



MARK BOTTLES
REAL ESTATE SERVICES

Listing Summary

OFFICE LISTINGS

(208) 377-5700






839 S. Bridgeway Place ♦ Eagle, Idaho 83616

September 2019

www.markbottles.com

Property Address	Vicinity	Size	Zoned	Remarks	Asking Price	Agent	Image
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FOR SALE

2132 N Cole Rd Boise	South of Northview & Cole Rd on East side of Cole Rd	+/- 7,710 SF Building on +/- .35 Acres	R-3D	Two level Multi-Tenant Building with remodeled interior and newer roof. Owner will carry For Sale Purchase - exceptional terms. Ample parking with adjacent parking lot available for extra parking. New monument sign 2017.	\$600,000	Dave Boecker	
10200 W Emerald St Boise	Northwest corner Emerald St & Armstrong Pl	+/- 15,498 SF Building on +/- 1.28 Acres	1-MD	Great opportunity for Owner-user or Investor. Centrally located on heavily traveled Emerald Street. High-end finishes. Large 10-seat Conference Room. New Roof. Ample parking and beautiful mature landscaping.	\$2,014,740 \$130/SF	Ron Brodien Ben Fulcher John Bottles	
851 W Front St Boise	Southeast corner 9th St & Front St	+/- 5,162 SF Space - Entire 2nd Floor		Ideal office space in the heart of downtown Boise's developing core. Unoccupied shell space with many configurations possible. Excellent location in high foot-traffic area with many nearby amenities.	\$877,540 \$170.00/SF	Mark Bottles John Bottles	
1451 N Hartman St Boise	Fairview Ave, South on Hartman St	+/- 9,192 SF on +/- .92 Acres	C-2D	Multiple offices with potential to be demised. Fenced lot behind building for secure storage. 4.28/1000 Parking. Excellent location just off the I-184 connector and minutes from downtown Boise. Do not disturb occupant.	\$949,000	Ben Fulcher Mark Bottles	
18 S Orchard St Boise	North of Franklin Rd	+/- 2,500 SF on +/- .26 Acres	C-2D	Newly renovated exterior flex building with 1,560 SF Commercial space and 940 SF WH/Storage space. 7 foot roll-up door for WH access. Interior is framed and ready for buildout. Potential to be demised for two occupants.	SOLD	Ben Fulcher	



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410 S Orchard St Suite 128 Orchard Office Park Boise	South of Franklin Rd	+/- 2,500 SF on +/- .08 Acres	L-OD	Suite 128 - Two level building with 4 Executive Offices, Conference Room, Restrooms, 2 HVAC zones, and large open space/bullpen/lobby. Remodeled in 2015. Great central Boise location on high traffic Orchard corridor. Ample parking.	\$280,000	Riley Verner John Bottles	
2816 S Orchard St Boise	NEC I-84 & Orchard St	+/- 4,147 SF on +/- .585 Acres	C-2D	Former BMW motorcycle dealership. Quality Office Use or Office/Showroom. Excellent access and visibility to I-84. Additional storage, parking, and fenced yard.	\$850,000	Mark Bottles	
2500 W Overland Rd Boise	NWC Overland Rd & Robert St	+/- 1,172 SF	C-2D	Stand alone Commercial Building on corner location with two access points. Retail or Office use. Former uses include flower shop, real estate office, car rental agency. High traffic area with visibility from Vista Avenue. Pylon signage available.	\$389,000	Dave Boecker	
7126 & 7150 W Victory Rd Boise	Between Cole Rd & Orchard St	+/- 12,864 SF & 2,908 SF Buildings on +/- 2.364 Acres	M-1D	Commercial buildings - current tenant is relocating. Retail Showroom with Inventory & Parts Storage rooms with 10' and 7' Roll-up Doors. Paved, Covered Storage Bays within Secured Yard Space. Additional secured yard on adjacent parcels.	SOLD	Mark Bottles	
1916 Ellis Ave Caldwell	10th Ave, West on Elm St, South on Ellis Ave	+/- 3,900 SF on +/- .25 Acres	Hosp/ Office	Ideal location for startup dental practice. 3 equipped operatories, 6 plumbed unequipped operatories, large waiting room. Low maintenance brick building with steel roof/garage. Zoning permits General Office Use. Excellent proximity to West Valley Hospital.	\$424,000	Norm Brown	



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TBD S Three Bridges Way LakeMoor Eagle	NEC Eagle Rd & Colchester Dr	+/- 0.898 Acres	MU-DA	Ideal location for Office Site at LakeMoor. Bridge entry with waterfalls creates a gorgeous first impression. Signaled entrance on Eagle Road for excellent access.	Contact Listing Agent	Mark Bottles	
18 E Idaho Ave Meridian	NEC Idaho Ave & Meridian Rd	+/- 4,492 SF on +/- .10 Acres	O-T	Professional Office Space in the heart of downtown. 10 Offices, Break Room, Copy Room, Large partitioned Classroom/Conference Room, Study Room, and Restrooms - Handicap Accessible. On-site and Street parking.	\$750,000	Mark Bottles Ron Brodien	
2600 S Meridian Rd Meridian	Between Overland Rd & Victory Rd	+/- 1.0 Acres	L-O	Excellent proximity to I-84 with fantastic access and visibility. Incredible residential growth area with ever-increasing traffic on major corridor.	\$12/SF	Mark Bottles Ron Brodien	
TBD E Overland Rd Meridian	Between Eagle Rd & Cloverdale Rd	5 Lots from +/- 0.8 to +/- 1.6 Acres	C-G	Prime Office Pad Sites available. Lots can be combined or demised to meet the needs of the end user. Utilities to property. Close to Eagle Road with easy access to I-84.	Contact Listing Agent	Mark Bottles	
TBD E Pine Ave & E Fairview Ave Pine 43 Mixed-Use Commercial Development Meridian	Bounded between Fairview Ave, Locust Grove Rd, Pine Ave, and Hickory Ave	6 Parcels (Area A, C, D, E, F, G) from +/- 8.34 to +/- 87 Acres Area B - SOLD	Varies	Parcels available with frontage on Pine and Fairview. Office, Retail, and Multi-Family. Potential uses: research and development, corporate headquarters, apartment complex.	Contact Listing Agent	Mark Bottles	



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2325 American Legion Blvd Mountain Home	I-84 Exit 95, South on American Legion Blvd 1/2 mile	+/- 2,500 SF on +/- 2.0 Acres	Comm	Flex Development property in excellent location, with exposure, and accessibility. 30x50 shop with 220 power currently rented to an Auto Body Shop. Variety of potential uses.	CONTRACT PENDING	Mark Bottles John Bottles	
SWC Cherry Ln & Midland Blvd Nampa	I-84 Exit #33, North on Midland Blvd to Cherry Ln	+/- 35 Acres		Office opportunity - Two conceptual - 1) Office Pad Sites with Apartments & Assisted Living. 2) Office Pad Sites with Larger 220,000 SF Building.	Contact Listing Agent	Mark Bottles Norm Brown	
261-299 Addison Ave W Twin Falls	West of Washington St on Addison Ave	+/- 33,923 SF on +/- 3.26 Acres - 8 Parcels	C-1	8 Parcels on 3.26 Acres - Multi-use property with potential for Retail, Showroom, Office, Warehouse, Distribution, Industrial uses. 3 separate structures; multiple ground level overhead doors. Fenced Storage Yard.	\$1,950,000	Eric Guanell	



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2132 N Cole Rd Boise	South of Northview & Cole Rd on East side of Cole Rd	+/- 7,710 SF Building	R-3D	Low Rise Multi-Tenant Building with remodeled interior. 2,630 SF available on Main Level in Suite 2136 which is plumbed for medical or dental. 1,411 SF available on Lower Level in Suite 2146. New monument sign. Ample parking.	Suite 2136 - \$13/SF Suite 2146 - \$6/SF plus utilities & taxes	Dave Bohecker	
4700 N Cloverdale Rd Osprey Building Boise	Southeast corner of Cloverdale Rd & McMillan Rd	+/- 10,864 SF Building with 1 Suites Available: 214: +/-319 SF	L-OD	Private office spaces in a professional environment with 24/7 access. Two shared conference rooms available. Security system throughout the building. Fiber-optic cabling. Ample parking.	Suite 214: \$638/Month FS	Ben Fulcher Russ Fulcher	
10200 W Emerald St Boise	Northwest corner Emerald St & Armstrong Pl	+/- 15,498 SF Building: +/- 6,037 SF - +/- 7,779 SF	1-MD	Centrally located on heavily traveled Emerald Street. Upscale environment with a wide variety of professional services offered nearby. High-end finishes. Large 10-seat Conference Room. New Roof. Ample parking and beautiful mature landscaping.	\$16.00/SF FSEJ	Ron Brodien Ben Fulcher John Bottles	
11513 W Fairview Ave Boise	East of Cloverdale Rd	+/- 6,785 SF Building: +/- 1,288 SF - +/- 1,970 SF	C-2D	West Boise location with excellent Fairview Ave Frontage. Located on high-traffic Fairview corridor close to The Village at Meridian, Meridian Crossroads, and Five Mile Plaza. Tenant pays power and gas.	\$14.00/SF Modified Gross	Ben Fulcher	
800 W Main St Suite 1460 Zions Bank Building Boise	Northwest corner of 8th & Main St	Executive Offices +/- 200 SF - +/- 300 SF	CBD	Prime Downtown Executive Offices on the 14th Floor. Offices exquisitely furnished. Reception/Administrative Service, Conference Rooms, Kitchen, Phone, Internet & Wi-Fi.	Contact Listing Agent	Russ Fulcher	



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1010 N Orchard St Boise	Between Emerald St & Irving St	+/- 8,880 SF Building: 3 Spaces from: +/- 146 SF - +/- 937 SF	L-OD	Office Spaces available - See Flyer for availability. Full Service lease excluding Janitorial, Phone, Wi-Fi. Excellent visibility with Orchard frontage. New lighting throughout building. Shared waiting room included with Suite 1E.	ALL THREE SPACES LEASED	Ben Fulcher	
449 N Steelhead Way Westpark Boise	Between Emerald St & Franklin Rd	+/- 1,060 SF	M-1D	Affordable Office/Showroom space with 3 large rooms, restroom, and storage areas. Excellent proximity to Boise Towne Square Mall and I-84. CAM estimate is \$1.20/SF. Utilities is \$200/Month. Call agent for showing instructions.	\$8.50/SF NNN	Dave Boecker	
1916 Ellis Ave Caldwell	10th Ave, West on Elm St, South on Ellis Ave	+/- 3,900 SF on +/- .25 Acres	Hosp/ Office	Ideal location for startup dental practice. 3 equipped operatories, 6 plumbed unequipped operatories, large waiting room. Low maintenance brick building with steel roof/garage. Zoning permits General Office Use. Excellent proximity to West Valley Hospital.	\$4,000/Month NNN	Norm Brown	
TBD S Eagle Rd Eagle	SWC Eagle Rd & Colchester Dr	+/- 2.84 Acres		Excellent Commercial Office development location. Signalized Entrance on Eagle Road for excellent access. Curb cut to Colchester Drive approved. 44,911 VPD Traffic Counts.	Contact Listing Agent	Mark Bottles	
TBD E Eagles Gate Dr LakeMoor Eagle	SEC Eagle Rd & Eagles Gate Dr	+/- 67,000 SF Office Space	MU-DA	Premier LakeMoor Mixed-Use Development with Office Buildings. Ideal for Office, Corporate Campus, or Retail with expansive views of the mountain. Join Intuit and other LakeMoor Retailers. Well located to serve Eagle, West Boise, and Meridian.	Contact Listing Agent	Mark Bottles	



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5995 W State St Savannah Plaza Office Park Garden City	East of Glenwood St at Ellens Ferry Dr	+/- 2,425 SF Building; Suite B: +/- 606 SF	C-2	Sub-Lease Space available. Prime, Turn-key, Class A Office/Retail space in well established Savannah Plaza Office Park. Signalized intersection provides excellent access. High quality finishes, lots of natural lighting. New carpet and windows.	\$833/Month FSEJ	Ben Fulcher	
82 S Baltic Ave White Hawk Building Meridian	Southeast corner of Baltic Ave & Franklin Rd	+/- 3,937 SF Building with 8 spaces available: From +/- 115 SF up to +/- 140 SF	C-G	Brand new office building in established business park. Shared Break Room, Conference Room, and Lobby with Receptionist. Wi-Fi included. Frontage/Exposure on Franklin Road. Excellent proximity to downtown Meridian and St. Luke's Medical Center.	8 Executive Suites: \$550/Month FSEJ	Ben Fulcher Norm Brown	
1880 S Cobalt Point Way Silverstone Business Park Meridian	East of Eagle Rd on Overland Rd, South on Silverstone Way to Cobalt Point Way	Suite 210: +/- 1,332 SF		Parkstone Pointe Building - Upscale complex with 3 Offices, Reception, and Copy Room. Windows in all spaces which provides abundant natural lighting. Excellent proximity to I-84 Eagle Road exit, Boise, and Meridian. Available Immediately.	LEASED	Ron Crooks	
2015 N Locust Grove Rd Meridian	North of Fairview at NWC of Willowbrooke Ct	+/- 2,137 SF	L-O	This end cap space has Six - Seven Offices, Reception, Break Room, Work Area, Two Restrooms. T.I.'s negotiable. Monument signage on Locust Grove.	\$15.50/SF NNN	Dave Boecker	
124 3rd St South Nampa	Corner 3rd St & 2nd Ave	+/- 2,343 SF		Distinctive Office Space with 3rd Street frontage. Stand alone building on hard corner. 4 offices, reception area, large conference room, break room, and cubicle area. Stucco finish building with private outdoor patio. Large pylon sign on 3rd Street.	\$10.00/SF plus utilities & \$95/Month CAM	Dave Boecker	



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