

**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

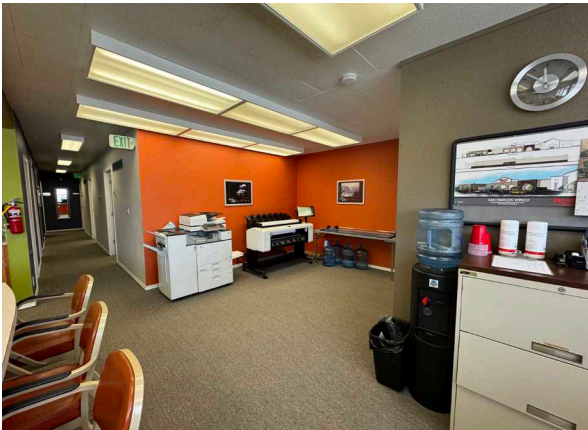
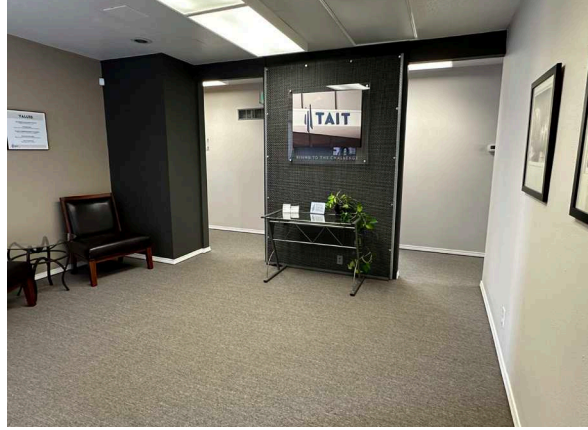
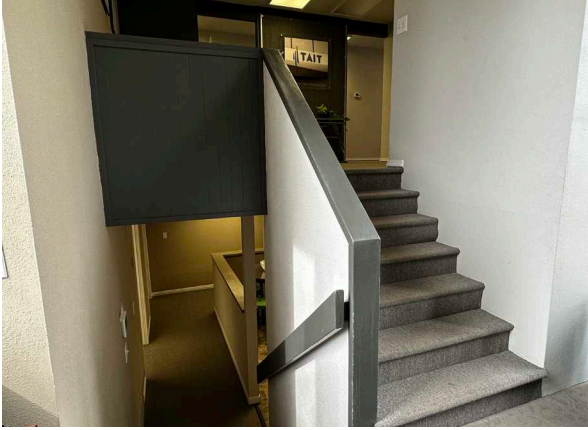


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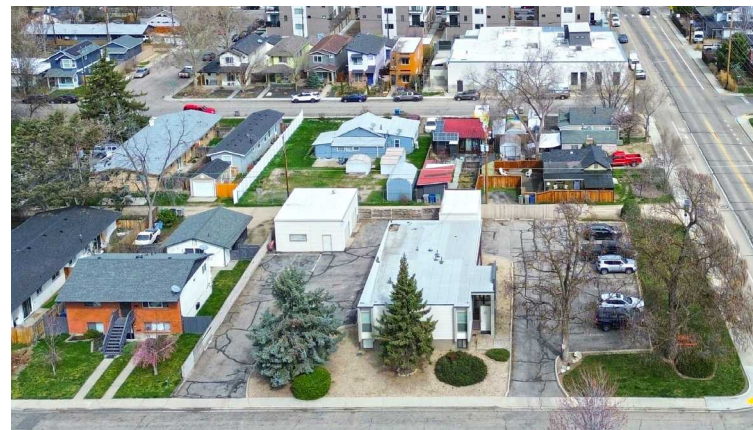


# INTERIOR SPACE PHOTOS



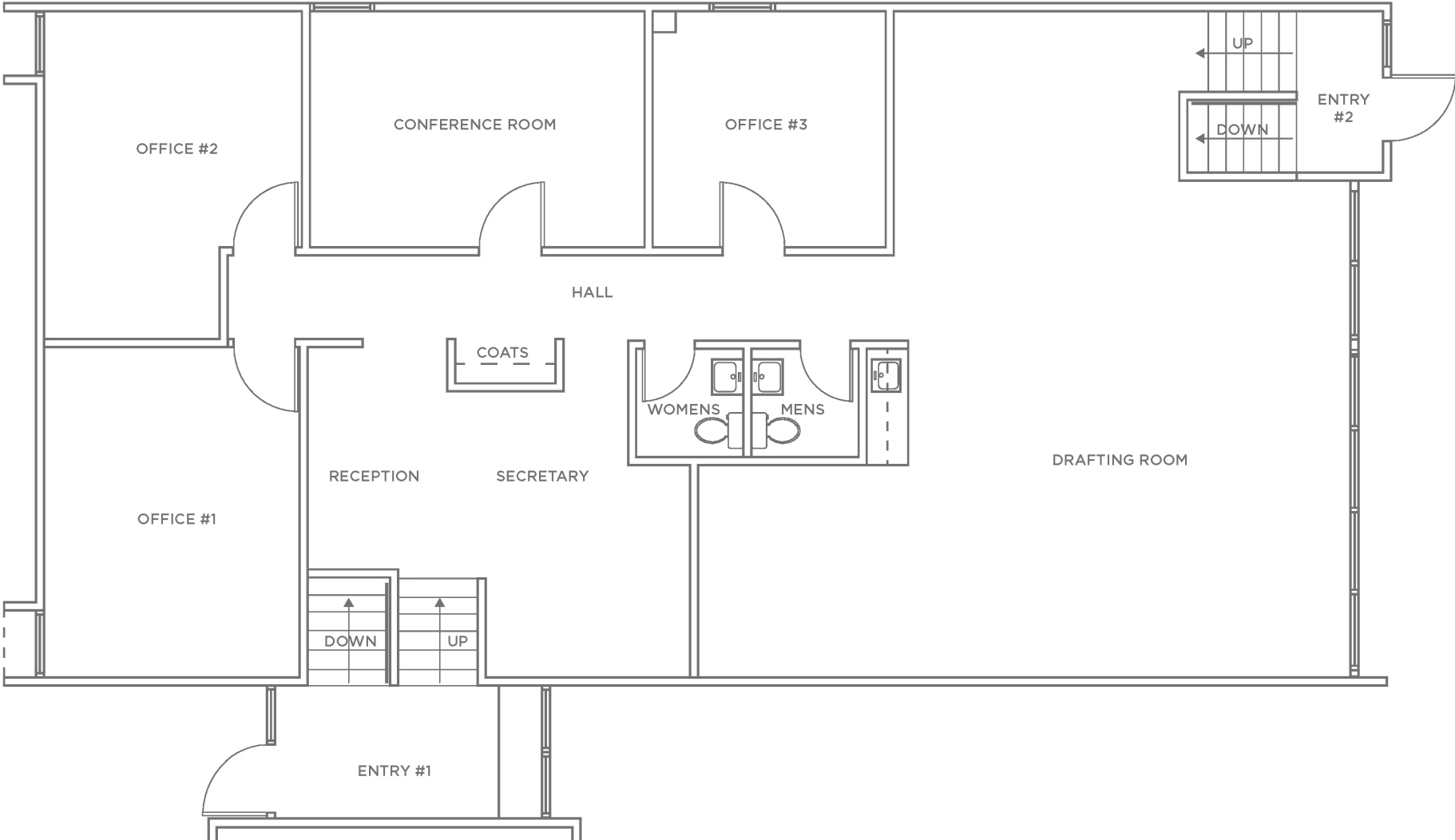


# EXTERIOR PHOTOS



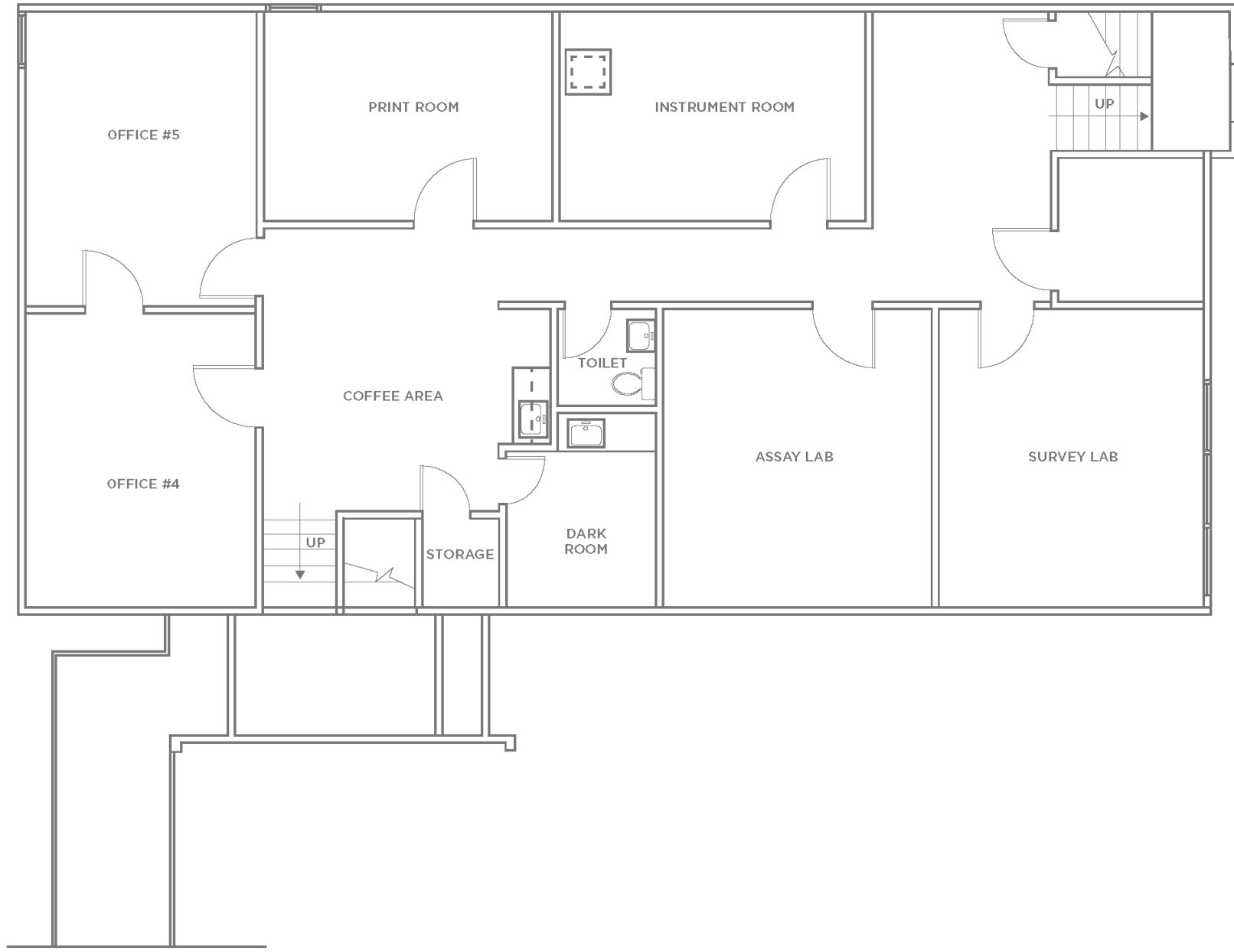
# UPPER FLOOR PLAN

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



# LOWER FLOOR PLAN

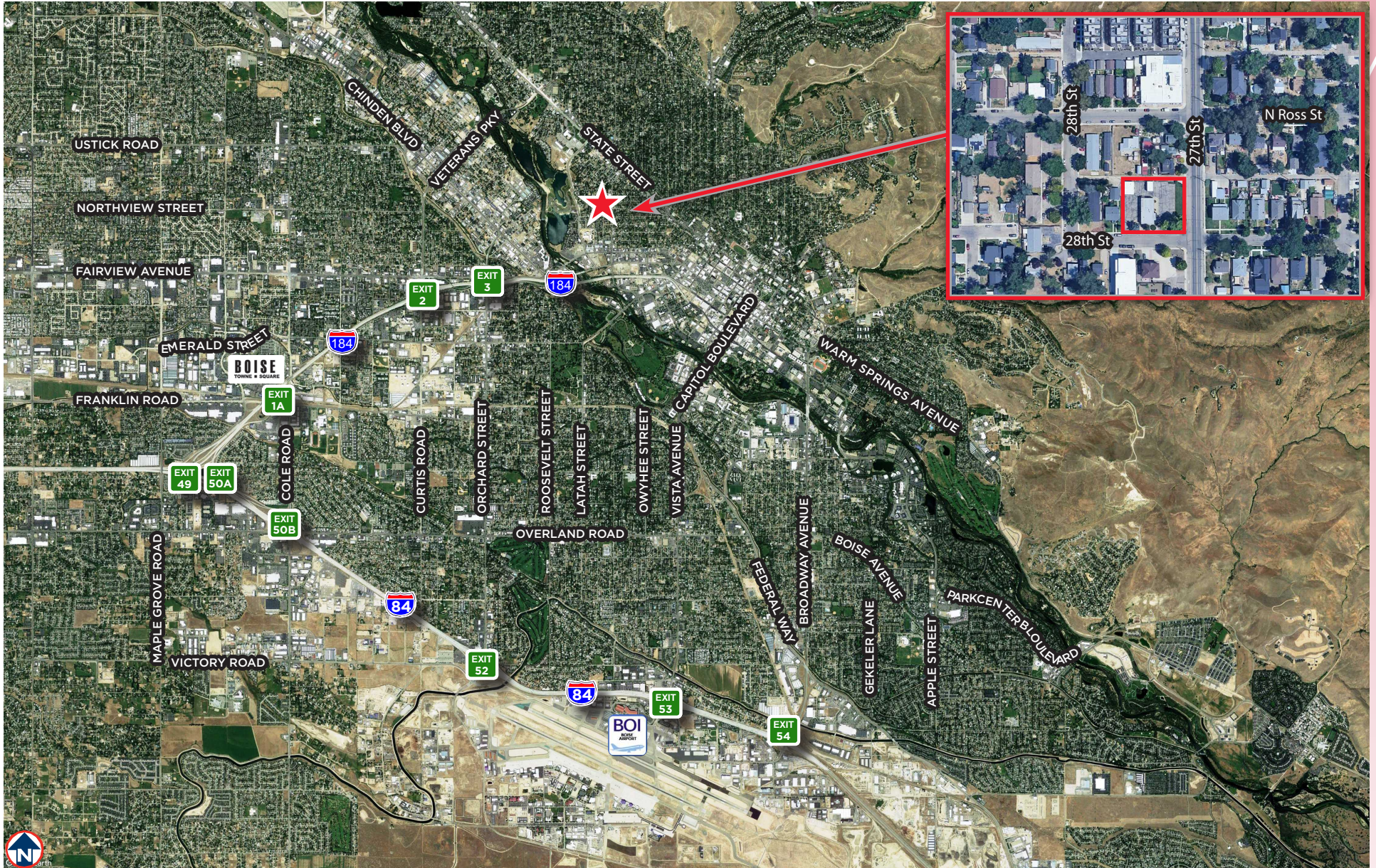
1,926.48 SF LOWER LEVEL  
5,078 TOTAL SF AVAILABLE





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

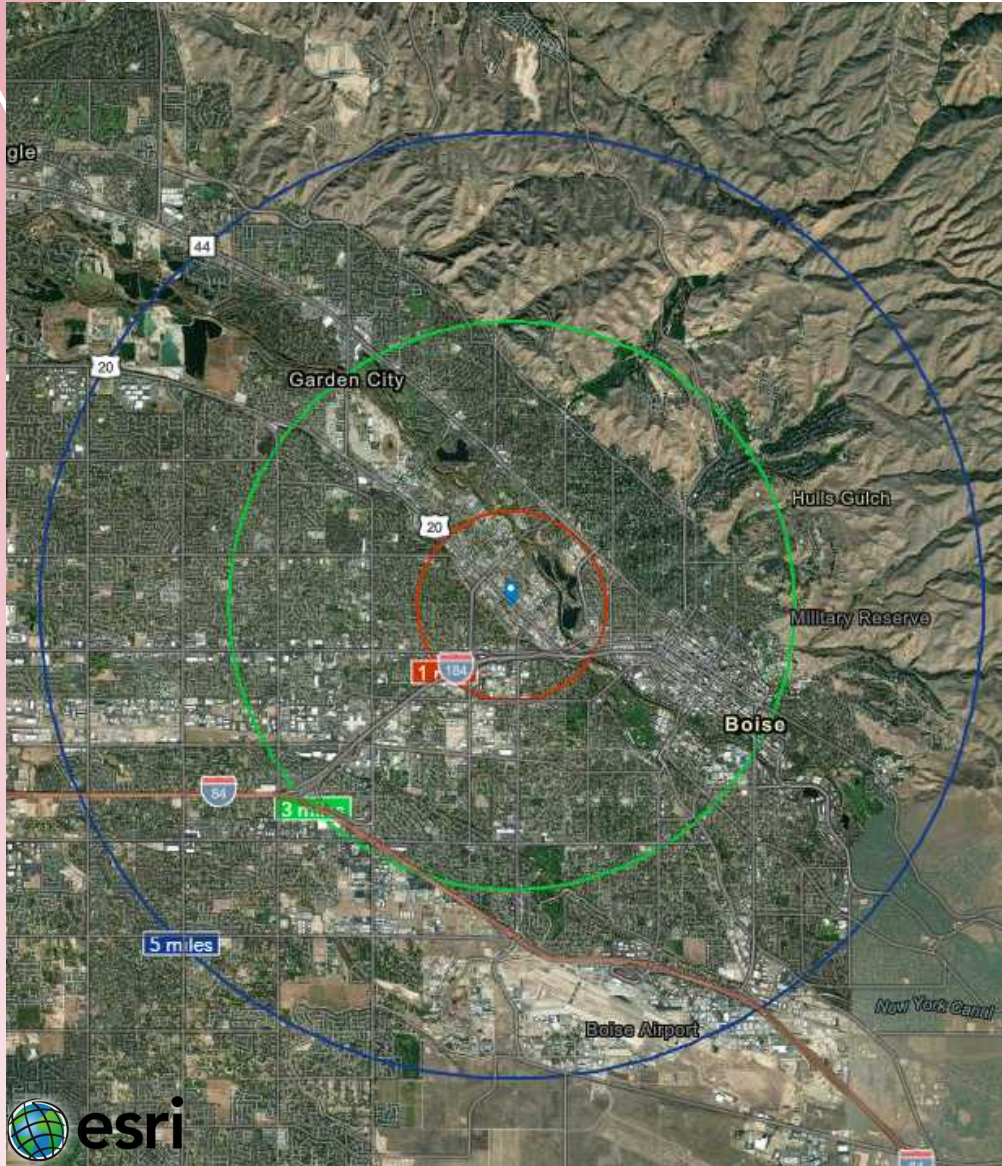
707 N 27TH ST., BOISE, ID





# 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.

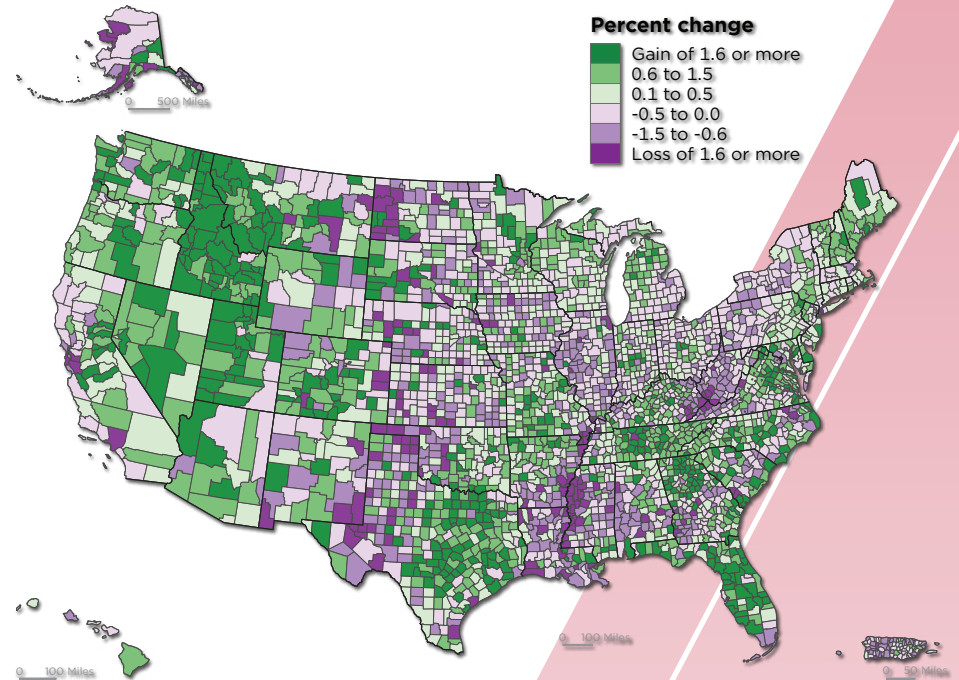
## WHY BOISE METRO

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/>

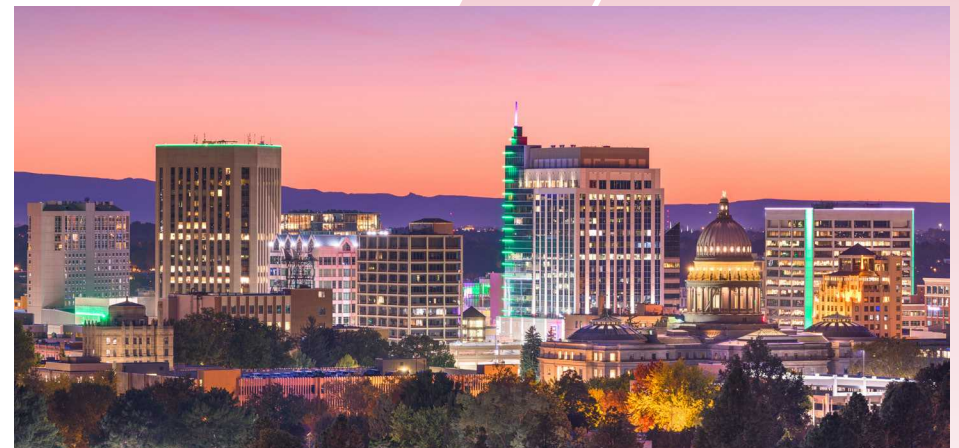
## WHERE COUNTIES ARE GROWING PERCENT CHANGE IN POPULATION BY COUNTY: 2020 TO 2021



United States™  
**Census**  
 Bureau

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

[census.gov](https://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>

<p><b>Best Places to Live in the U.S.</b></p> <hr/> <p>U.S. News June 2022</p>	<p><b>Next Great Food City</b></p> <hr/> <p>Food &amp; Wine April 2022</p>	<p><b>#5 Top Emerging Industrial Markets</b></p> <hr/> <p>CommercialEdge February 2022</p>	<p><b>#1 Most Promising US City</b></p> <hr/> <p>RocketHomes December 2021</p>	<p><b>#2 Nampa, ID &amp; #3 Meridian Top Boomtowns</b></p> <hr/> <p>Smart Asset November 2021</p>
<p><b>Ada County #17 in Talent Attraction</b></p> <hr/> <p>EMSI Burning Glass November 2021</p>	<p><b>#8 Best Places for Outdoor Enthusiasts to Live and Work</b></p> <hr/> <p>Smart Asset October 2021</p>	<p><b>#10 Best City for Young Professionals</b></p> <hr/> <p>SmartAsset June 2021</p>	<p><b>Safest Cities in America</b></p> <hr/> <p>SmartAsset April 2021</p>	<p><b>#5 Best State</b></p> <hr/> <p>US News &amp; World Report March 2021</p>
<p><b>Best-Performing Cities</b></p> <hr/> <p>Milken Institute February 2021</p>	<p><b>#4 Best Place to Find a Job</b></p> <hr/> <p>WalletHub February 2021</p>	<p><b>Top 5 Metros for First Time Homebuyers</b></p> <hr/> <p>Move.org January 2021</p>	<p><b>Cities With the Best Work-Life Balance</b></p> <hr/> <p>SmartAsset January 2021</p>	<p><b>#4 Best City for Early Retirees</b></p> <hr/> <p>SmartAsset December 2020</p>
<p><b>#4 Best City for First Time Homebuyers</b></p> <hr/> <p>SmartAsset October 2020</p>	<p><b>#1 City Whose Jobs Are Recovering</b></p> <hr/> <p>WalletHub October 2020</p>	<p><b>Most Moved To Cities</b></p> <hr/> <p>Business Insider September 2020</p>	<p><b>Best Cities for Women Entrepreneurs</b></p> <hr/> <p>Fundera September 2020</p>	<p><b>Cities Whose July Unemployment Rates Are Bouncing Back</b></p> <hr/> <p>WalletHub September 2020</p>



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