



\$1,000 Signing Bonus For Leases Executed by September 1st

Property Highlights

Lease Rate Range	\$18.00 - \$19.75/SF FSEJ
Suite # 120	2,361 SF
Suite # 140	2,678 SF
120 & 140 Combined	5,039 SF
Suite # 200	4,469 SF Sublease with negotiable term
Lot Size	1.104 Acres ±
Zoning	City of Boise R-OD
Frontage	Americana, Shoreline & Greenbelt
Parking	Ample - On-Site Parking
Signage	2 Monument Signs
Availability	Immediate
LockBox	No, Contact Agents for Tours

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Listing Features

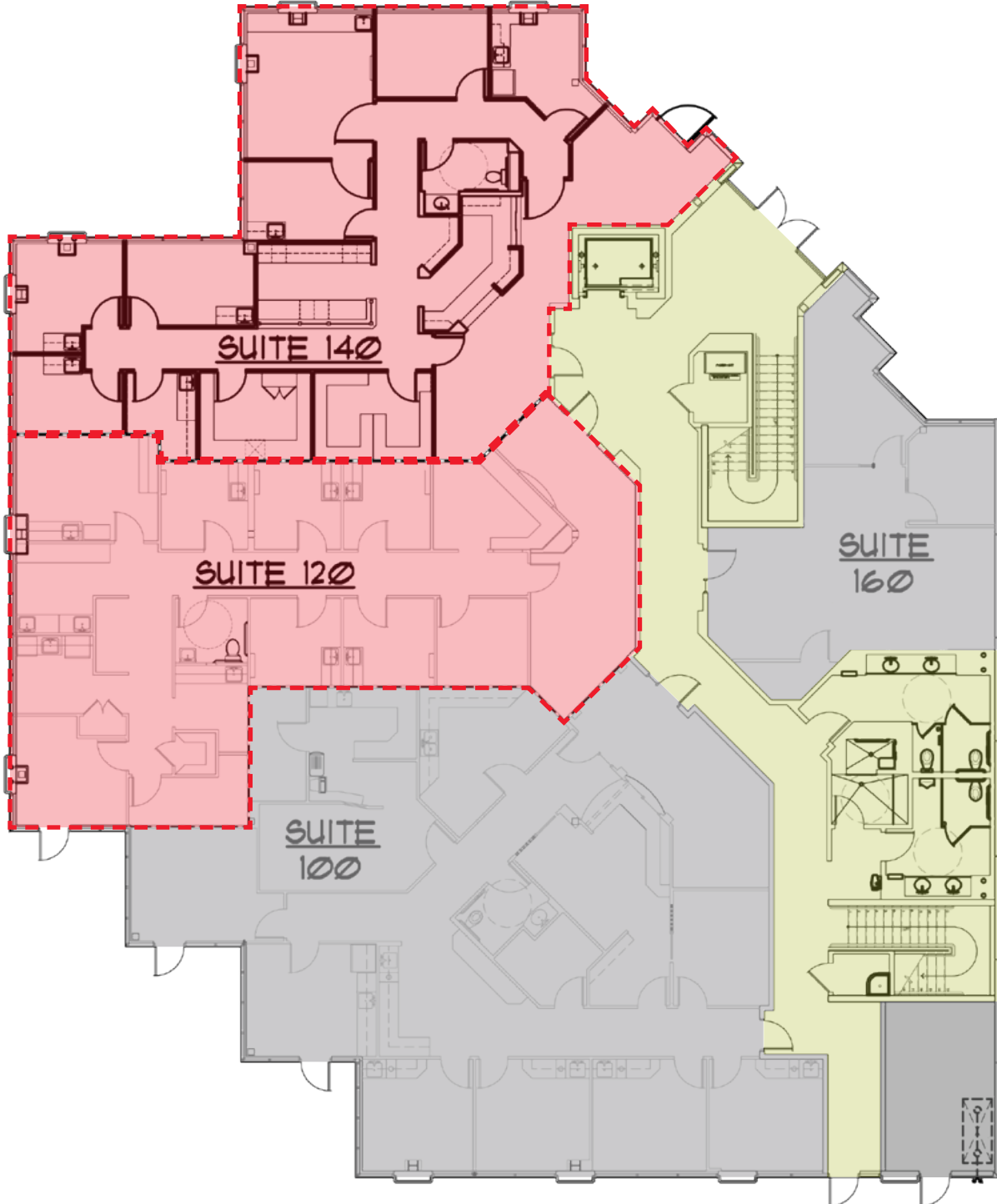
- Class A Office Space Located Near Downtown
- Adjacent to Boise River and Greenbelt
- Outdoor Patio Facing the Boise River
- On-Site Shower Facilities
- Ample Parking for Guests and Staff
- First Floor Suites Ideal for Medical Office Use
- Just off Americana Blvd with easy Access to the Connector and I-84
- Class "A" Amenities Throughout, Including Beautiful Glass Windowed Entrance
- Contact Agents to Discuss Various Uses and Layouts and to Schedule a Site Visit Today!!

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First Floor Space Plan - Suite 120 - 2,361 SF | Suite 140 - 2,678 SF - 5,039 SF Combined



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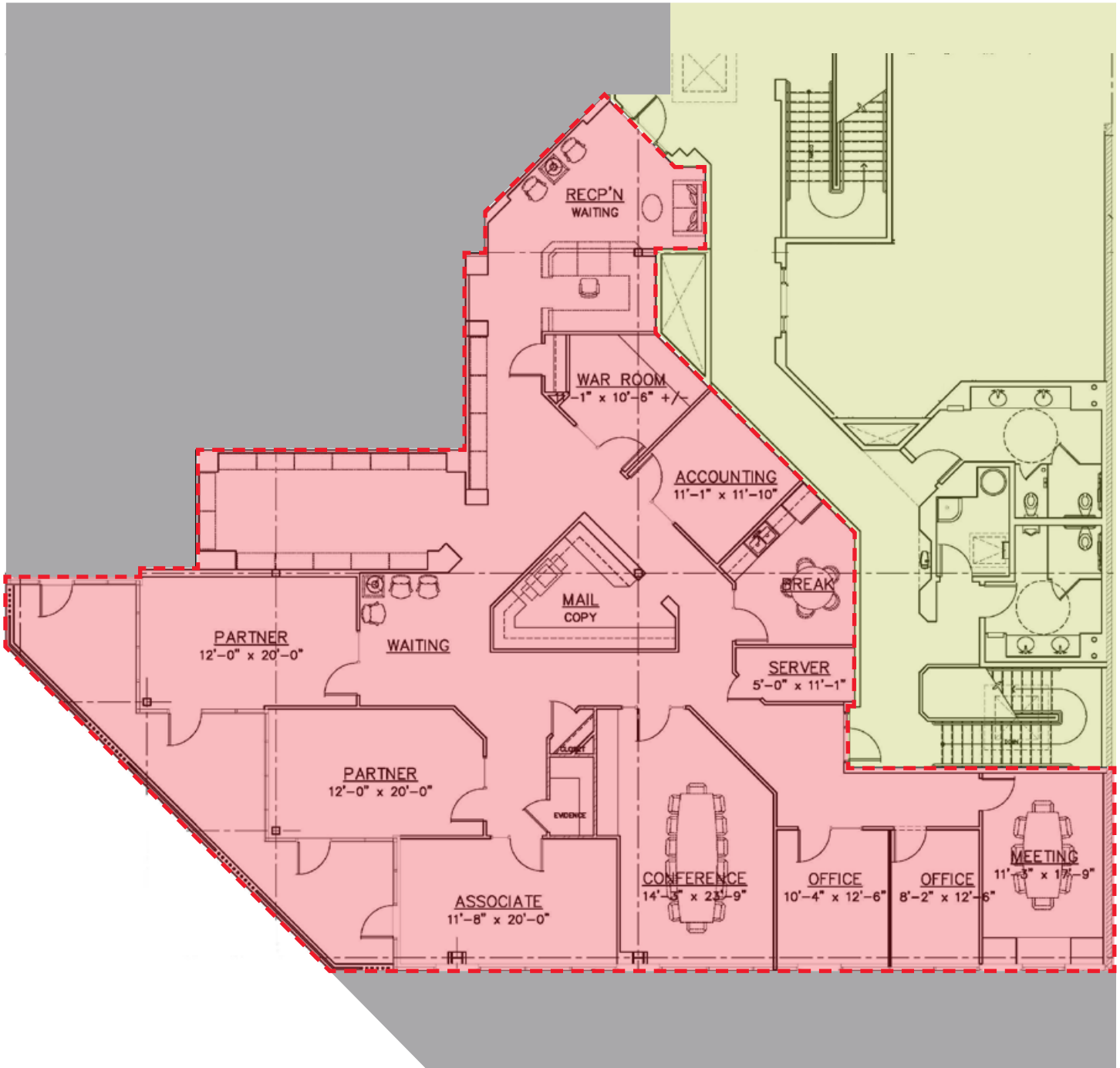
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Second Floor Space Plan - 4,469 SF Available



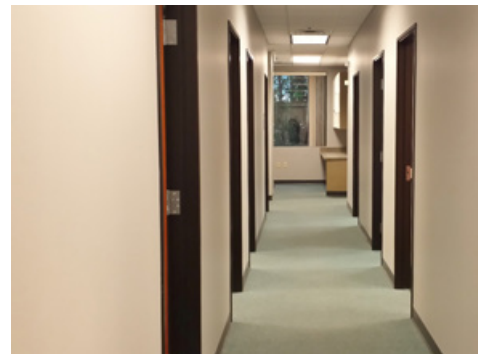
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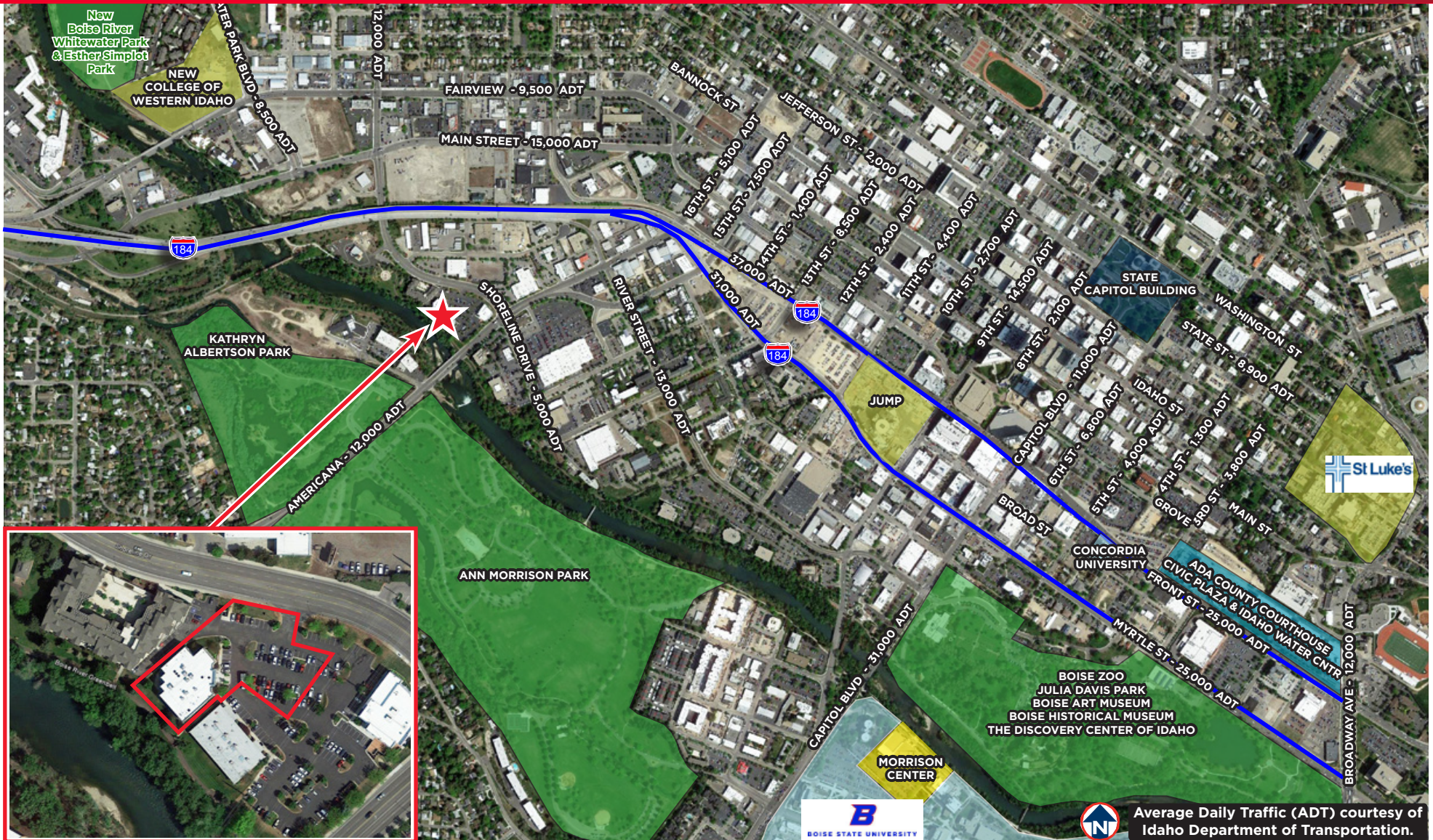
**CUSHMAN &
WAKEFIELD**
Commerce

**NAHAS
BENOIT**
Companies

FOR LEASE

Riverwalk Center II

1673 Shoreline Drive, Boise, Idaho 83702



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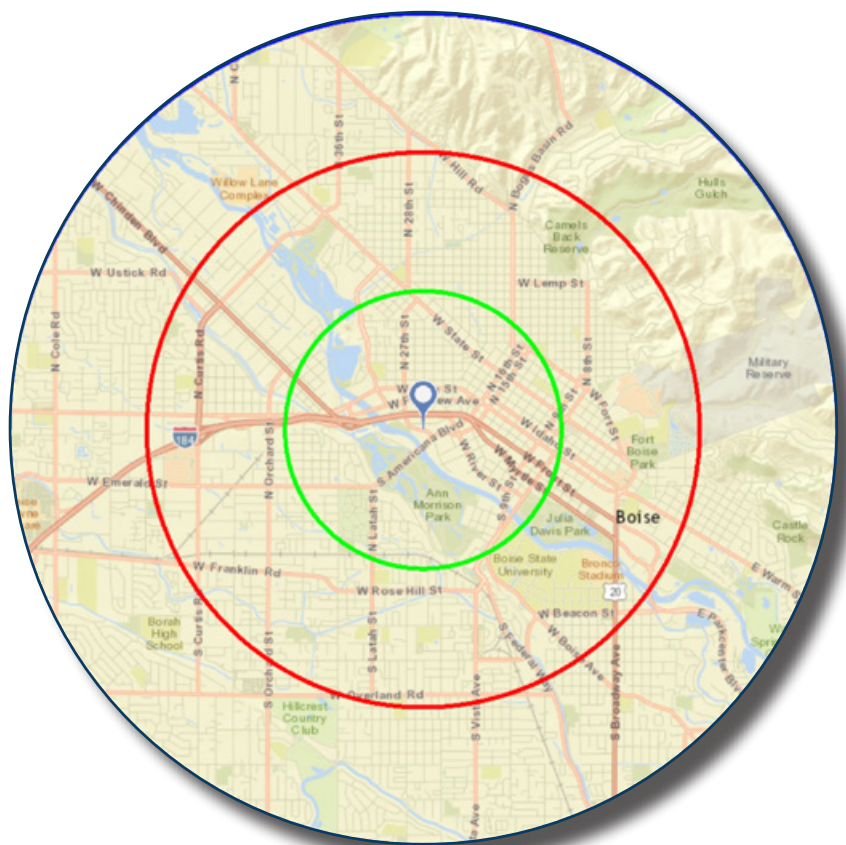
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1, 2 & 3 Mile Demographics

- LOCATED IN A GROWING AREA IN BOISE -

In the identified area, the current year population is 101,748. In 2010, the Census count in the area was 98,714. The rate of change since 2010 was 0.58% annually. The five-year projection for the population in the area is 106,369 representing a change of 0.89% annually from 2015 to 2020.



	1 mile	2 miles	3 miles
Population			
2000 Population	9,731	46,580	98,169
2010 Population	9,897	46,231	98,714
2015 Population	10,385	47,701	101,748
2020 Population	10,967	49,834	106,369
2000-2010 Annual Rate	0.17%	-0.08%	0.06%
2010-2015 Annual Rate	0.92%	0.60%	0.58%
2015-2020 Annual Rate	1.10%	0.88%	0.89%
2015 Male Population	53.2%	50.9%	50.2%
2015 Female Population	46.8%	49.1%	49.8%
2015 Median Age	34.2	33.6	34.7

Households			
2000 Households	4,665	21,124	42,708
2010 Households	4,985	21,784	44,868
2015 Total Households	5,343	22,759	46,753
2020 Total Households	5,738	24,002	49,264
2000-2010 Annual Rate	0.67%	0.31%	0.49%
2010-2015 Annual Rate	1.33%	0.84%	0.79%
2015-2020 Annual Rate	1.44%	1.07%	1.05%
2015 Average Household Size	1.83	2.00	2.10

Average Household Income			
2015 Average Household Income	\$40,017	\$48,377	\$53,235
2020 Average Household Income	\$46,188	\$56,080	\$61,763
2015-2020 Annual Rate	2.91%	3.00%	3.02%

Data for all businesses in area			
	1 mile	2 miles	3 miles
Total Businesses:	2,333	5,381	7,613
Total Employees:	27,994	72,229	97,354

- TOP CITIES WHERE YOU GET THE MOST FOR YOUR MONEY -

As a general rule, most all western cities (excluding those in California) have an average cost of living on the lower end, and Boise is no exception. The capital city and the largest city of the state of Idaho, Boise is consistently ranked as having one of the lowest costs of living of any US city. With beautiful surrounding scenery and a nice "college town" environment, it is a great residence to consider if you are looking to settle down in a place that will make your dollar stretch further.

<http://www.businessadvice.com/9-top-cities-where-you-get-the-most-for-your-money/>



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.