

MICHENER INVESTMENTS LLP

COMMERCIAL REAL ESTATE

WEST BOISE OFFICE/WAREHOUSE SPACE FOR LEASE



Location: 11724 W. Executive Drive, Boise, ID 83704

Size:	Office:	±3,123 Sq. Ft.	@ \$1.20 = \$3,748/Mo. NNN
	Warehouse:	±1,977 Sq. Ft.	@ \$1.00 = \$1,977/Mo. NNN
	Total:	±5,100 Sq. Ft.	\$5,725/Mo. NNN

Lease Rate: \$5,725/Month NNN (\$1.12/sq ft/month NNN Blended)

Comments:

- Quality office improvement with showroom, conference room and options for up to 7 private offices
- Great visibility on Executive Drive
- Secured, paved yard area in back.
- NNN's estimate \$.26/sq ft/month
- Zoning: Industrial (Boise City)
- Owner can provide some remodeling to suit Tenant's needs
- (2) 10x12 Overhead Doors
- Ceiling height – warehouse space at +/-17' and office at 10'
- Truck loop around building for deliveries
- (2) 120/208 3 phase 200 amp panels
- Available 12/1/2022 (Please Call broker for Showings)

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Warehouse Area



Breakroom



Reception/Waiting Area



Executive Office/
Conference Room

Floor Plan - 11724 W. Executive Drive, Boise, ID. 83704

