



BOWN CROSSING FOR LEASE

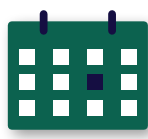
2242 S. Bown Way, Boise, ID
SF AVAILABLE: 2,111 SF

PROPERTY HIGHLIGHTS

- **Available 9/1/2024.**
- **2nd Floor Office/Retail Space**
- Desirable SE Boise Location
- Great Exposure in Bown Crossing
- Quickly Growing Area
- Close Proximity to Greenbelt
- Street Front Parking
- Other Tenants in the Area Include: The Tavern at Bown Crossing, Boise Fry Company, Flatbread Pizzeria, Cravin's Candy Company, Barber Town Eye Care, Boise Public Library, and Many Others



AVAILABLE SPACE
STE 200 - 2,111 SF



LEASE TERM
Negotiable



ASKING RATE
Contact Agents



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

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The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.



EXECUTIVE SUMMARY

Available SF: **2,111 SF**

Lease Rate: **Contact Agents**

Lease Type: **FLSVEJ**

Building Class: **A**

Year Built: **2008**

Zoning: **MX-1**

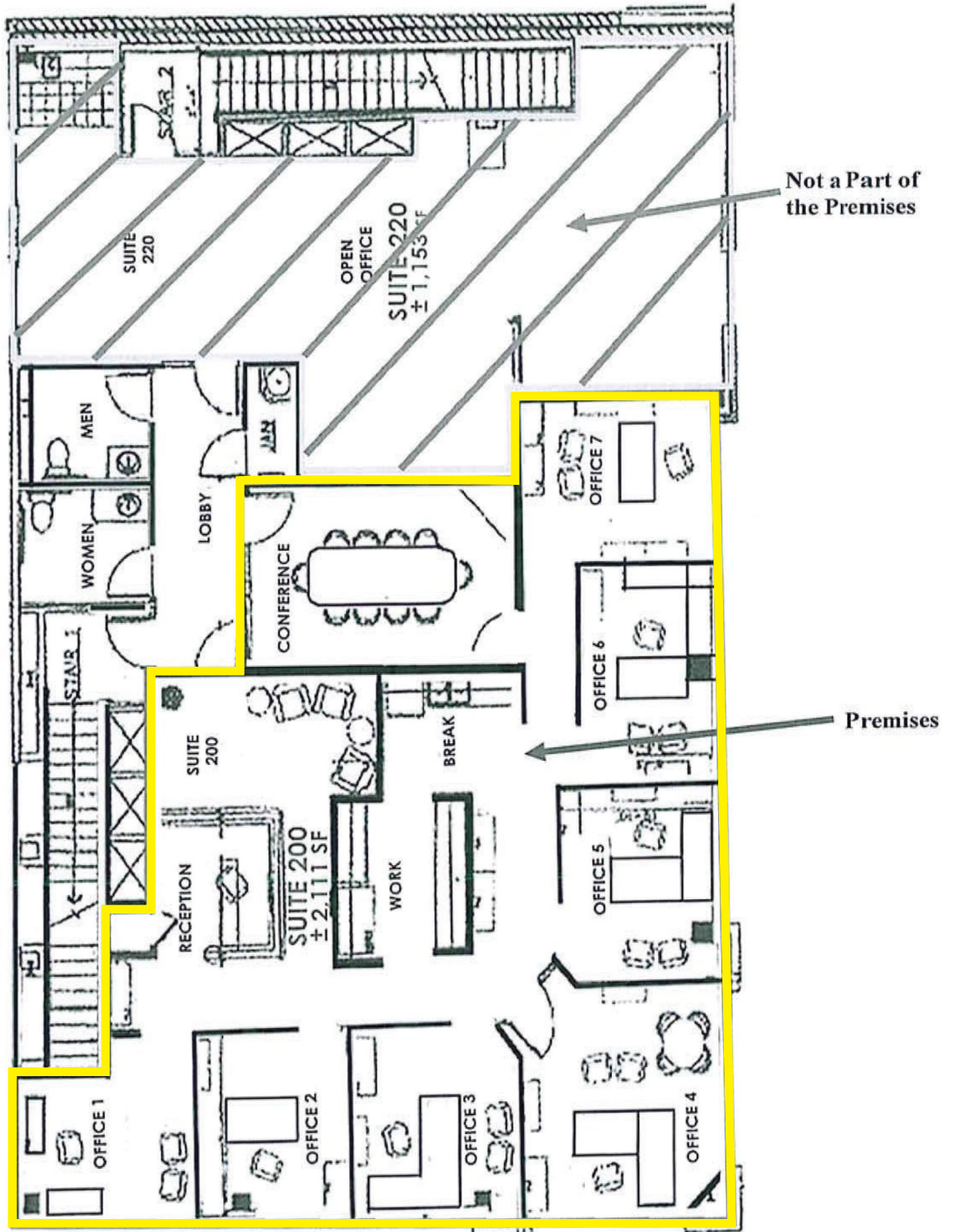
Market: **Boise**

Cross Streets: **S Bown Way & E Parkcenter Blvd**

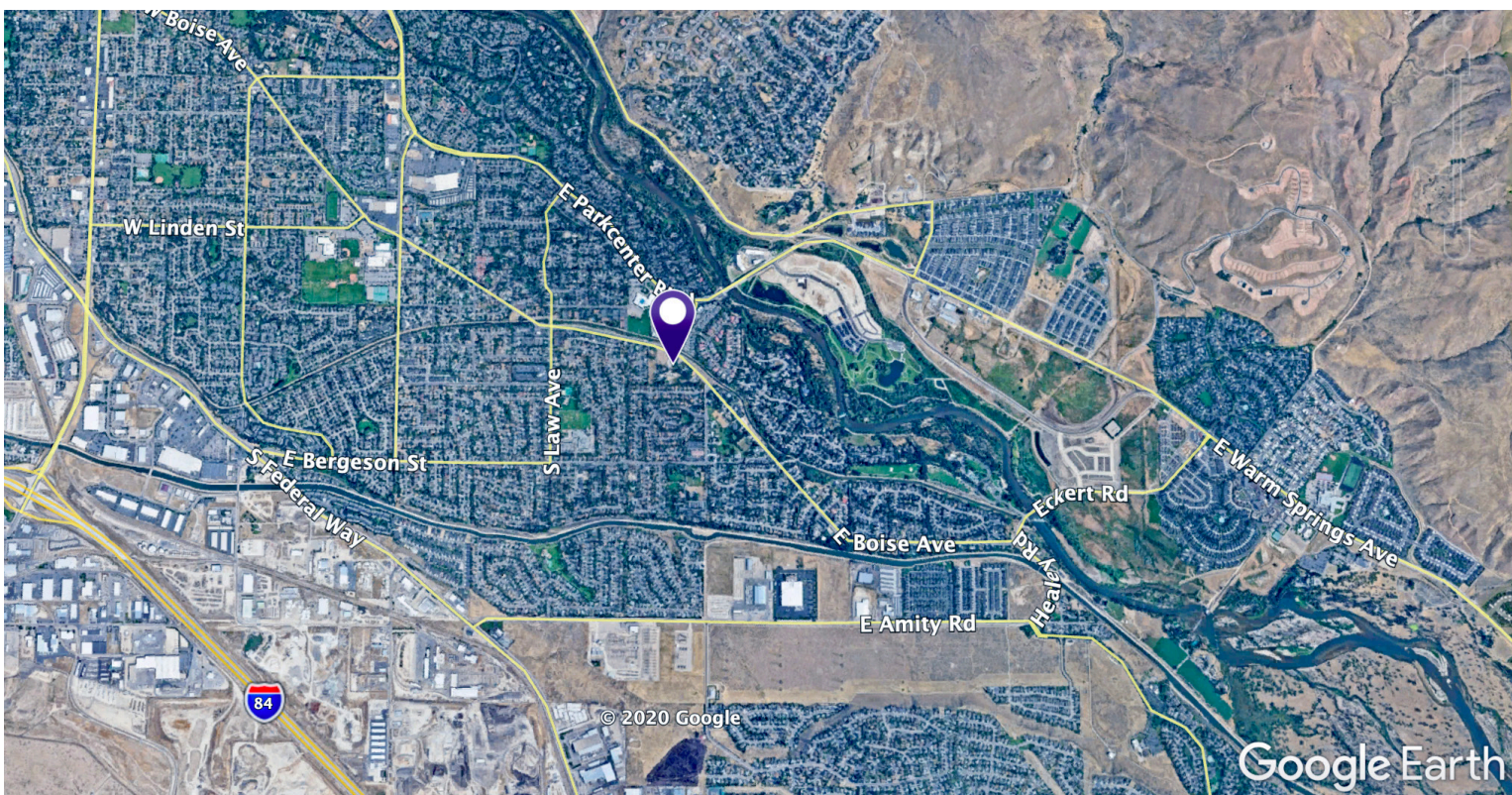
DEMOGRAPHICS

Population 2023	1 Mile	3 Miles	5 Miles
Total Population	10,907	56,174	102,633
Households & Income			
Total Household	4,490	23,826	45,143
Average HH Income	\$147,028	\$123,643	\$109,100

EXHIBIT "A-1"
PREMISES FLOOR PLAN



BOWN CROSSING | 2242 S BOWN WAY, BOISE, ID



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