

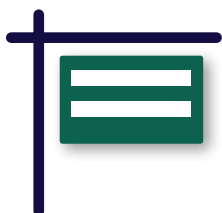


# OFFICE SPACE FOR LEASE

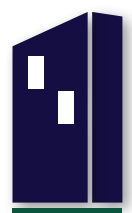
9931 Cable Car Street, Ste. 130, Boise, ID 83709  
**SF AVAILABLE: 1,748 SF**  
**LEASE RATE: \$20.00, (NNN)**

## PROPERTY HIGHLIGHTS

- Excellent location with monument sign and frontage on the N. side of Overland between Five Mile & Maple Grove.
- Other Building Tenants are Voodoo Brewing Company, Boise Dental Arts, & Coco Nails.
- The office space has an upgraded buildout and offers great exposure for an office/quasi retail user, such as insurance, financial services, etc.



AVAILABLE SPACE  
**1,748 SF**



BUILDING SIZE  
**10,640 SF**



ASKING RATE  
**\$20.00**  
**(NNN)**



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## EXECUTIVE SUMMARY

Available SF: **1,748 SF**

Space: **Suite 130**

Lease Rate: **\$20.00/SF**

Lease Type: **NNN**

Building Size: **10,640 SF**

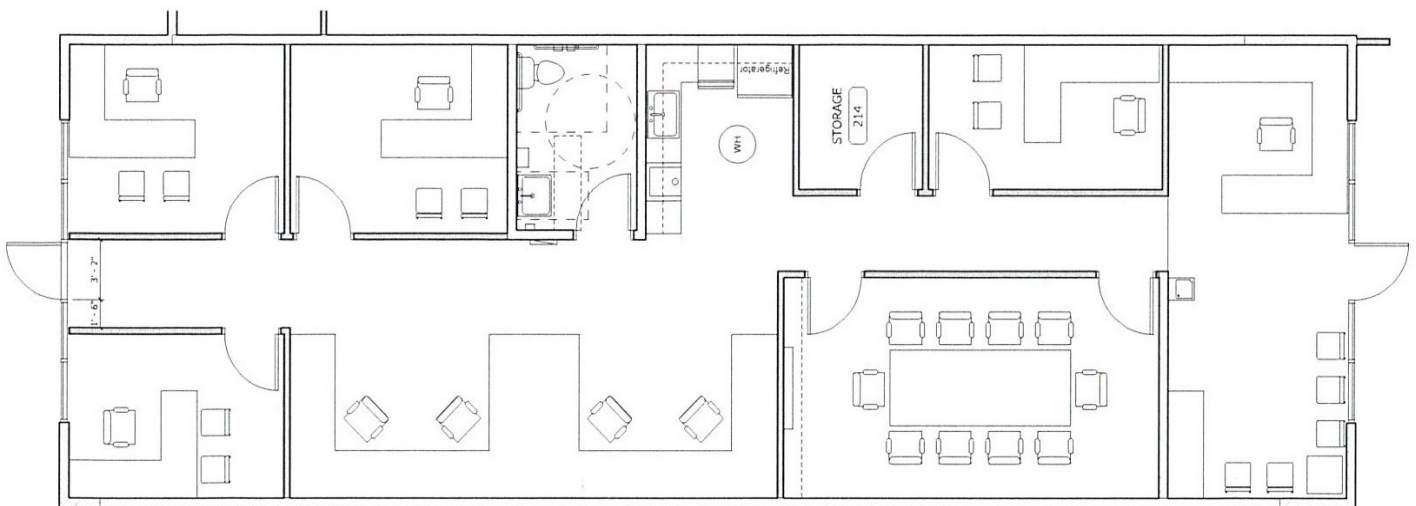
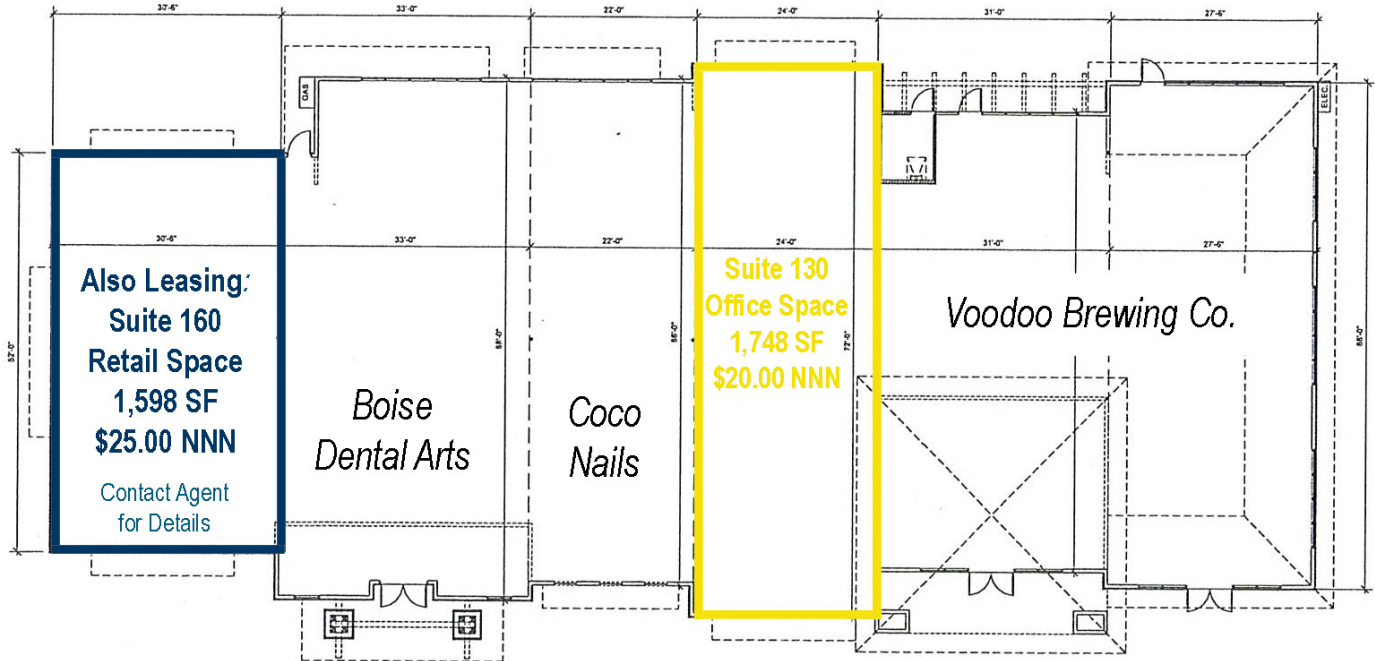
Building Class: **A**

Year Built: **2016**

Market: **Boise**

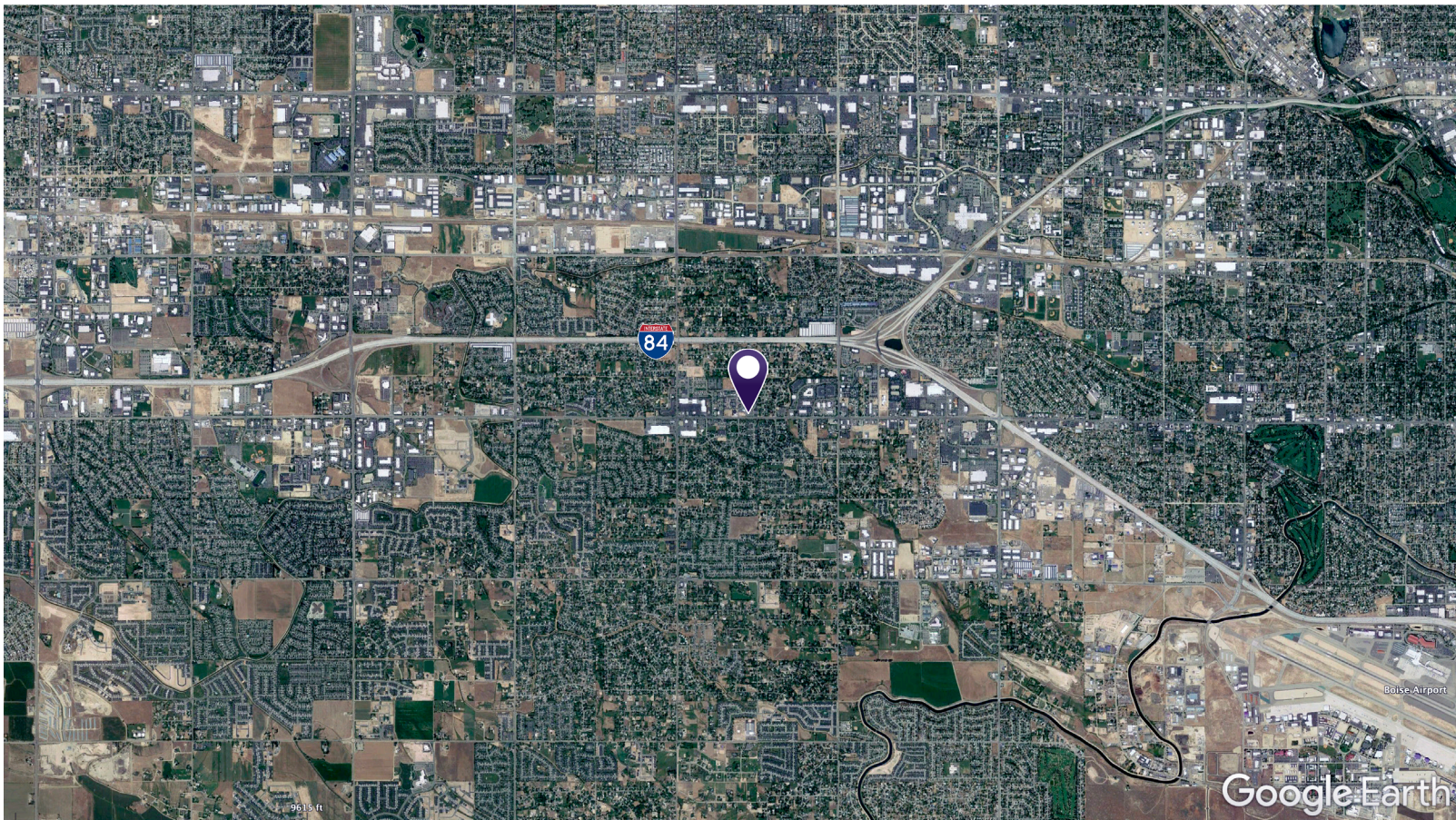
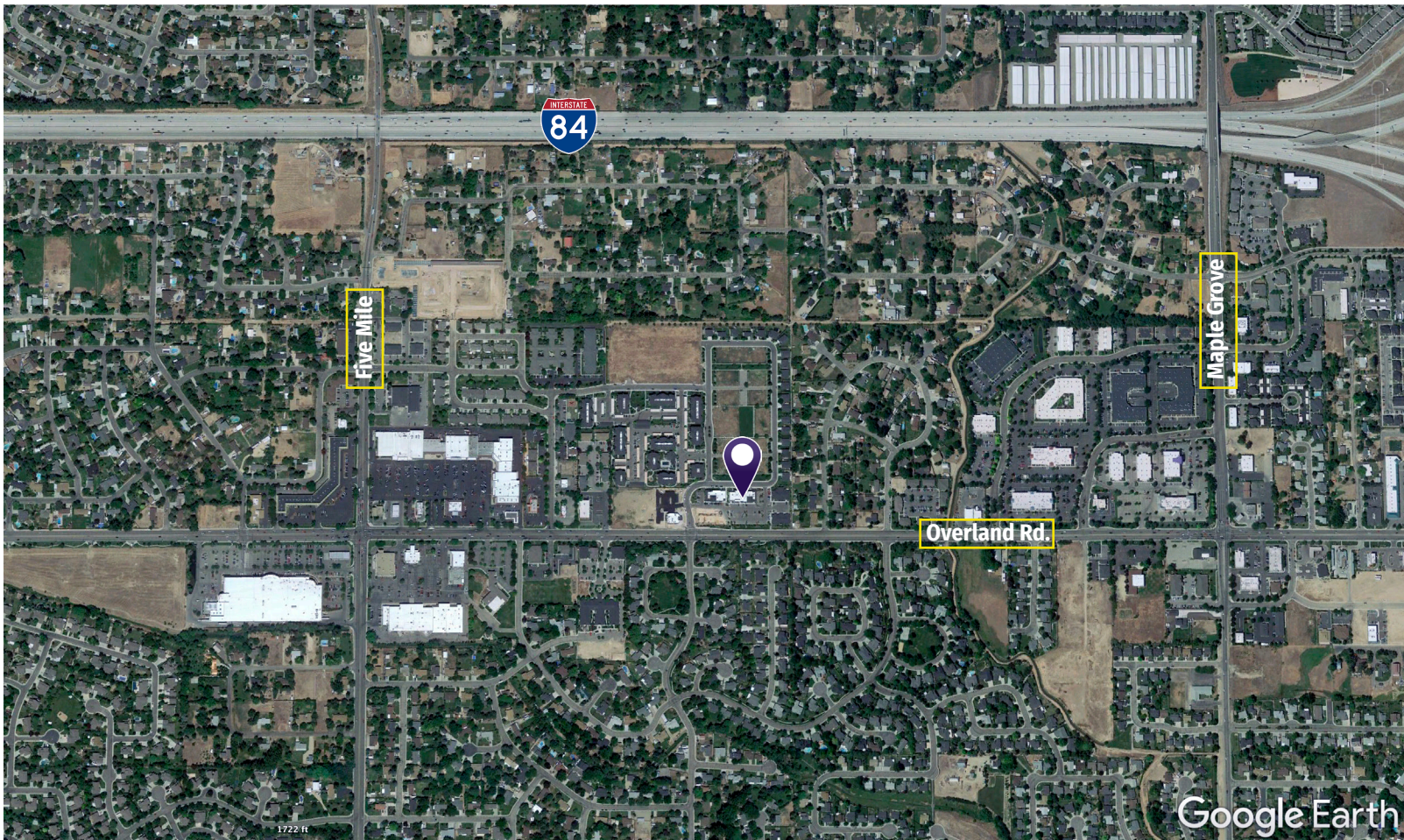
Zoning: **R-2**

Traffic Counts: **25,950 VPD**



## Suite #130 - 1,748 SF

# OFFICE SPACE | 9931 CABLE CAR STREET, BOISE, ID



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