



**CUSHMAN &
WAKEFIELD**

27TH STREET OFFICE BLDG. FOR SALE & LEASE

707 N 27th Street, Boise, Idaho 83702

5,078 SF AVAILABLE

PROPERTY HIGHLIGHTS

Office Space	3,942 SF
Total Size	5,078 SF
Sale Price	\$1,500,000
Lease Rate	\$18.00/SF
Lease Type	NNN
Potential Uses	Architect, Engineer, Tech Company, Contractors, etc.
Parking	Ample
Lot Size	0.42 Acres
Zoning	R-2 Residential Compact
Walkthroughs	Contact Agents

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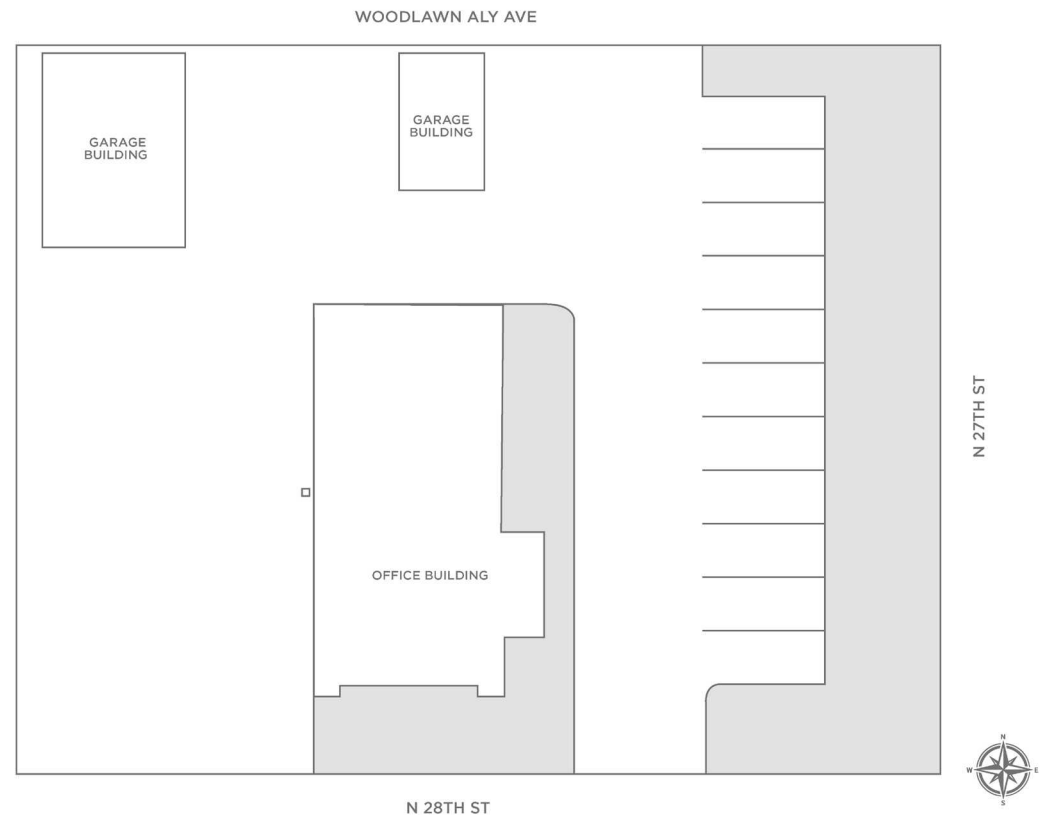


LISTING FEATURES

Building Size:

- 782.06 SF Large Garage
- 354.04 SF Small Garage
- 1,136 SF Total Garage**
- 2,015.31 SF Upper Level Office
- 1,926.48 SF Lower Level Office
- 3,942 SF Total Office**
- 5,078 SF TOTAL**

- Plenty of on-site parking around the front & back of the building
- Right on the corner of 27th & 28th Street, directly South of State Street and North of Main Street towards downtown
- Floorplan build-outs customized for architecture user
- Location provides easy access to downtown Boise and the I-184 Connector - Interstate 84 on/off ramp 3 from Main Street
- Fiber internet available



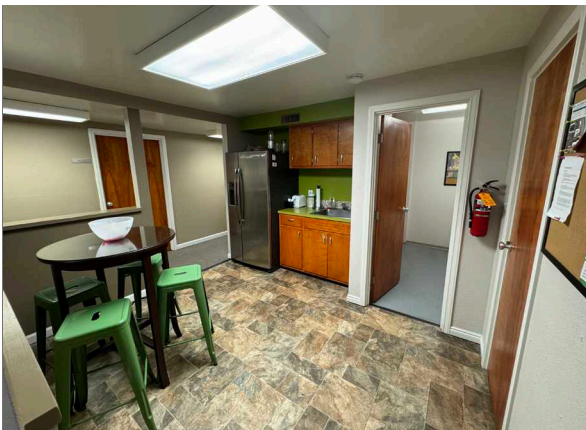
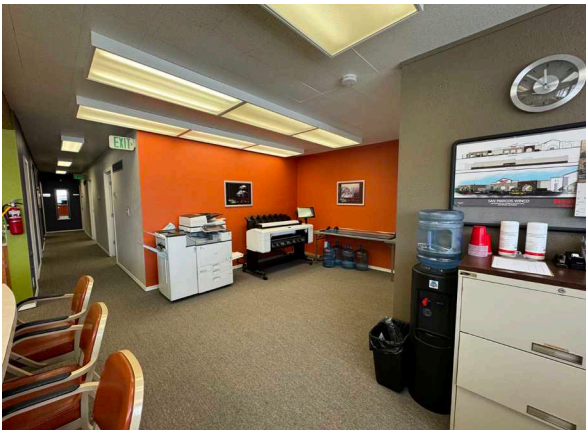
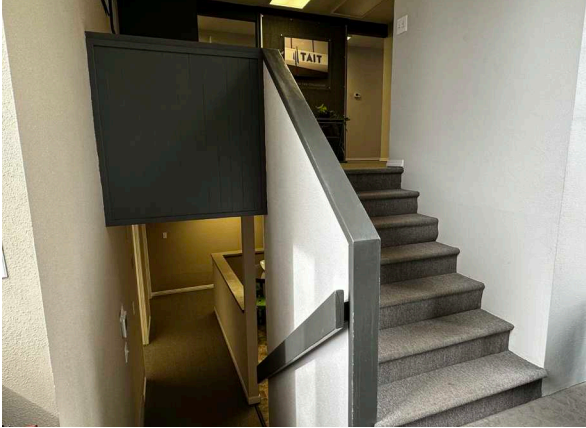
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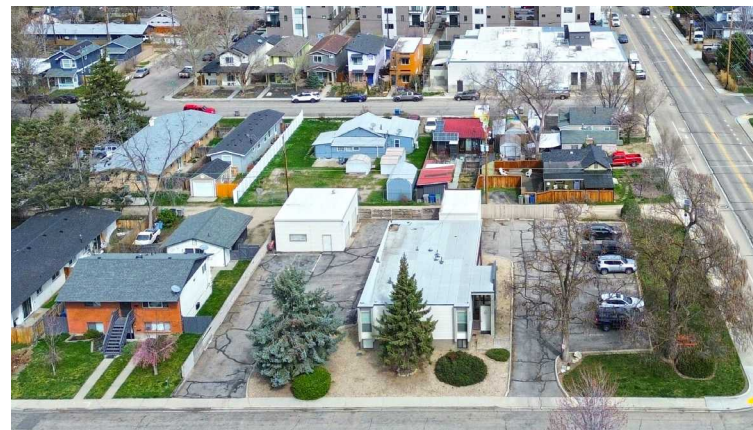
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INTERIOR SPACE PHOTOS

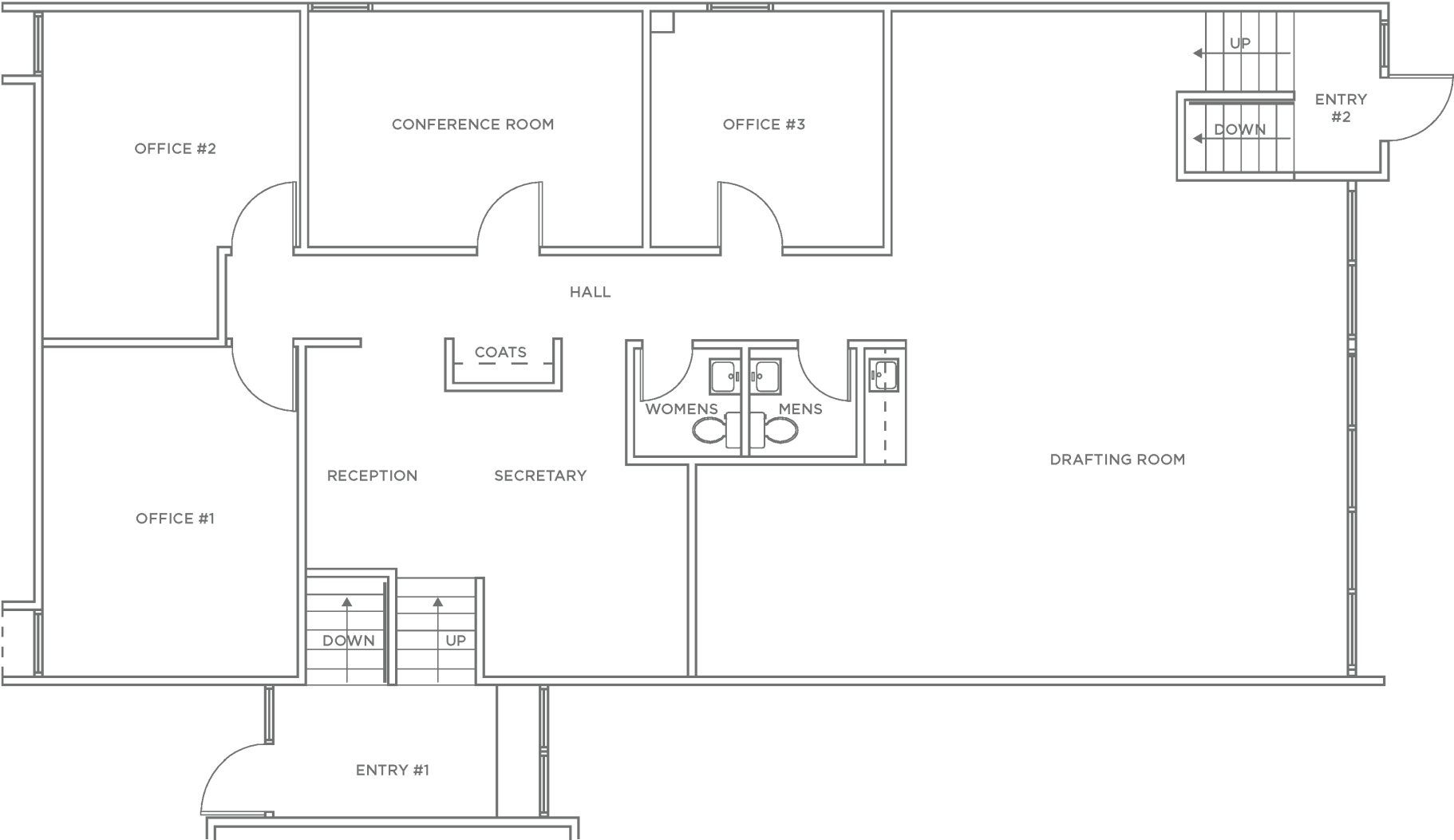


EXTERIOR PHOTOS



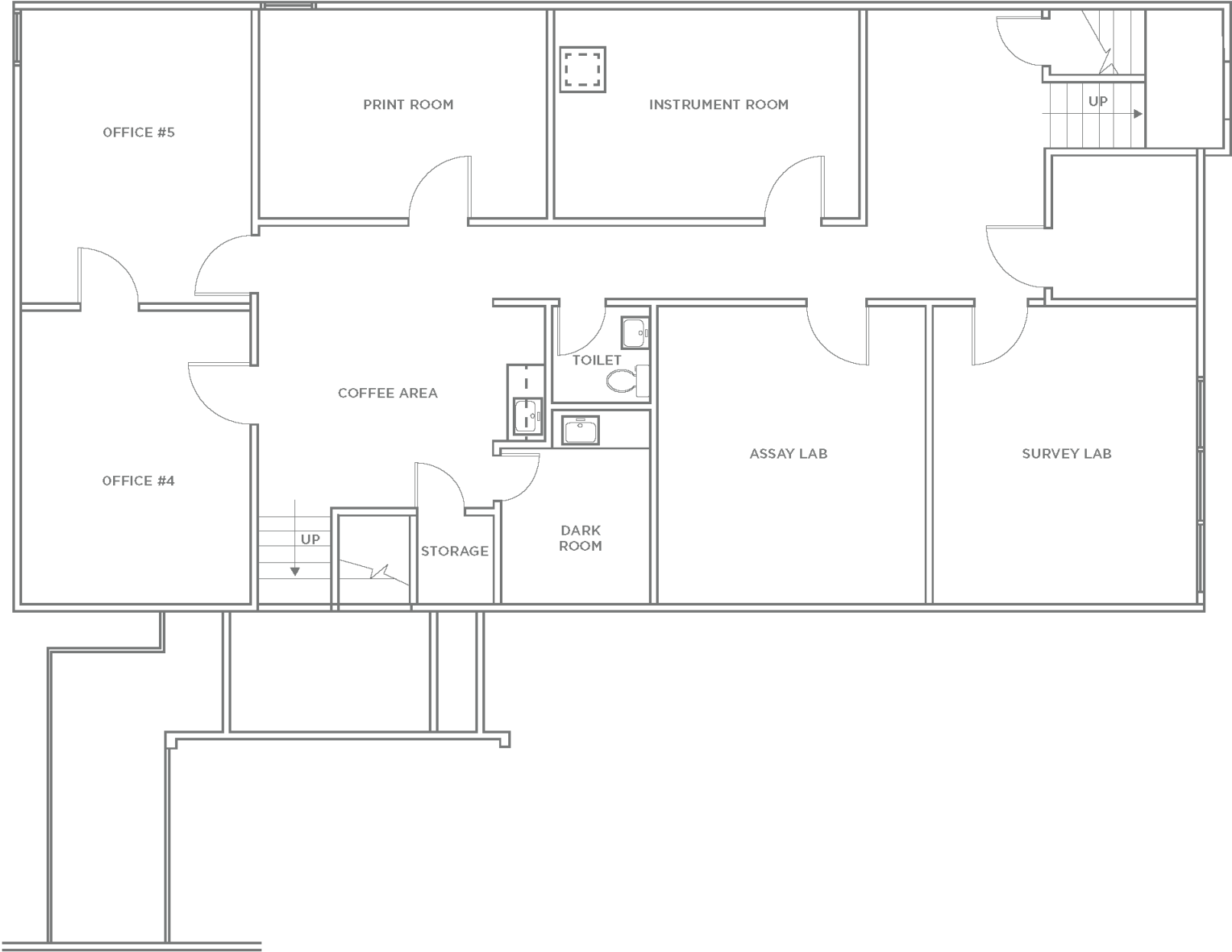
UPPER FLOOR PLAN

2,015.31 SF UPPER LEVEL
5,078 TOTAL SF AVAILABLE



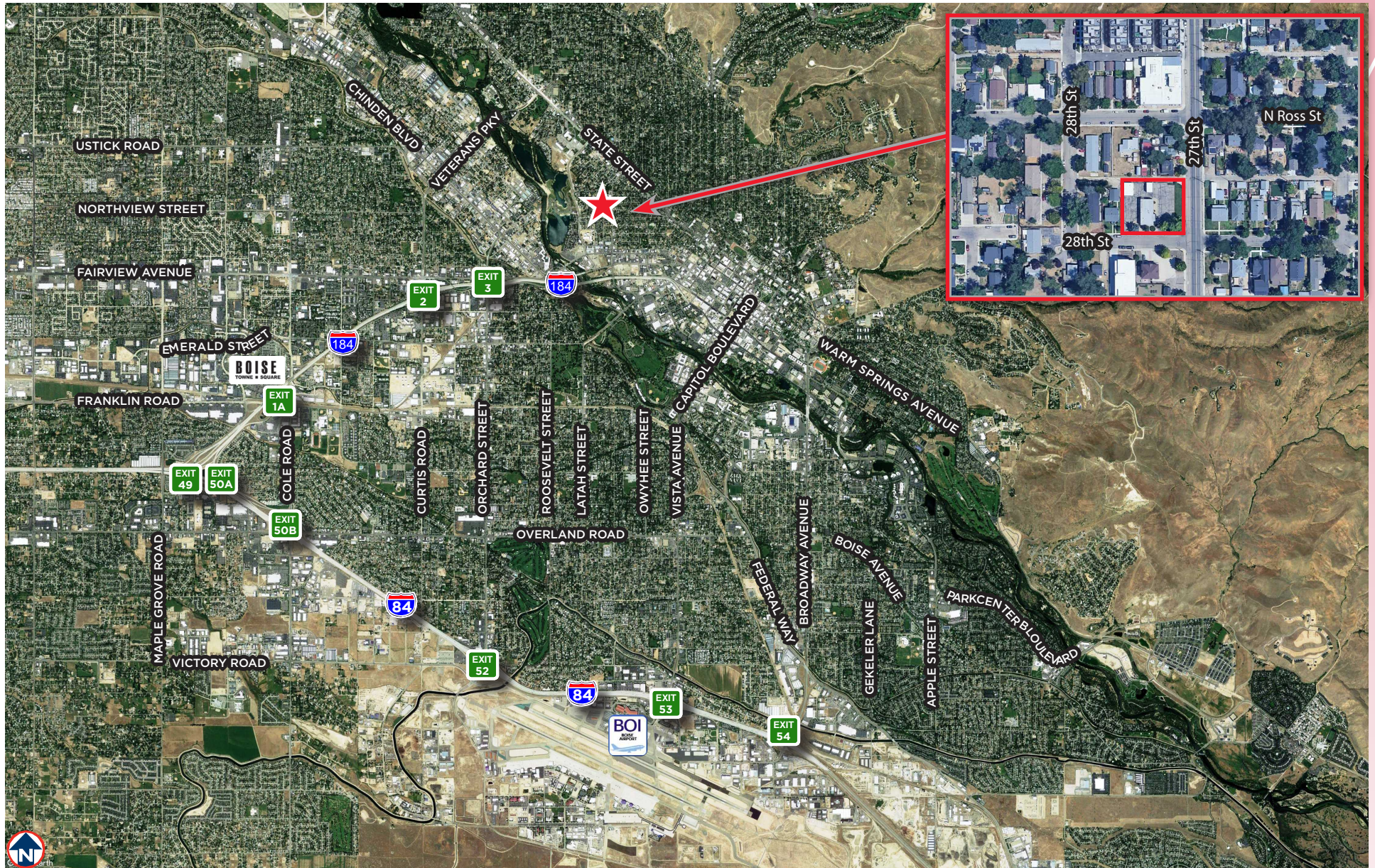
LOWER FLOOR PLAN

1,926.48 SF LOWER LEVEL
5,078 TOTAL SF AVAILABLE



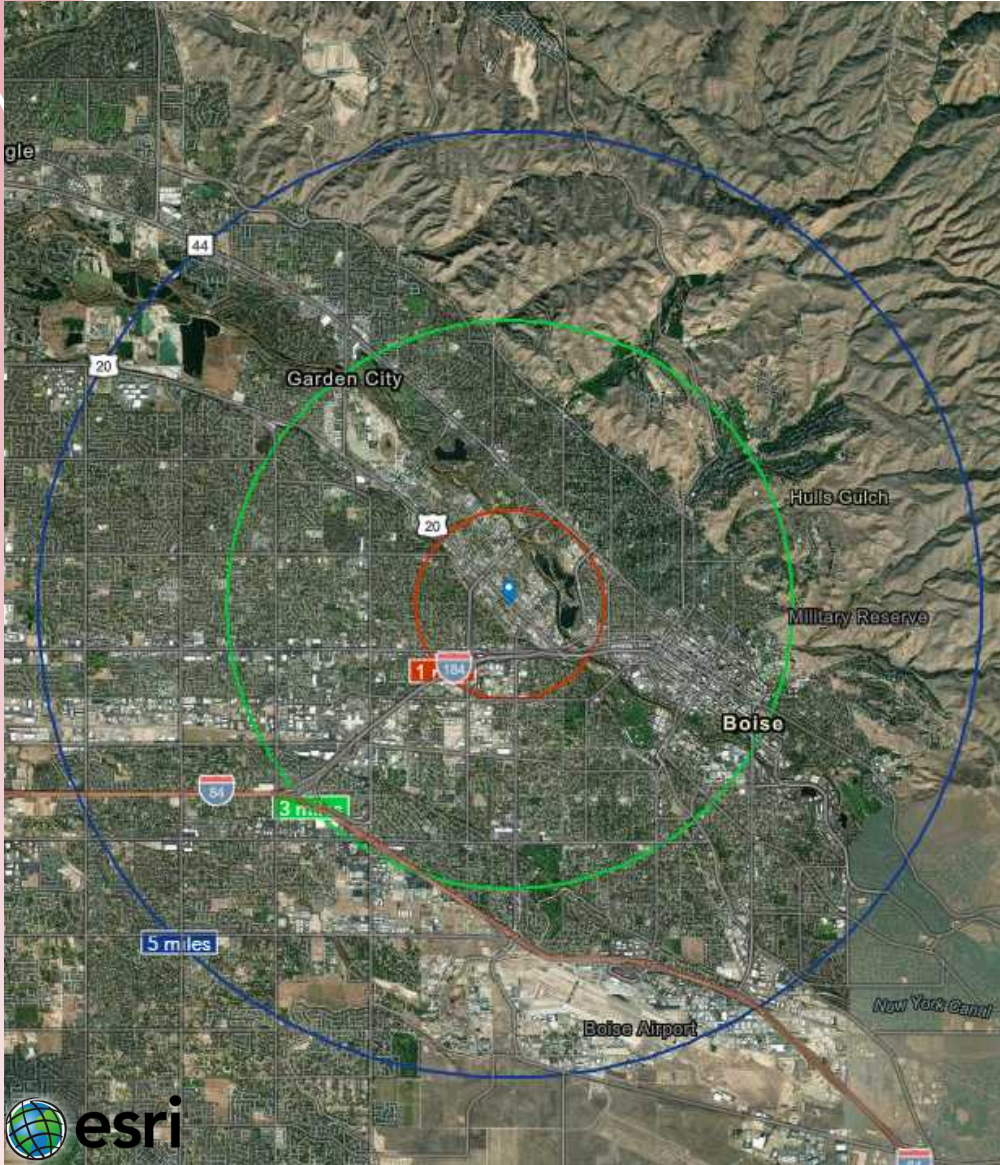
27TH STREET OFFICE BUILDING BETWEEN 27TH & 28TH STREET

707 N 27TH ST., BOISE, ID



27TH STREET OFFICE BUILDING BETWEEN 27TH & 28TH STREET

707 N 27TH ST., BOISE, ID



DEMOGRAPHICS

In the identified area, the current year population is 12,533. In 2020, the Census count in the area was 12,343. The rate of change since 2020 was 0.47% annually. The five-year projection for the population in the area is 13,393 representing a change of 1.34% annually from 2023 to 2028.



12,533
1 MILE
POPULATION



\$69,533
1 MILE
MEDIAN INCOME



37
1 MILE
MEDIAN AGE



101,757
3 MILE
POPULATION



\$61,787
3 MILE
MEDIAN INCOME



36
3 MILE
MEDIAN AGE



195,382
5 MILE
POPULATION



\$66,934
5 MILE
MEDIAN INCOME



38
5 MILE
MEDIAN AGE

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2023 and 2028. Esri converted Census 2000 data into 2010 geography.

WELCOME TO THE WEST'S MOST DYNAMIC METRO, BOISE, IDAHO

A place racking up recognition for its growth, business opportunities and that elusive 'quality of life', yet one that still maintains an approachability and freakishly friendly vibe. A place you can make your mark and leave your mark. What makes us tick and makes us a magnet for growth is shared across this site. Join us on the journey.

WHY BOISE METRO

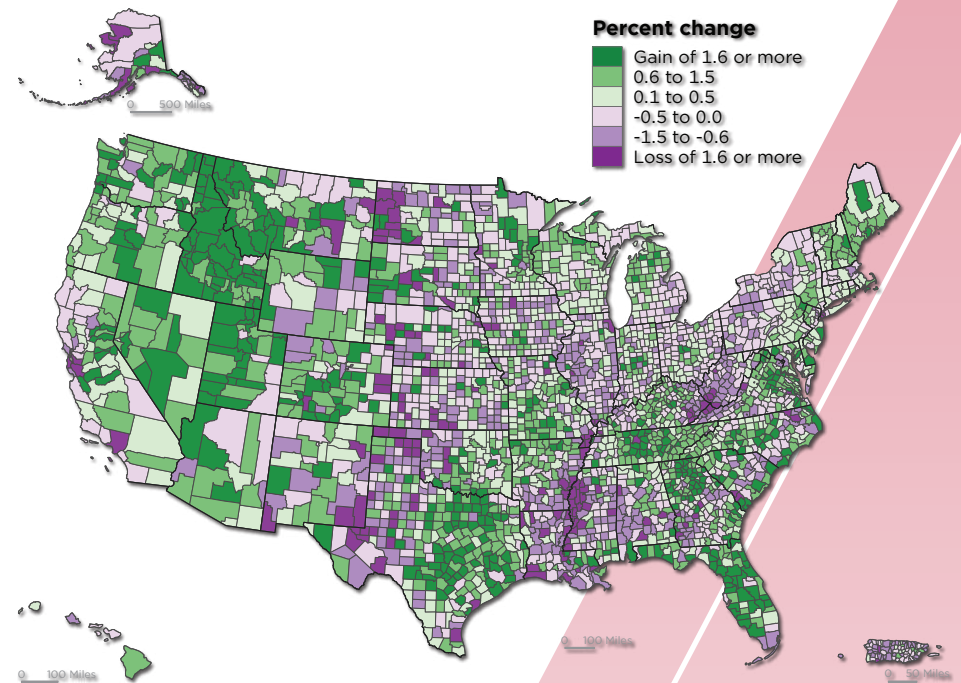
Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce to support them.



Click here to download the complete Boise Valley Regional Overview:
<https://boisevalley.org/regional-overview/>

WHERE COUNTIES ARE GROWING

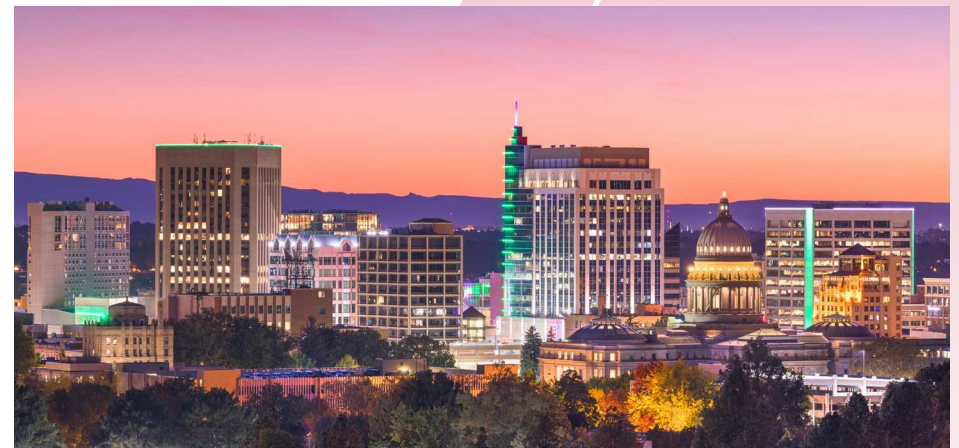
PERCENT CHANGE IN POPULATION BY COUNTY: 2020 TO 2021



United States[™]
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU

census.gov SOURCE: U.S. CENSUS BUREAU, VINTAGE 2021 POPULATION ESTIMATES



National Accolades

It's no news to us – the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition. Click the tiles below to view.

View All Accolades Here: <https://bvep.org/lifestyle/national-accolades>

**Best Places to Live
in the U.S.**

U.S. News
June 2022

**Next Great
Food City**

Food & Wine
April 2022

**#5 Top Emerging
Industrial Markets**

CommercialEdge
February 2022

**#1 Most Promising
US City**

RocketHomes
December 2021

**#2 Nampa, ID & #3
Meridian Top
Boomtowns**

Smart Asset
November 2021

**Ada County #17 in
Talent Attraction**

EMS I Burning Glass
November 2021

**#8 Best Places for
Outdoor Enthusiasts
to Live and Work**

Smart Asset
October 2021

**#10 Best City for
Young Professionals**

SmartAsset
June 2021

**Safest Cities in
America**

SmartAsset
April 2021

#5 Best State

US News &
World Report
March 2021

**Best-Performing
Cities**

Milken Institute
February 2021

**#4 Best Place to
Find a Job**

WalletHub
February 2021

**Top 5 Metros for First
Time Homebuyers**

Move.org
January 2021

**Cities With the Best
Work-Life Balance**

SmartAsset
January 2021

**#4 Best City for
Early Retirees**

SmartAsset
December 2020

**#4 Best City for First
Time Homebuyers**

SmartAsset
October 2020

**#1 City Whose Jobs
Are Recovering**

WalletHub
October 2020

**Most Moved
To Cities**

Business Insider
September 2020

**Best Cities
for Women
Entrepreneurs**

Fundera
September 2020

**Cities Whose July
Unemployment Rates
Are Bouncing Back**

WalletHub
September 2020

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