

TOK

COMMERCIAL

3010 W. STATE STREET

OFFICE PROPERTY FOR SALE OR LEASE | BOISE, ID 83703



Freestanding office building in a desirable North Boise location.

Functional layout, suitable for a variety of office users, with numerous private offices, conference room, open workspace, storage areas, and break room.

Outstanding visibility from over 30,000 vehicles per day with ingress and egress points to State Street, Whitewater Boulevard, and Davis Street.

Situated in the State Street District, an urban renewal zone upgrading public infrastructure and incentivizing private investment along the corridor.

Easily accessible with on-site parking stalls and additional street parking.

Close proximity to downtown, Garden City, central Boise, Eagle and surrounded by the highest density rooftops in the area.

PROPERTY TYPE:	Office
BUILDING SIZE:	7,518 SF (Divisible)
LOT SIZE:	0.35 Acres
SALE PRICE:	\$1,795,000
LEASE RATE:	\$15.00/SF
LEASE TYPE:	FSEJ
PARKING:	16 Stalls + Street Parking
ZONING:	MX-4

CONTACT

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HIGHLIGHTS



DETAILS



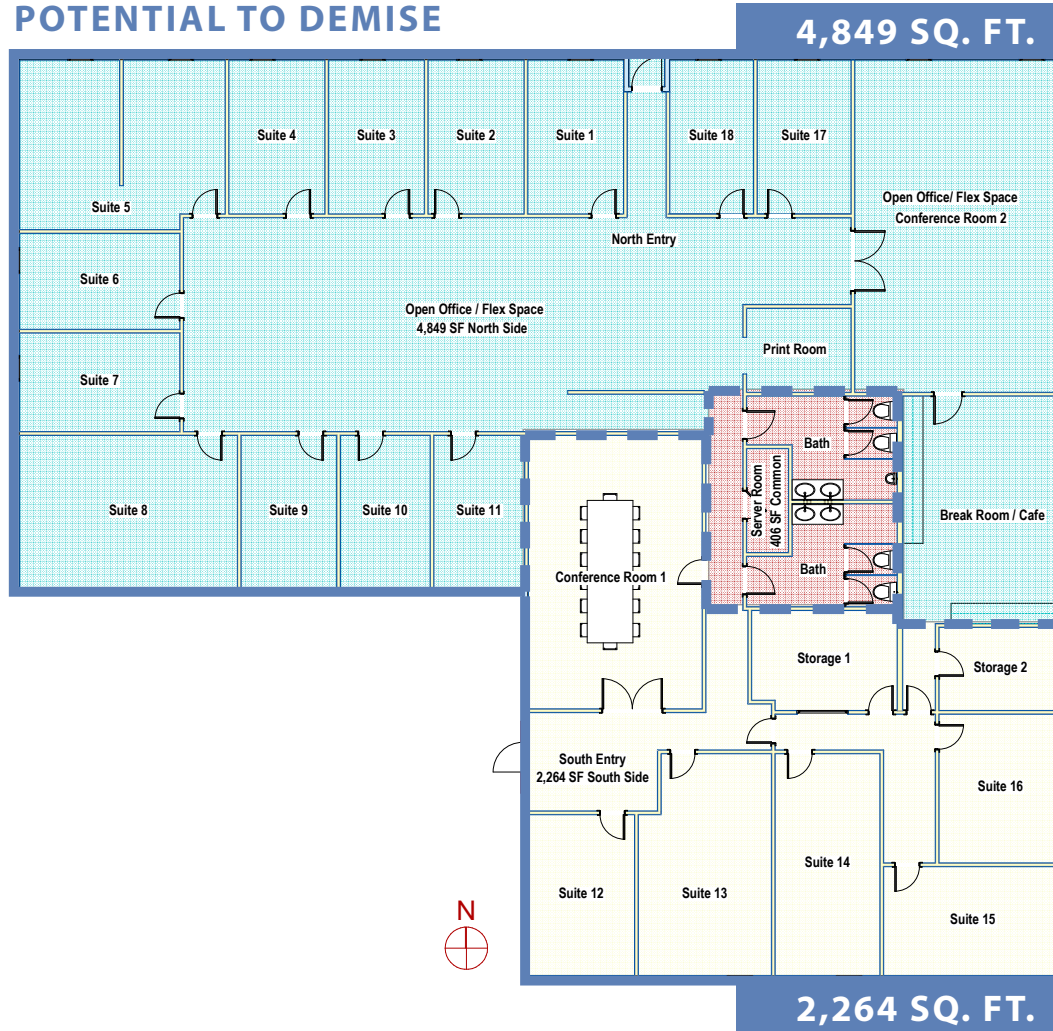
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POTENTIAL TO DEMISE





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Current Layout & Configuration



Furniture Shown for Illustrative Purposes Only



1 MILE RADIUS

POPULATION 15,174	HOUSEHOLDS 7,112	AVG. HOUSEHOLD INC. \$142,421

3 MILE RADIUS

POPULATION 95,931	HOUSEHOLDS 44,415	AVG. HOUSEHOLD INC. \$109,226

5 MILE RADIUS

POPULATION 193,970	HOUSEHOLDS 87,920	AVG. HOUSEHOLD INC. \$107,380

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CCDC STATE STREET URBAN RENEWAL DISTRICT

BUILDING A MIX OF USES FOR NEIGHBORS ALONG AND AROUND THE CORRIDOR



THE STATE STREET DISTRICT HOLDS THE PROMISE OF FACILITATING THE DEVELOPMENT OF COMPACT, MIXED USE ACTIVITY CENTERS ALONG STATE STREET THAT ARE ORIENTED TOWARD AND SUPPORTIVE OF HIGH-QUALITY TRANSIT OPTIONS ALONG THE CORRIDOR.

State Street/Highway 44 is one of the major transportation spines that connect Downtown Boise to west Ada and Canyon Counties, and the only major east/west roadway north of the Boise River. State Street is a critical transportation link between communities, many of which are growing rapidly, increasing traffic flow along State Street.

The City of Boise's comprehensive plan, Blueprint Boise, sets forth a vision and goals for compact, mixed-use development along State Street throughout the Study Area. It is also designated as one of three planned best-in-class transit corridors identified in Boise's Transportation Action Plan. The State Street District holds the opportunity for CCDC to assist with redevelopment of the State Street corridor from an auto-dominated commercial corridor into a series of walkable, mixed-use activity centers supportive of high-quality transit service between Eagle and Downtown Boise. This assistance could include utility upgrades, construction of civic amenities—such as parks, pathways, and public art—and enhancing economic opportunities for businesses and residents along State Street.

LEARN MORE



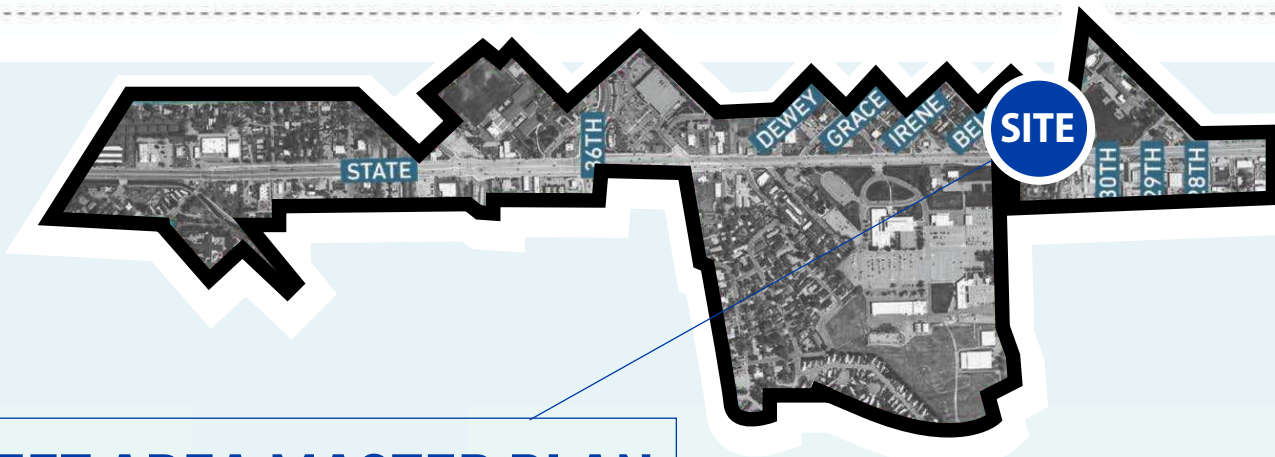
BUILDING A BETTER State Street

STATE STREET OPPORTUNITIES

- **Improve Infrastructure** – Projects could include new sidewalks, street connections, and transit facilities.
- **Diversify Boise's Housing** – Encourage compact, mixed-use development that includes a variety of housing products that accommodate a range of income levels.
- **Leverage Existing Recreation Facilities** – Make use of existing public amenities along the corridor, including the Boise River Greenbelt, Willow Lane Athletic Complex, and Whitewater Park, to attract development.
- **Plan for Growth Responsibly** – Make use of urban renewal tools to promote compact development and infill along the corridor.

CCDC STATE STREET URBAN RENEWAL PLAN

STATE STREET DISTRICT



30TH STREET AREA MASTER PLAN

[LEARN MORE](#)



DISTRICT MAP