

FOR LEASE

Scott J. Chandler Building

1299 N. Orchard Street, Boise, ID

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1211 West Myrtle Street, Suite 200

Boise, Idaho 83702

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Property Highlights

- 1st and 2nd level Class A office space
- Newly remodeled 3 story lobby atrium and restroom upgrades
- Stable Long term tenants (Orchard Partners rarely has space available; complex is typically 100% leased)
- Long term property owner- same owner since 1979 with "build and hold" philosophy, interested in developing relationships for long term tenants
- Shower and lockers in basement
- Full time on-site maintenance team and owner's office located on property
- Ease of access to downtown and points West via Interstate I-84
- 10 minute bike ride to downtown along green belt

For Lease

Space Available

Suite	Size	Rate
120*	3,242 SF	\$25.50/Full Service
201	3,266 SF	\$25.00/Full Service

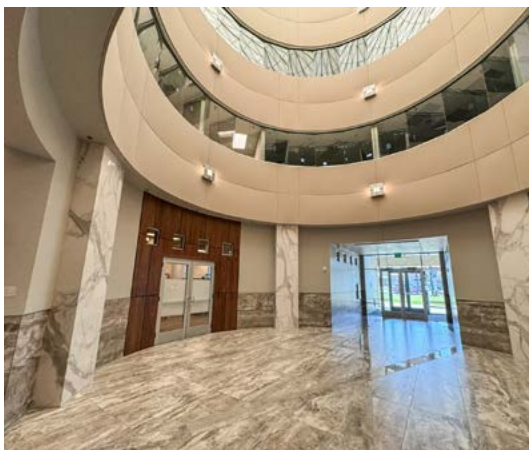
** If tenant needs more space than Suite 120 can offer, tenant in Suite 130 can be moved with 60 day notice*

Property Information

Property Type	Office
Space Available	3,242 SF & 3,266 SF
Total Building Size	114,351 SF
Parking	4:1,000
Lease Type	Full Service

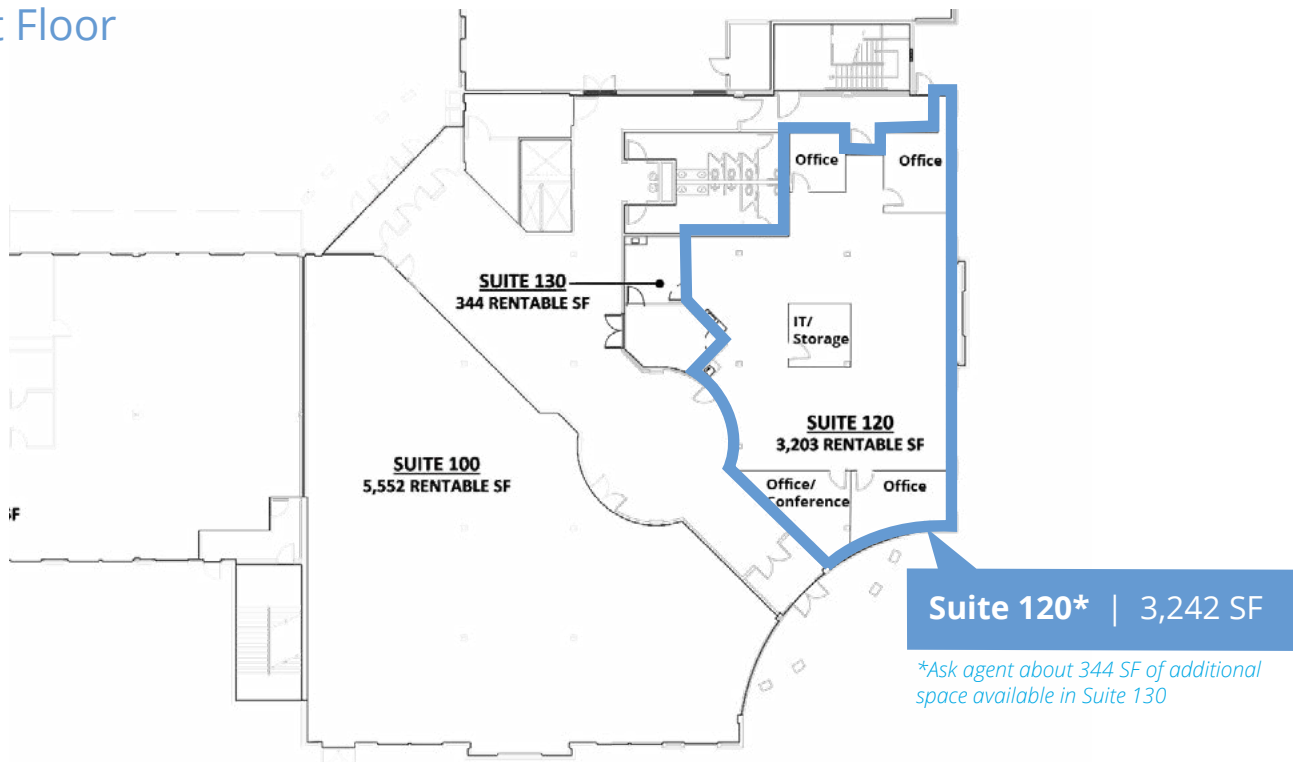
Demographics

	1 Miles	3 Miles	5 Miles
Population	8,710	114,695	222,329
Households	3,984	50,680	94,306
Avg. HH Income	\$82,326	\$89,579	\$98,940

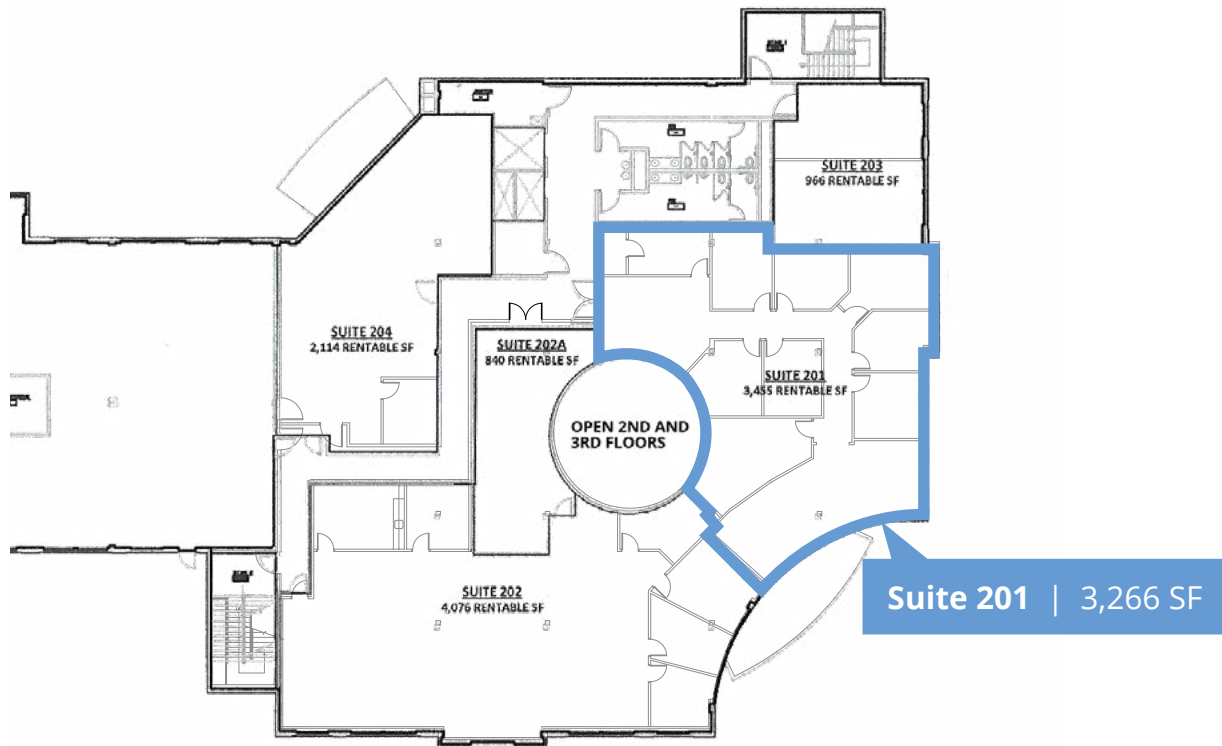


Floor Plan

1st Floor



2nd Floor



Site Plan



Orchard Commons Business Complex

Open parking throughout unless
otherwise specified



Buildings

- 1 | Scott J. Chandler Building
- 2 | CSC Building
- 3 | IPTV Building
- 4 | Earl F. Chandler Building



Landmarks

- 1 | Food Truck Court
- 2 | Boise Greenbelt
- 3 | Crosswalk

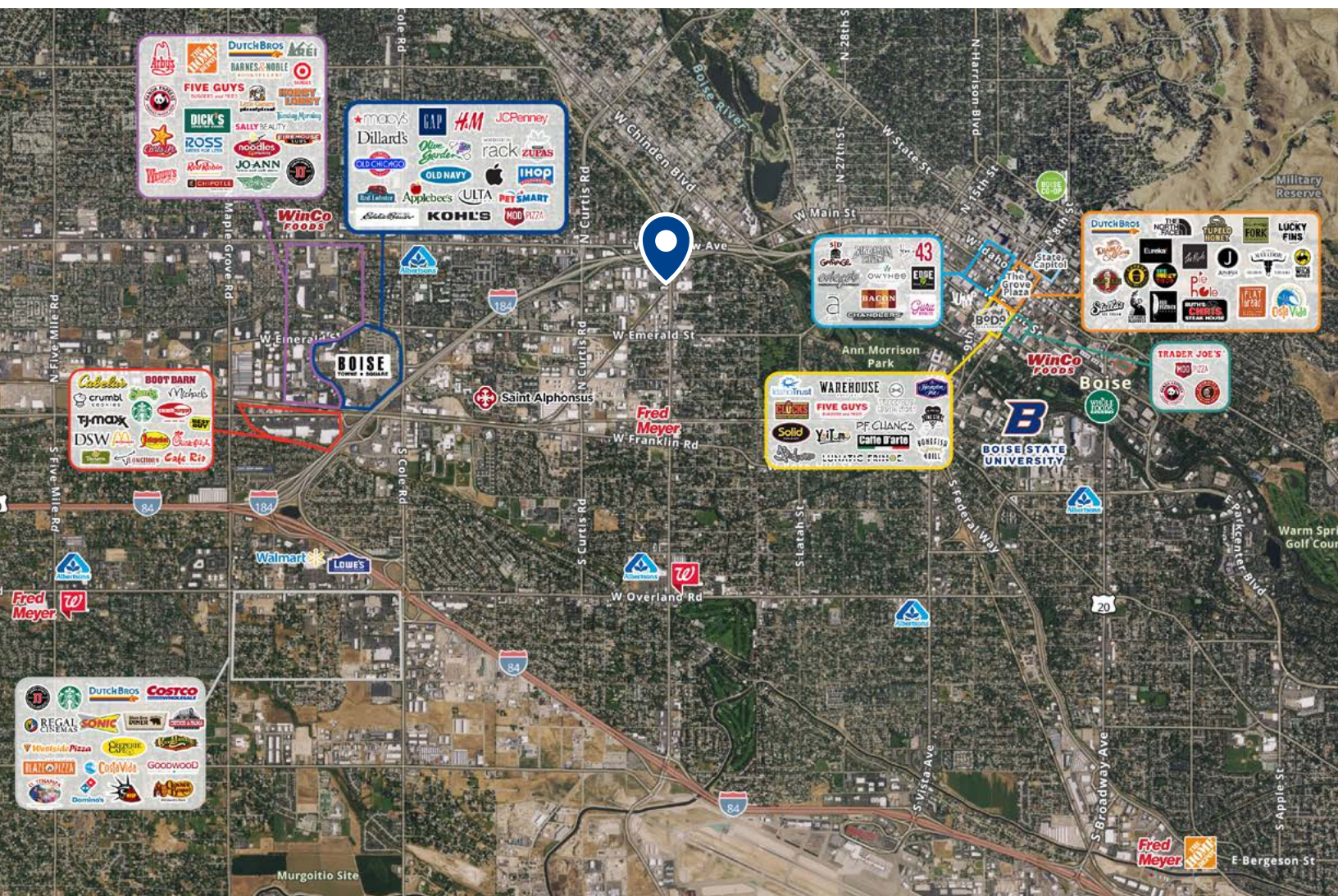
Location



Google Map



Street View



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