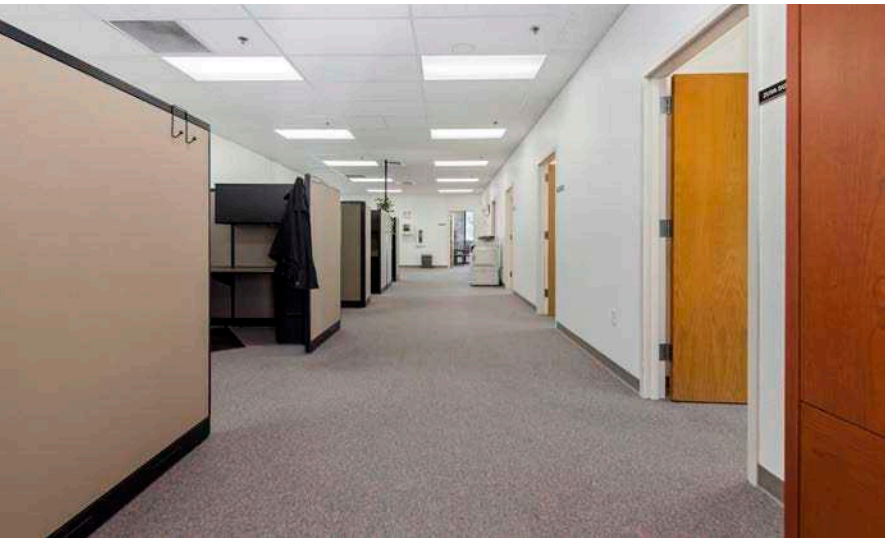
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**CBRE**

# PROPERTY INFORMATION

Building Type	Office/Flex
Available Suites	101/102/103
Available SF	±6,660 SF Total ±4,115 SF Office ±2,545 SF Warehouse
Lease Rate	\$82/SF/MO NNN Est. \$0.39 \$9.82/SF/YR NNN Est. \$4.70/SF + Utilities
Lease Type	NNN
Sublease Term	Through August 31, 2027
Do Not Disturb Tenants	



## PROPERTY HIGHLIGHTS

- ▶ CENTRALLY LOCATED
- ▶ EXCELLENT VISIBILITY ON FRANKLIN
- ▶ OFFICE/FLEX WITH WAREHOUSE ROLL UP DOOR

# GALLERY

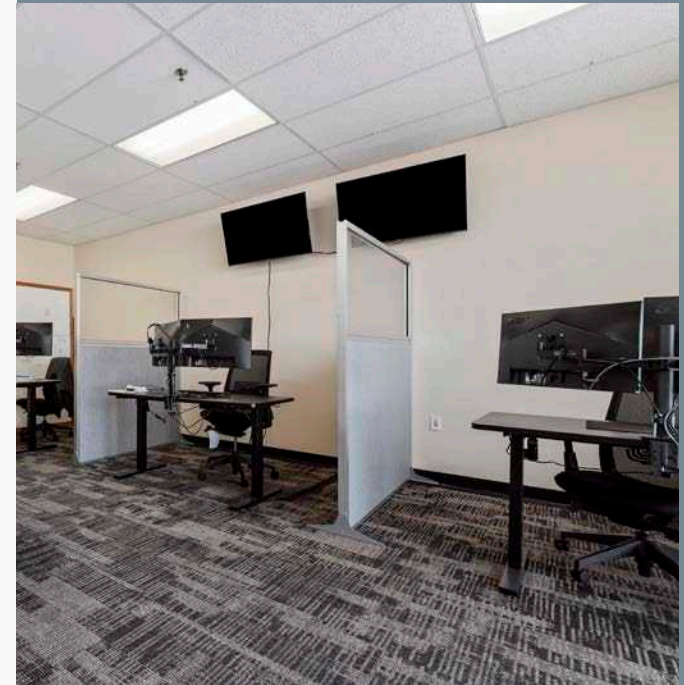
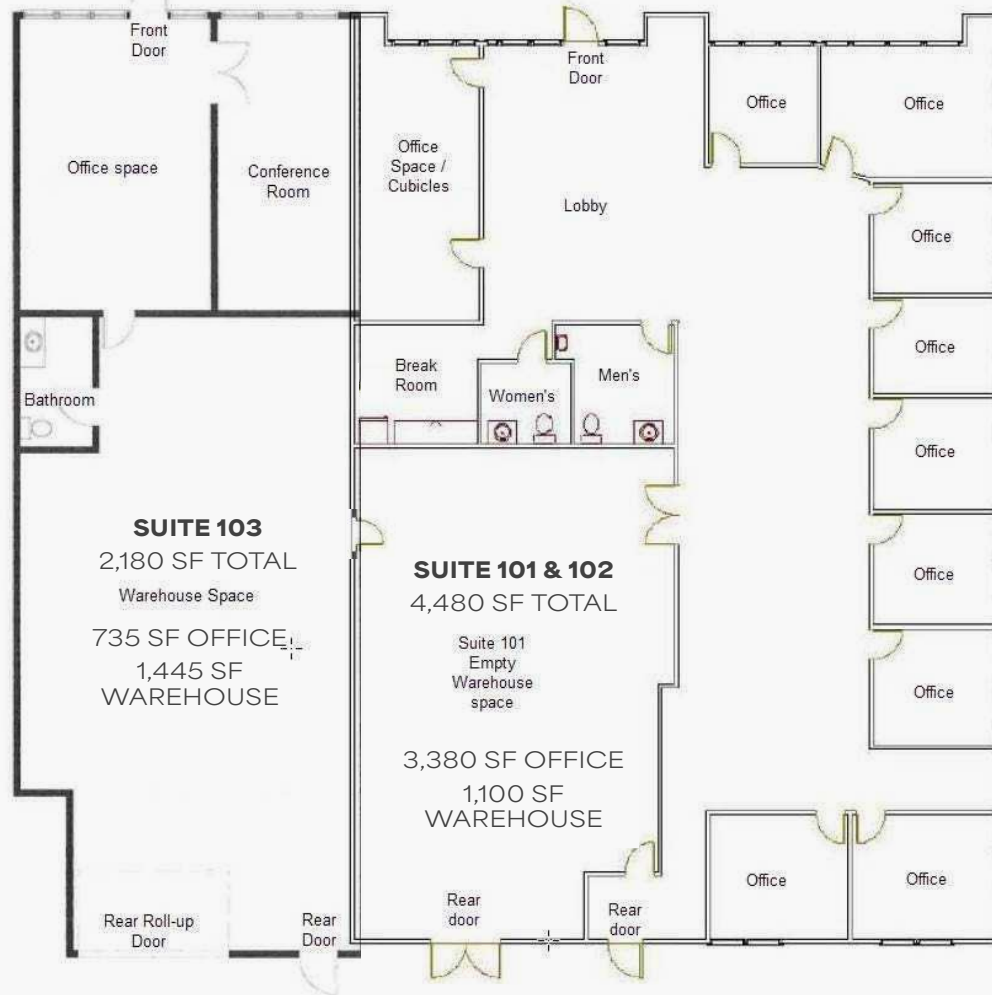


# FLOOR PLAN

±6,660 SF Total  
 ±4,115 SF Office  
 ±2,545 SF Warehouse

## SUITE 103

## SUITES 101 + 102



# BOISE IS NOW A TECH HUB

WITH MAJOR COMPANIES LIKE  
EQUIFAX, ERICSSON, AND WATERLOO  
PURCHASING LOCAL BUSINESSES  
KOUNT, CRADLEPOINT, AND METAGEEK.

- ▶ Clearwater Analytics, a Boise-based company, has achieved a \$4B market cap and gone public.
- ▶ The city is attracting significant investment, with companies like Intuit, Ericsson, and Equifax establishing a presence in Boise.
- ▶ Local startups like VisitPay and TSheets have been acquired by larger companies, with TSheets nearly doubling in size after its acquisition by QuickBooks.
- ▶ Boise-based companies like Black Sage Technologies and Cradlepoint have been acquired by private equity firms and international companies, solidifying the city's reputation as a tech hub.

## MICRON TECHNOLOGY EXPANSION

\$15 Billion Investment: Micron is constructing a new semiconductor fabrication plant in Boise, the first new memory manufacturing fab in the U.S. in 20 years.

### Job Creation

The expansion is expected to create over 17,000 new jobs, including 2,000 direct Micron jobs and 15,000 indirect jobs.

### Chips Act Support

The project is supported by federal grants and state incentives, enhancing U.S. economic and national security.



## MAJOR EMPLOYERS



# WHY BOISE

**#2**

**IN THE U.S. FOR  
ECONOMIC OUTLOOK**

U.S. News & World Report

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**#1**

**IN THE COUNTRY  
FOR QUALITY OF LIFE  
(IDAHO)**

U.S. News & World Report

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**TOP 10**

**OF THE TAX  
FOUNDATION'S BUSINESS  
TAX CLIMATE INDEX**

Tax Foundation's Business  
Tax Climate Index

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**61%**

**GROWTH OF THE  
NUMBER OF HIGH-TECH  
COMPANIES IN IDAHO  
OVER THE PAST DECADE**

East Idaho News

**#1**

**IN THE NATION FOR  
ECONOMIC MOMENTUM**

State Policy Reports

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**#1**

**WITH AAA CREDIT  
RATING FROM FITCH -  
2ND YEAR IN A ROW**

U.S. News & World Report

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**7**

**UNIVERSITIES & LIBERAL  
ARTS COLLEGES**

in the Boise MSA

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**5.9%**

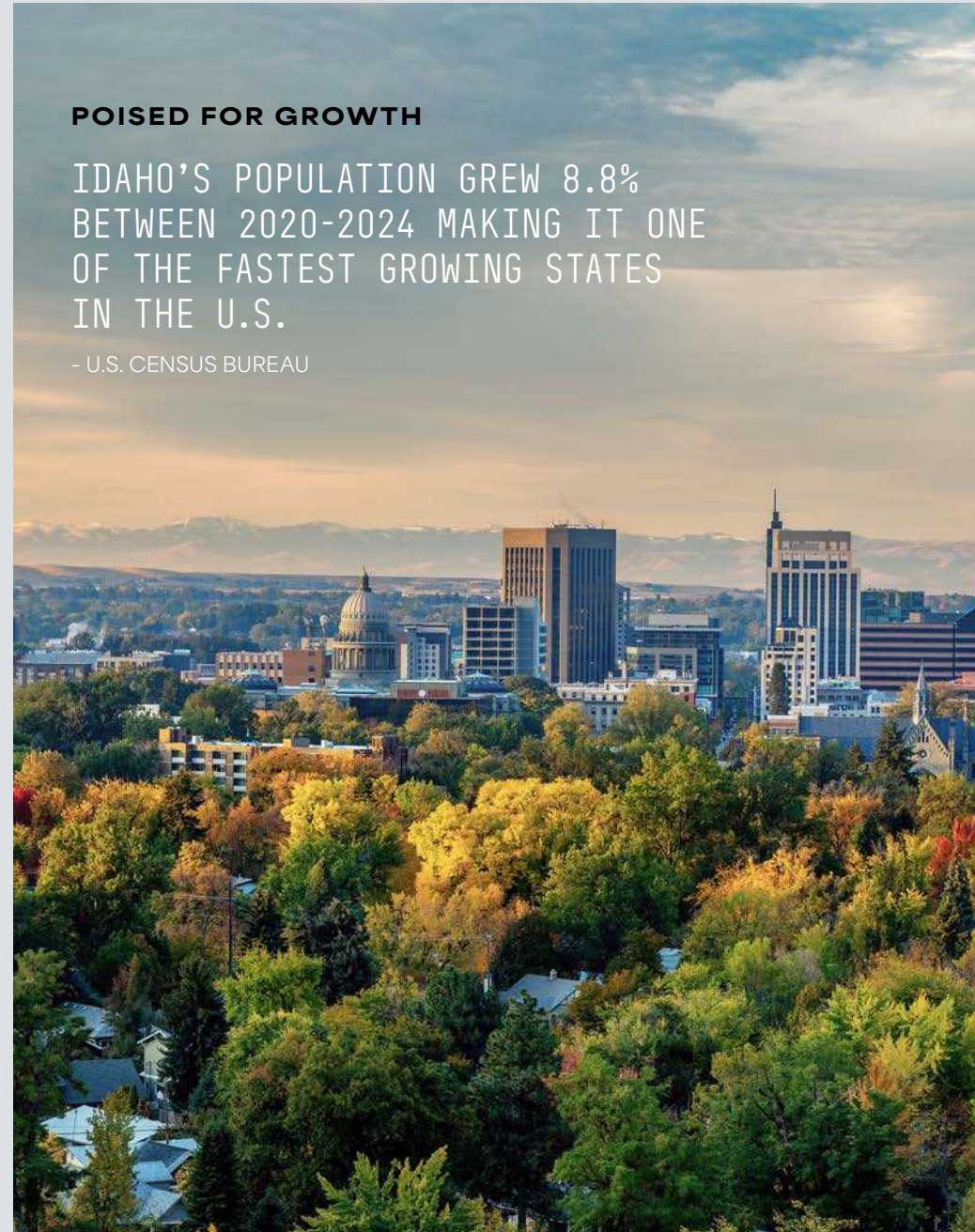
**REAL GDP GROWTH IN  
IDAHO DURING 2Q**

Highest Among All U.S. States

## POISED FOR GROWTH

IDAHO'S POPULATION GREW 8.8%  
BETWEEN 2020-2024 MAKING IT ONE  
OF THE FASTEST GROWING STATES  
IN THE U.S.

- U.S. CENSUS BUREAU



# ECONOMIC DEVELOPMENT

## BOISE MSA



**857,303 (2025)**  
POPULATION



**456,867**  
LABOR FORCE



**±81,134**  
POPULATION CHANGE (2020-2024)



**3.5%**  
UNEMPLOYMENT RATE



# DISTANCE MAP



1.3 MILES TO  
DOWNTOWN  
MERIDIAN

1311  
E. FRANKLIN RD.

1.6 MILES TO  
FREEWAY  
ACCESS



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**CBRE**

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