



2 Suites: 1,650 SF & 5,561 SF
Lease Rate: \$10.00 - \$14.00/SF

Property Highlights

Lease Type	NNN - Est. - \$4.25/SF
Space Conditions	Built-Out & Shell Space
T.I. Allowance	Negotiable, Contact Agents
Lot Size	3.479 Acres
Zoning	City-of-Boise C-2D
Traffic Counts	31,706 + ADT (6/10/2014)
Frontage	Over 280 Feet on Overland
Signage	Building & Monument Panel Space
Parking	Ample On-Site
LockBox	No, Contact Agent for Walkthroughs

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Listing Features

- High Visibility Frontage & Pylon Signage on Overland Road, Located in a Prime Retail Corridor
- Space Conditions Vary from Shell to Fully Built-Out Retail & Office Space
- Tenant Improvement Allowance Negotiable, Contact Agents for Details
- 3 Mile Pop.: 83,099 | 3 Mile Avg. HH Income: \$57,904 (2015)
- Surrounded by New Developments Including: Wendy's, Del Taco, Jimmy Johns, and The Humane Society as well as Other Various Retailers, Restaurants, Hotels, Financial Institutions & Professional Services Creating a Strong Retail Synergy
- Current Tenants: MacLife, Wendy's, Lucky Palace Restaurant, The Animal Health Hospital & Marcie-n-Mac's - A Salon for Pets

398 South 9th Street, Ste 260
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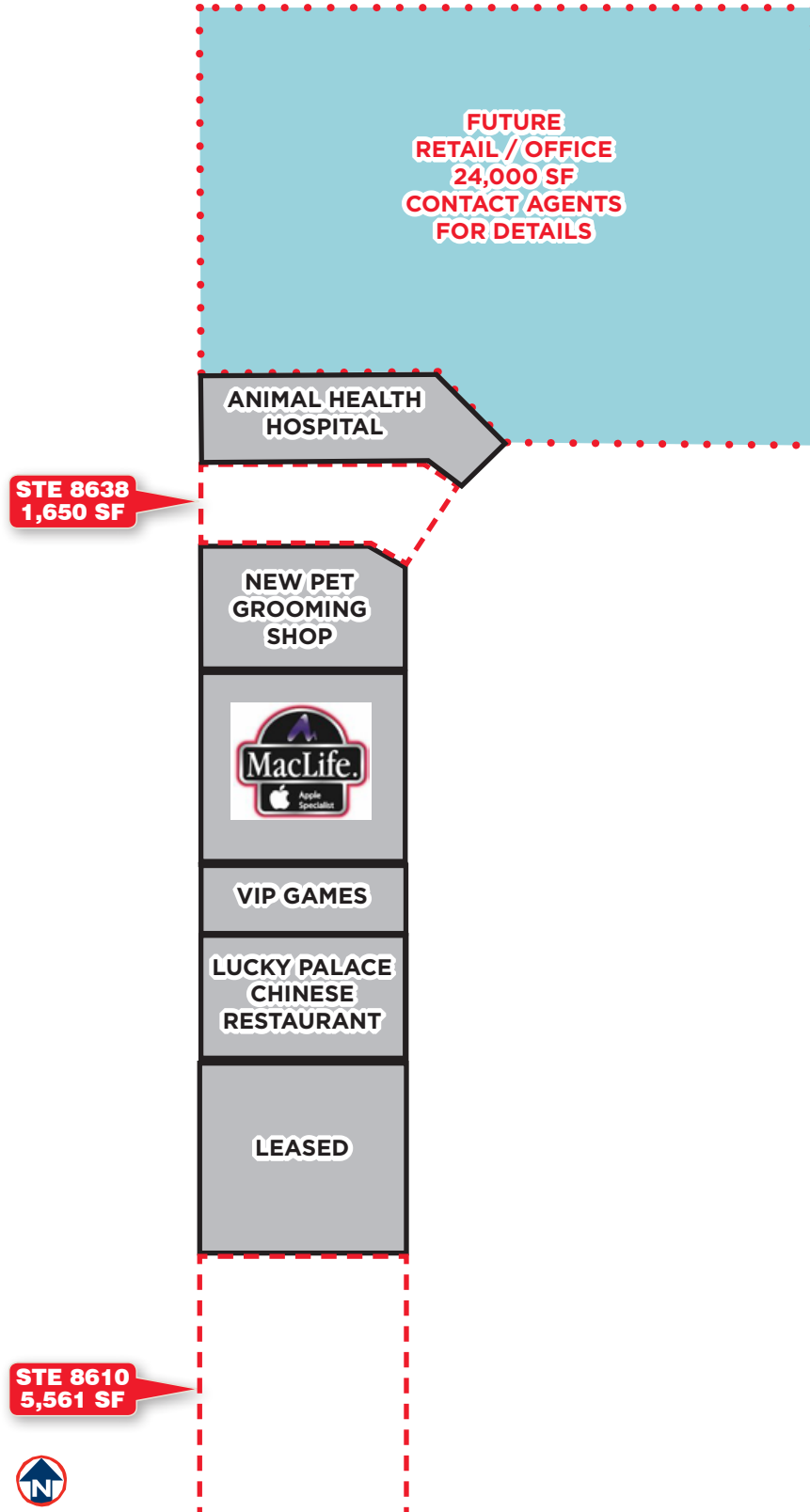
**CUSHMAN &
WAKEFIELD**
Commerce

FOR LEASE

Overland Retail / Office Spaces

8610-8638 W. Overland Road, Boise, ID 83709

Two Suites Available 1,650 SF & 5,561 SF | \$10.00 - \$14.00 / SF NNN



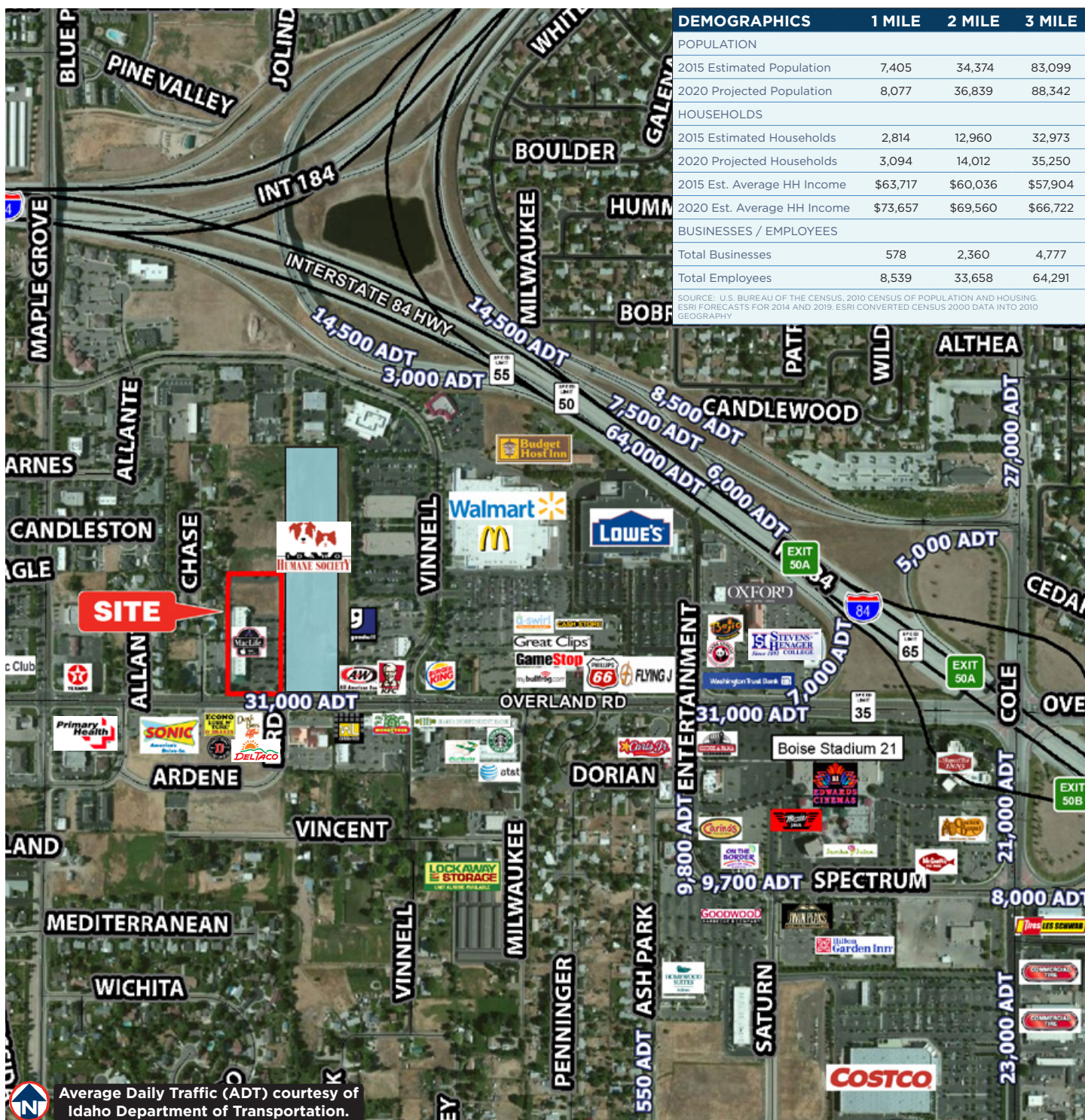
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