

FOR LEASE

Scott J. Chandler Building

1299 N. Orchard Street, Boise, ID

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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

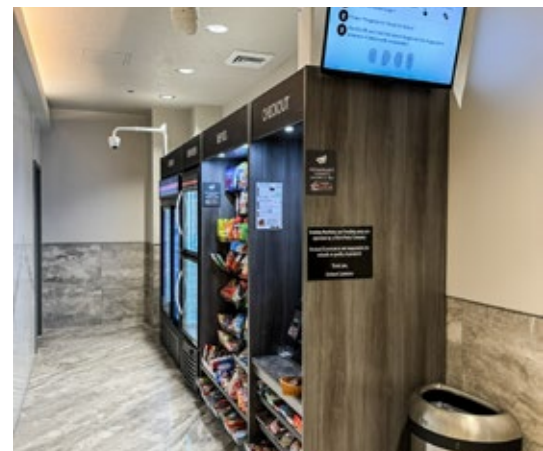
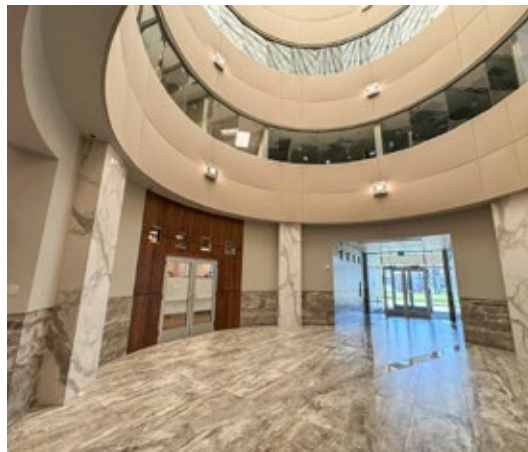
Suite	Size	Rate
120	3,242 SF	\$25.50/Full Service
201	3,266 SF	\$25.00/Full Service

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

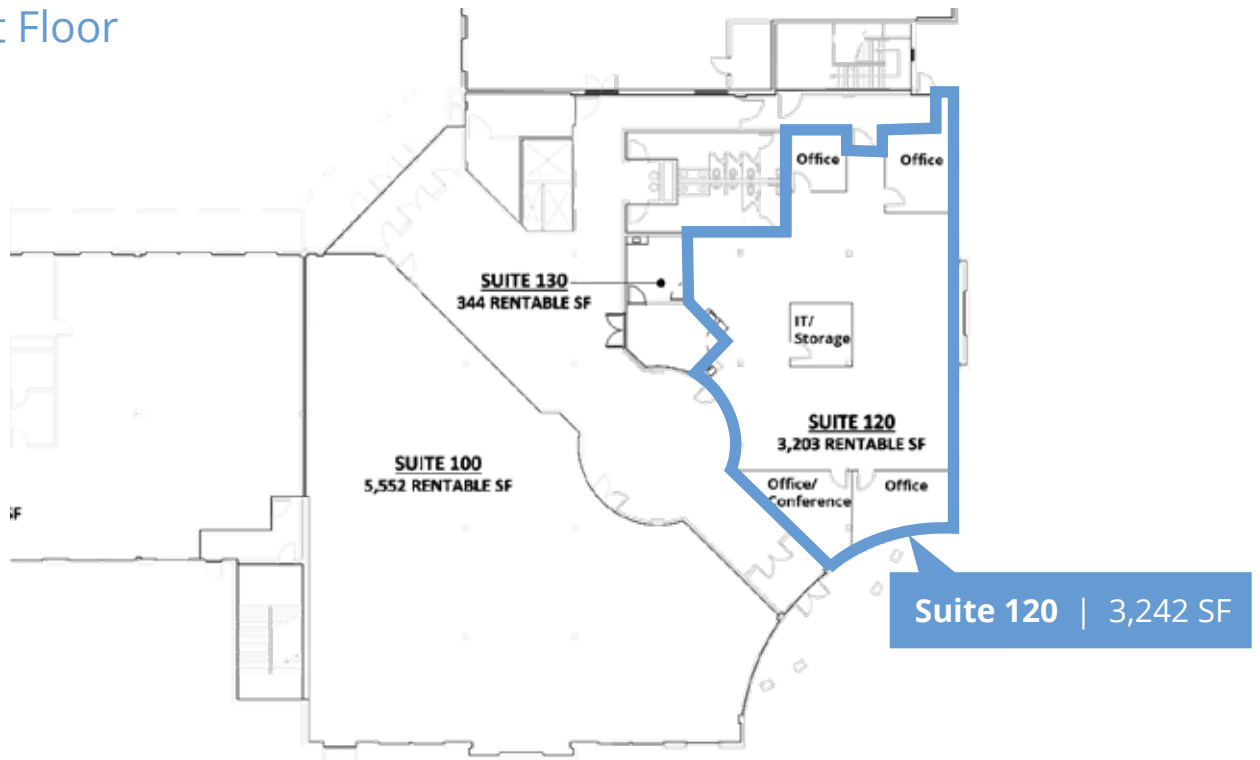
Demographics

	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

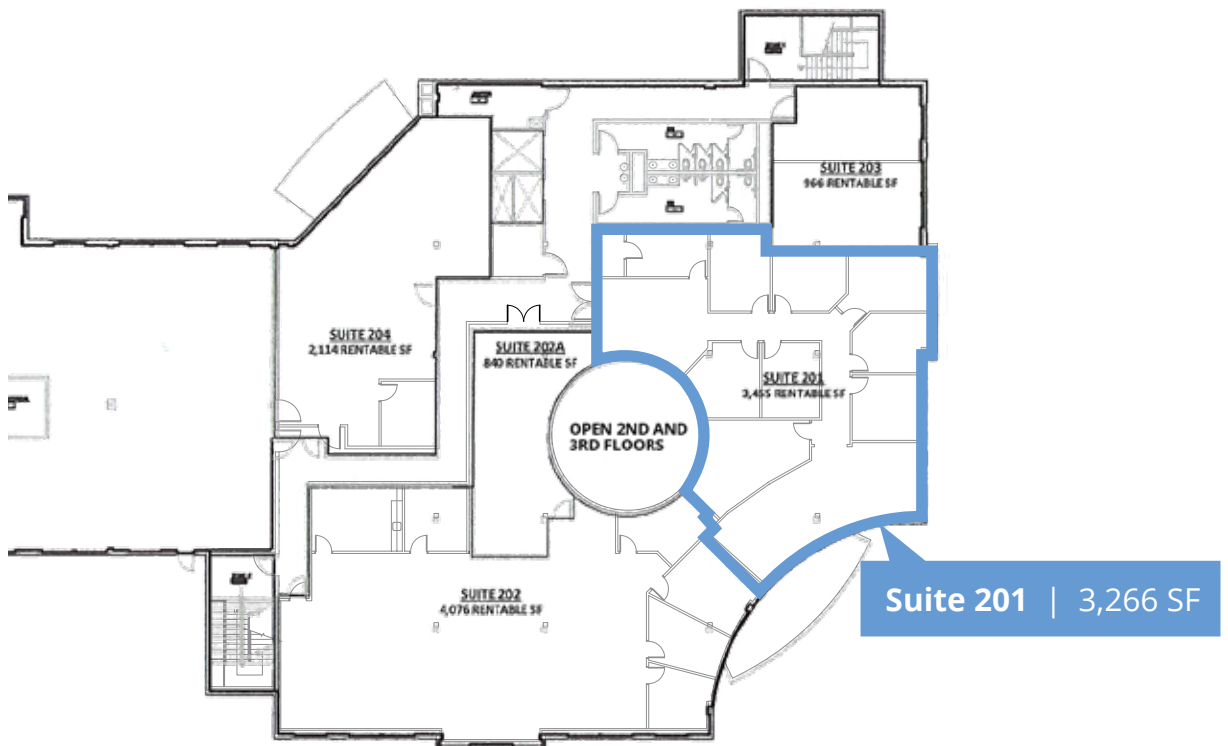


Floor Plan

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

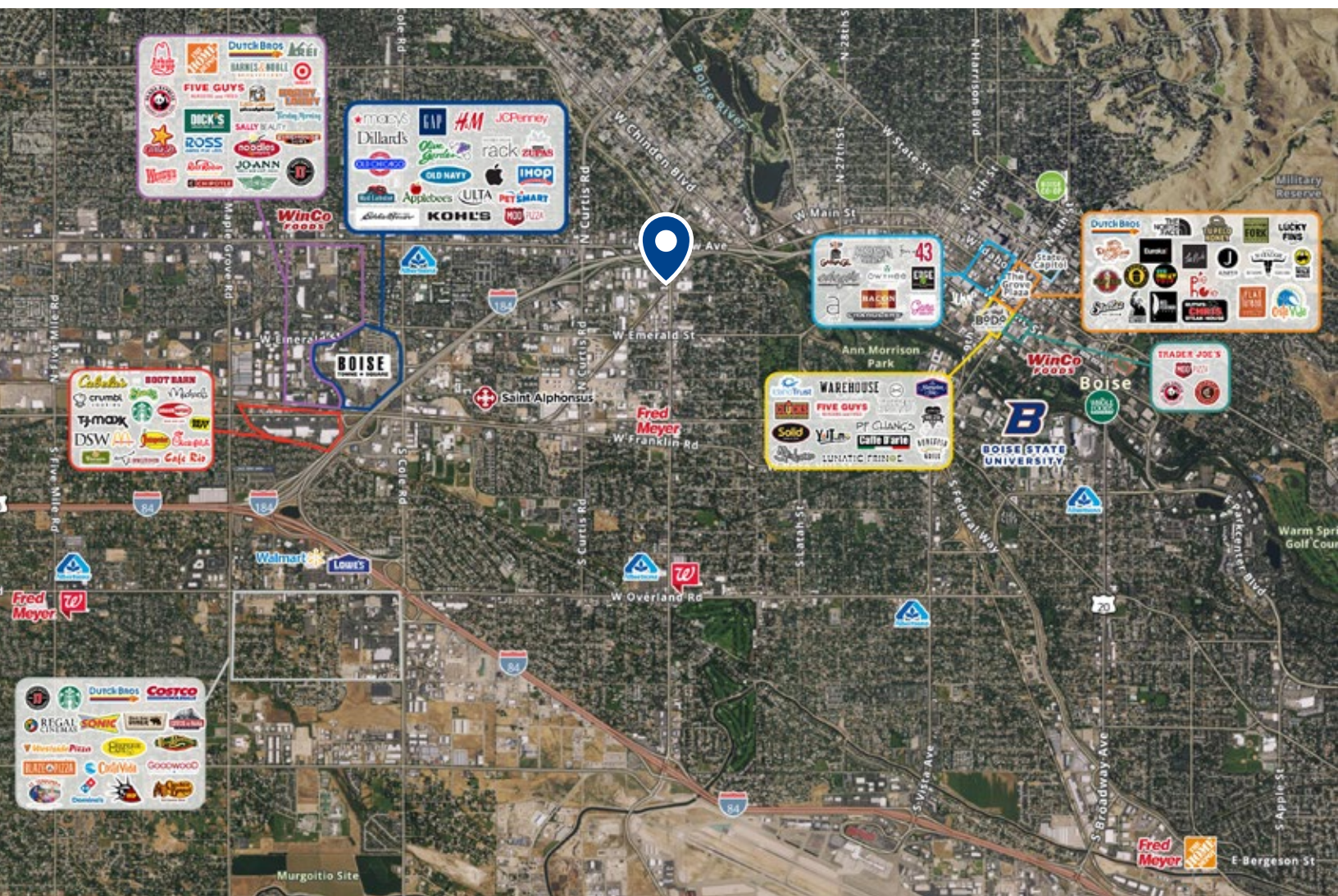
Location



Google Map



Street View



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