



# STE 120 - NORTHPOINTE PLAZA FOR SUBLEASE

7546 W. State Street, STE 120  
Boise, ID 83714

**AVAILABLE: 1,453 SF**  
**BUILDING SIZE: 6,368 SF**

## PROPERTY HIGHLIGHTS

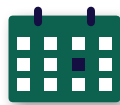
- Sublease through December 31, 2029.
- Rate stays Flat through Sublease.
- Suite is 1,453 SF.
- Near Signalized Intersection of State Street and W. Saxton Drive. Visible from State Street.
- Pylon Sign Available on State Street.
- Shadow Anchored by Walmart.
- Part of the NorthPointe Retail Development & Kensington Apartments.
- Other Tenants Include, Dentists of Boise & Orthodontics, The Joint Chiropractor, Black Bear Diner, Chipotle, Brixx Craft House, Cold Stone Creamery, Jersey Mike's, Nara Ramen & Izakaya and many other Tenants.



AVAILABLE SPACE  
**1,453 SF**



BUILDING SIZE  
**6,368 SF**



LEASE TERM  
Expires  
**12/31/2029**



ASKING RATE  
**\$24.20 PSF/Annual**  
(NNN)



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# EXECUTIVE SUMMARY

Available SF: **1,453 SF**

Lease Rate: **\$24.20 /Annual**

Lease Type: **NNN (\$13.14 PSF)**

Total Lot Size: **0.87 Acres**

Building Size: **6,368 SF**

VPD: **41,000+**

Cross Streets: **W Saxton & W State St**

Market: **Northwest Boise**

## Location

North Boise, ID near Intersection of W. Saxton Drive And W. State Street, between Coldstone Creamery, and TruHit Fitness, in the New Northpointe Plaza Retail Development and Kensington Apartments.

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	10,844	62,184	170,441
<b>Total Households</b>	5,016	25,980	69,304
<b>Average HH Income</b>	\$111,933	\$103,566	\$108,439



