

PROFESSIONAL OFFICE BUILDING FOR SALE

12754 W. Lasalle St., Boise, ID 83713



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE \$3,390,000

Price SF/yr \$200

BLDG. SIZE 16,940 SF

SITE AREA 1.6 AC

MARKET Boise/Eagle

ZONING MX-3

PARKING ±83 STALLS

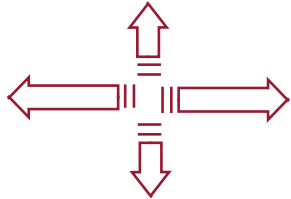
PARCEL R7406212200



EXECUTIVE SUMMARY

Lee & Associates is pleased to present 12754 LaSalle Street Boise for sale. This 16,940 square foot office building presents an excellent opportunity to acquire a below replacement cost asset in the low vacancy Boise MSA. Strategically located in a highly accessible Boise submarket with convenient access to Boise, Meridian, and Eagle. The asset is currently configured for single-tenant occupancy but can be easily reconfigured into a two-tenant building, offering flexibility for a variety of users and investment strategies.

The property is in excellent overall condition and features ample on-site parking for a variety of professional office uses. The flexible modern layout potential and strategic location presents an attractive opportunity for both owner-users and investors seeking a quality office asset in the Treasure Valley.



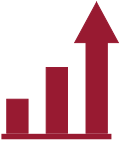
16,940 SF OFFICE BUILDING



LOCATED JUST OFF CHINDEN ROAD (±37,900 VPD)



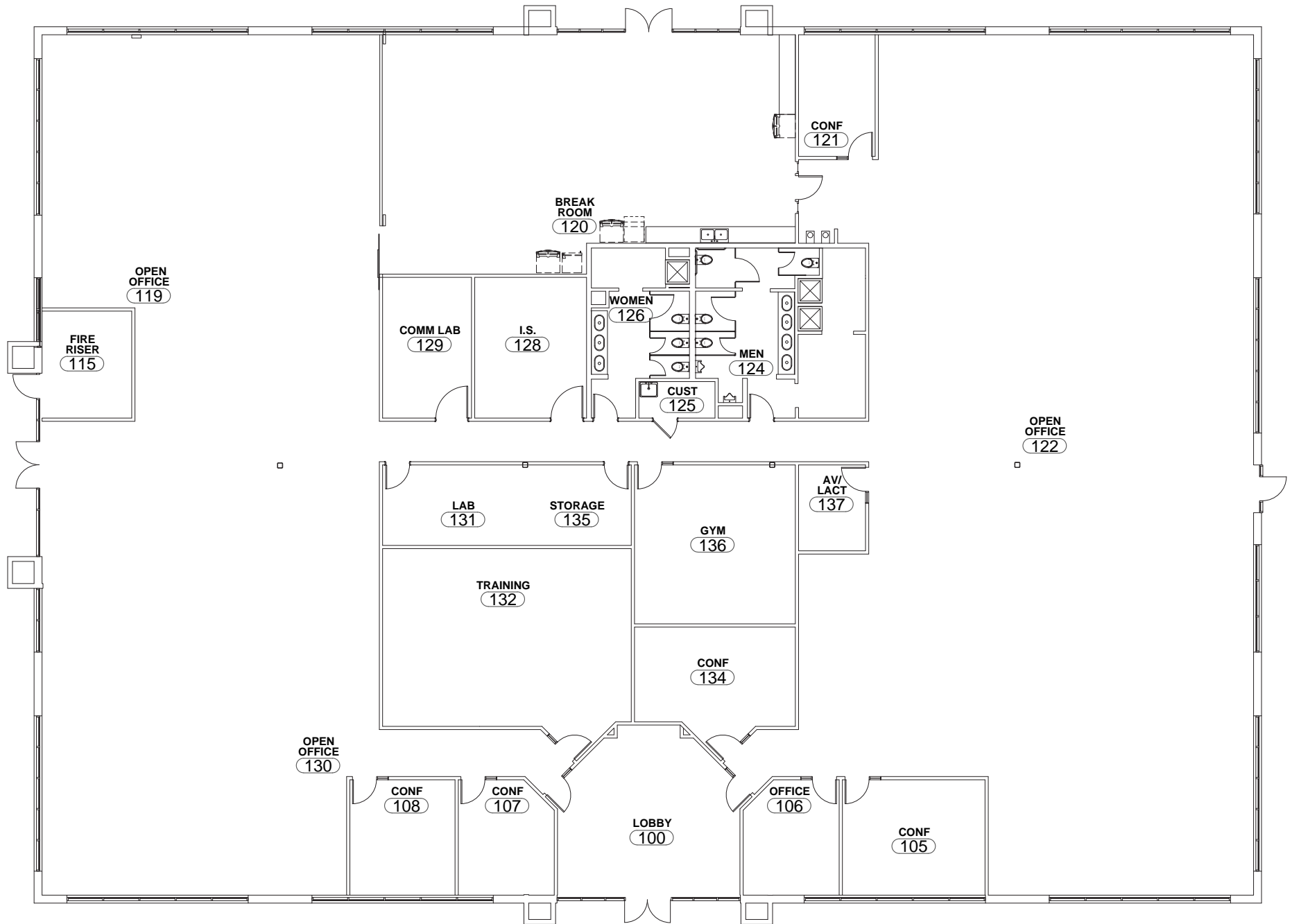
SITUATED WITHIN THE BOISE RESEARCH CENTER

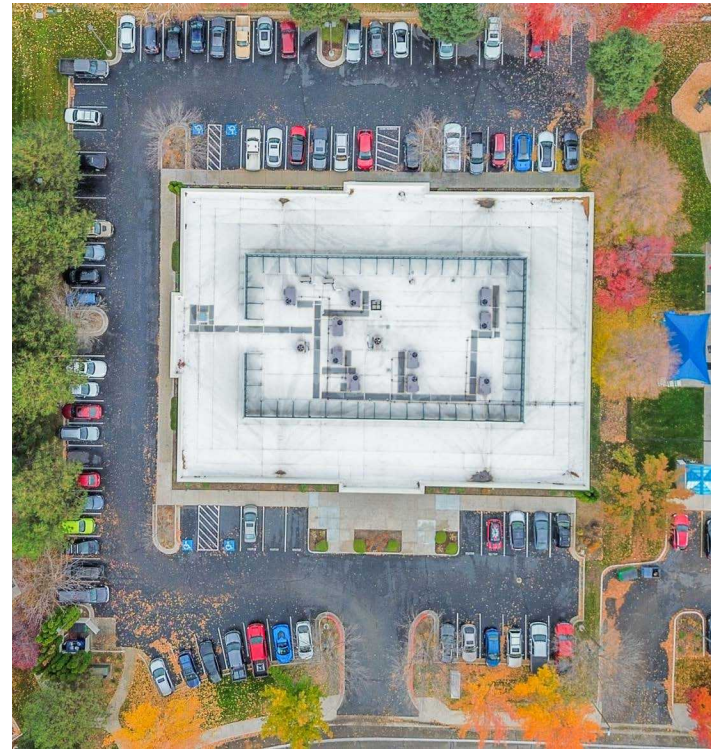


STRONG SURROUNDING OFFICE ENVIRONMENT



FLOOR PLAN





W. CHINDEN BLVD.



LIONBRIDGE





30

Little Rock

Black Canyon Plaza

Montour

Horseshoe Bend

Placerville

Centerville

New Centerville

Letha

Emmett

Pearl

Bramwell

Sand Hollow

84

Amsco Josephson

Avimor

Notus

Hidden Springs

Middleton

Star

Egan

Greenleaf

Caldwell

26

26

Underkoflers Corner

Meridian

184

Boise

Robie Creek

Huston

Sunnyslope

Deer Flat National Wildlife Refuge

Nampa

84

84

84

Claytonia

Marsing

Kings Corner

Swartz Corner

Kuna

Blacks Creek

Riverside

Snake River

Bowmont

Mora

Pleasant Valley

Owyhee

Westma

Leone

Mayfield

Map data ©2026 Google

POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	45,887	161,928	292,317

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$132,884	\$121,941	\$119,426

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	16,245	60,222	110,206

LABOR FORCE

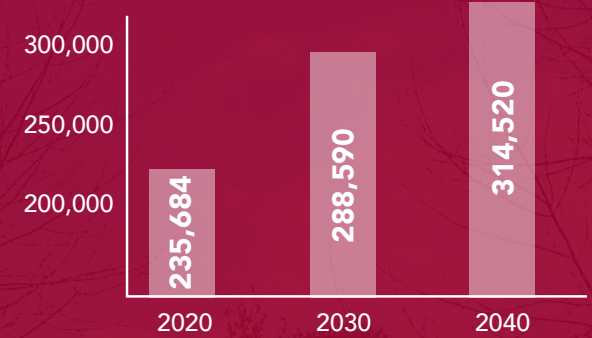
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	23,087	81,360	148,326

KEY EMPLOYERS

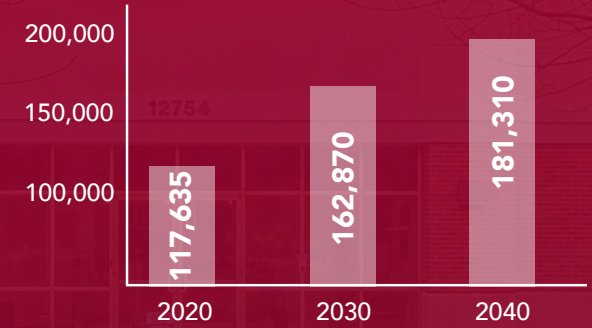
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

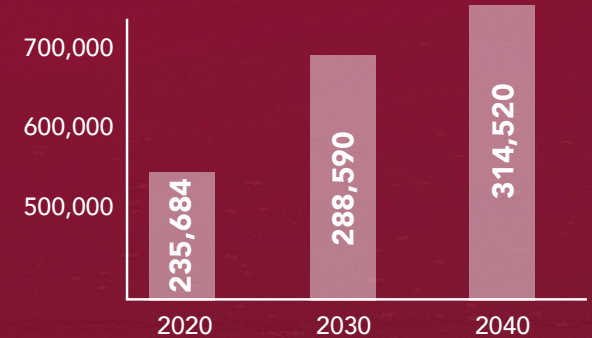
BOISE



MERIDIAN



ADA COUNTY



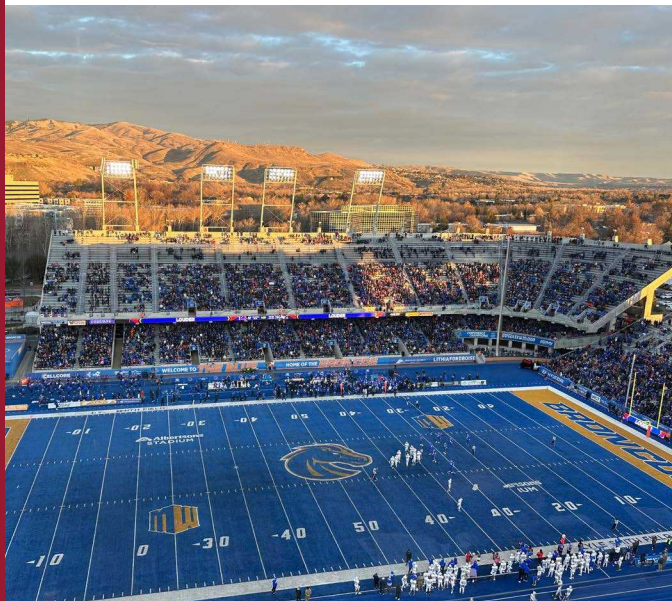
AREA OVERVIEW

BOISE, IDAHO

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.





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FOR MORE INFORMATION, PLEASE CONTACT

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