

# PROFESSIONAL OFFICE BUILDING FOR SALE

12754 W. Lasalle St., Boise, ID 83713



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

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## PROPERTY DETAILS

**SALE PRICE** \$3,390,000

**Price SF/yr** \$200

**BLDG. SIZE** 16,940 SF

**SITE AREA** 1.6 AC

**MARKET** Boise/Eagle

**ZONING** MX-3

**PARKING** ±83 STALLS

**PARCEL** R7406212200

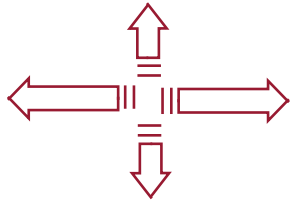




## EXECUTIVE SUMMARY

Lee & Associates is pleased to present 12754 LaSalle Street Boise for sale. This 16,940 square foot office building presents an excellent opportunity to acquire a below replacement cost asset in the low vacancy Boise MSA. Strategically located in a highly accessible Boise submarket with convenient access to Boise, Meridian, and Eagle. The asset is currently configured for single-tenant occupancy but can be easily reconfigured into a two-tenant building, offering flexibility for a variety of users and investment strategies.

The property is in excellent overall condition and features ample on-site parking for a variety of professional office uses. The flexible modern layout potential and strategic location presents an attractive opportunity for both owner-users and investors seeking a quality office asset in the Treasure Valley.



**16,940 SF OFFICE BUILDING**



**LOCATED JUST OFF CHINDEN  
ROAD (±37,900 VPD)**



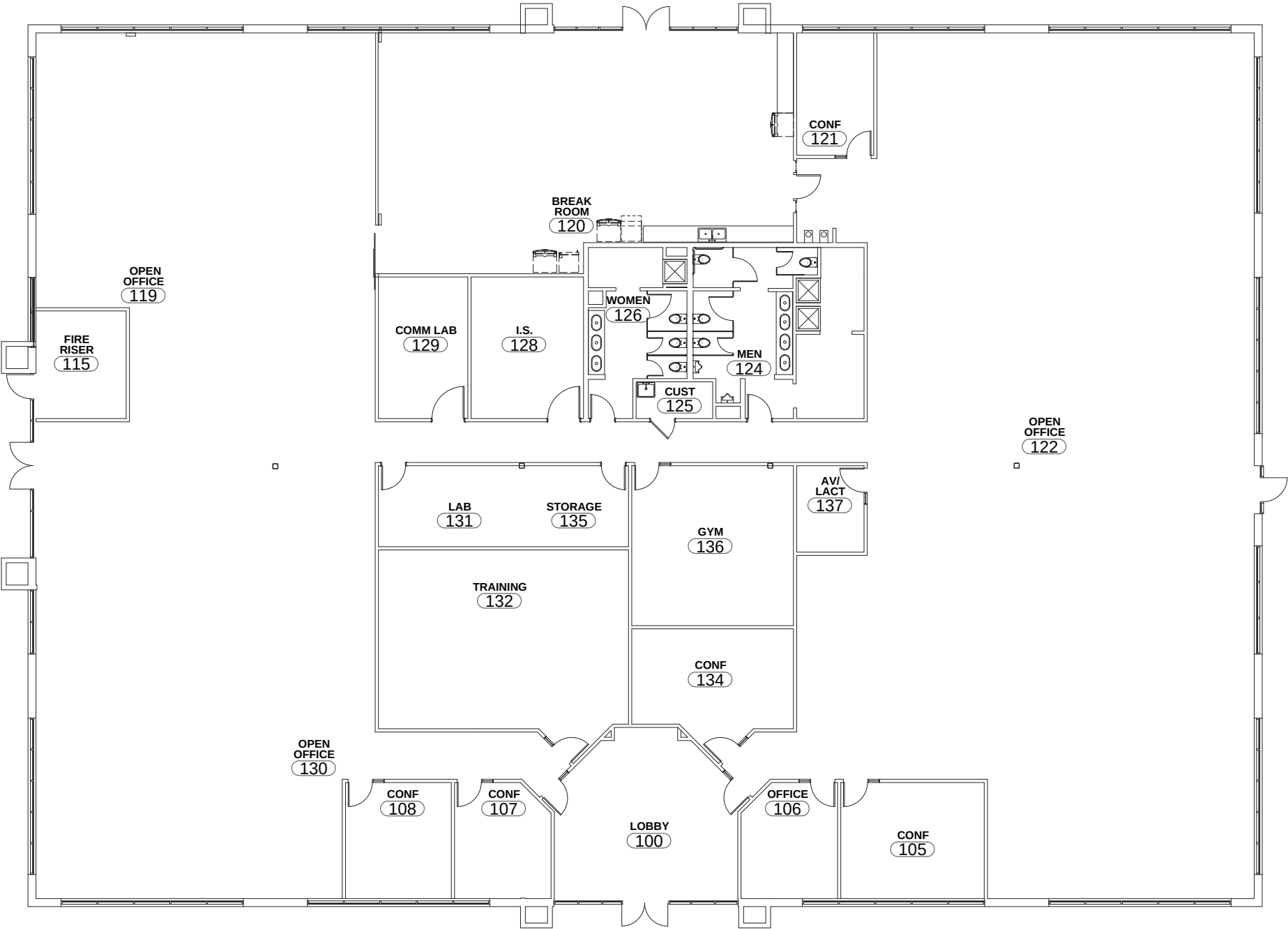
**SITUATED WITHIN THE BOISE  
RESEARCH CENTER**



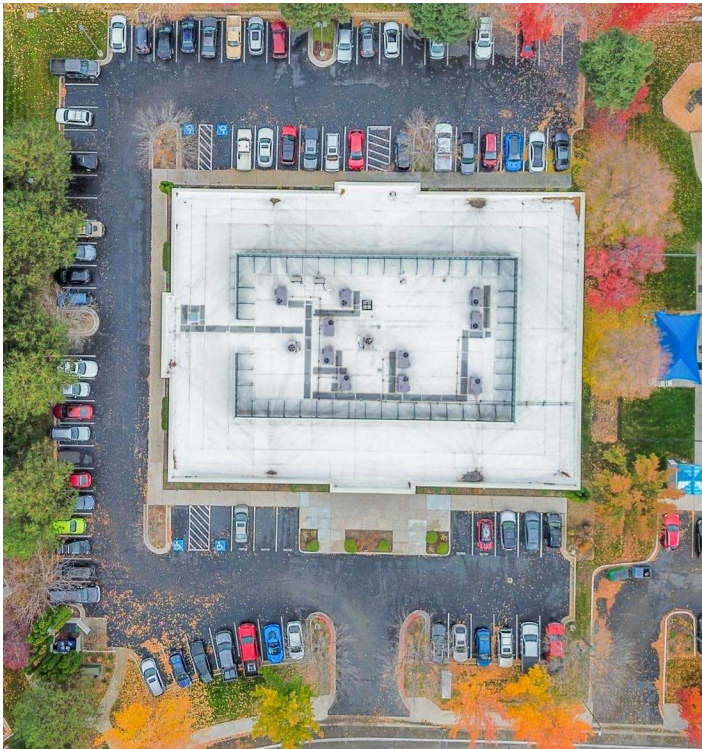
**STRONG SURROUNDING  
OFFICE ENVIRONMENT**



FLOOR PLAN











INTERSTATE - 5.3 MILES

W. CHINDEN BLVD.



vitalcare  
INFUSION SERVICES



BLINKRx

HORIZON  
CREDIT UNION

LIONBRIDGE

LinkedUnion  
syngenta

carollo

90Degree  
CONSTRUCTION



KUMON







POPULATION

|                 | 2-MILE | 4-MILE  | 6-MILE  |
|-----------------|--------|---------|---------|
| 2025 Population | 45,887 | 161,928 | 292,317 |

INCOME

|                               | 2-MILE    | 4-MILE    | 6-MILE    |
|-------------------------------|-----------|-----------|-----------|
| 2025 Average Household Income | \$132,884 | \$121,941 | \$119,426 |

HOUSEHOLDS

|                       | 2-MILE | 4-MILE | 6-MILE  |
|-----------------------|--------|--------|---------|
| 2025 Total Households | 16,245 | 60,222 | 110,206 |

LABOR FORCE

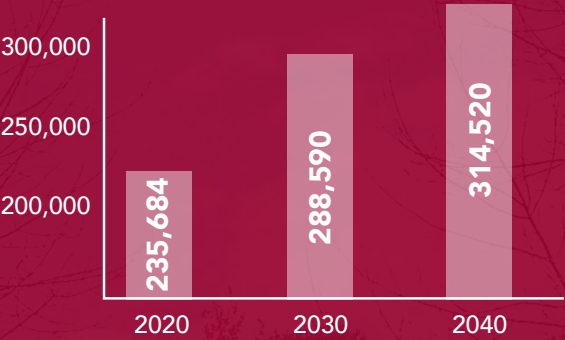
|                      | 2-MILE | 4-MILE | 6-MILE  |
|----------------------|--------|--------|---------|
| Civilian Labor Force | 23,087 | 81,360 | 148,326 |

KEY EMPLOYERS

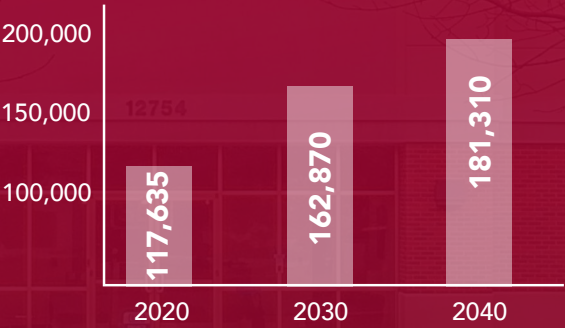
|                          | # OF EMPLOYEES |
|--------------------------|----------------|
| Albertsons               | 273,000+       |
| Micron Technology        | 31,400+        |
| State of Idaho           | 26,100+        |
| St Luke's Health Systems | 12,825+        |
| WinCo Foods              | 12,000+        |

GROWTH PROJECTION

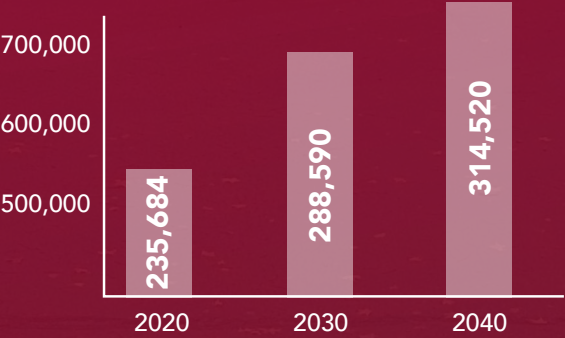
BOISE



MERIDIAN



ADA COUNTY





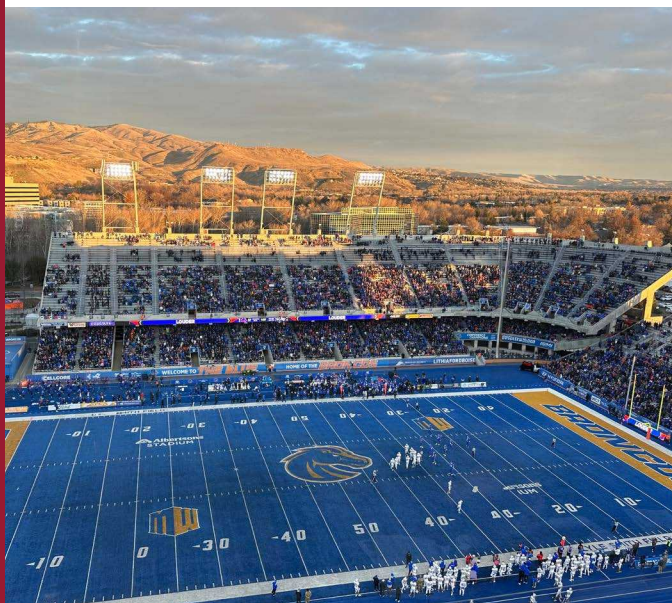
## AREA OVERVIEW

### **BOISE, IDAHO**

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.







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FOR MORE INFORMATION, PLEASE CONTACT

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