

For Sale | \$1,050,000



1524

W HAYS ST.
BOISE, ID 83702



Karena Gilbert
+1 208 488 3164
karena.gilbert@cbre.com

Kyle Uhlenkott
+1 208 488 3161
kyle.uhlenkott@cbre.com

Samuel Lundy
+1 208 600 2684
samuel.lundy@cbre.com

CBRE

THE OFFERING

The Zegen Building presents a historic office building strategically located within the desirable North Boise Submarket.

This property offers a prime opportunity for a business presence in the north end with Harrison Blvd visibility, convenient access and a strong local presence. Its location provides excellent visibility and accessibility, making it an attractive option for tenants or an owner-user.



INVESTMENT HIGHLIGHTS



Prime Office Visibility on Hays Street

Located directly on Hays Street within the desirable North Boise Submarket, the property offers exceptional visibility and exposure for professional office tenants, significantly enhancing potential customer and client traffic.



Strategic Location with Downtown Boise Proximity

Just a few blocks from Downtown Boise, the property benefits from easy access to the city's core business district and amenities, while maintaining the advantages of quick access to the connector. This location offers an attractive balance for businesses seeking accessibility without downtown congestion.



Dedicated Parking

8 dedicated parking spaces represent a crucial amenity, giving the Zegen Building a rare amenity compared to buildings in the area.



Usable Basement and Attic Space

Staircases to both the basement and attic space provide extra flex space for storage or other uses. Materials for finishing the attic space already in the space.



Protective Zoning for Clean Use

This property benefits from a powerful combination of R-3, HD-O, and NC-O zoning. This is Boise's highest-density residential base zone layered with two protective overlays that encourage adaptive reuse and preserve neighborhood character, while allowing dedicated commercial use.

Property Description

PROPERTY OVERVIEW

Discover a historic commercial asset at the Zegen Building in the highly sought-after North Boise Submarket. This ±3,173 SF, two-story building with usable basement and attic space, constructed in 1905 on a generous .25 AC lot, offers an exceptional opportunity for investors and owner-users alike.

Address	1524 W Hays St, Boise, ID 83702
Market/Submarket	Boise, North End
Square Footage	±3,173 SF
Lot Size	.25 AC
Year Built	1905
Occupancy	100%
Parking	8 Spaces
Zoning	City of Boise R-3, HD-O, NZ-O

Do not disturb tenants.



Property Description

INTERIOR PHOTOS



Property Description

EXTERIOR PHOTOS



This commercial property boasts a premier location.

Positioned on the corner of 16th street and Hays, this corridor connects downtown Boise to Bogus Basin Rd and facilitates much of Boise's traffic to the ski area.



PROXIMITY TO DOWNTOWN BOISE'S BUSINESS HUBS

Direct and quick access to the city's financial district, government offices, and major corporate headquarters. This facilitates effortless networking, client meetings, and streamlined logistical operations for businesses.



RECREATIONAL OPPORTUNITIES ON THE BOISE RIVER GREENBELT

Easy access to the Boise River Greenbelt, offering employees opportunities for outdoor activities like walking, jogging, and cycling, promoting a healthy work-life balance.



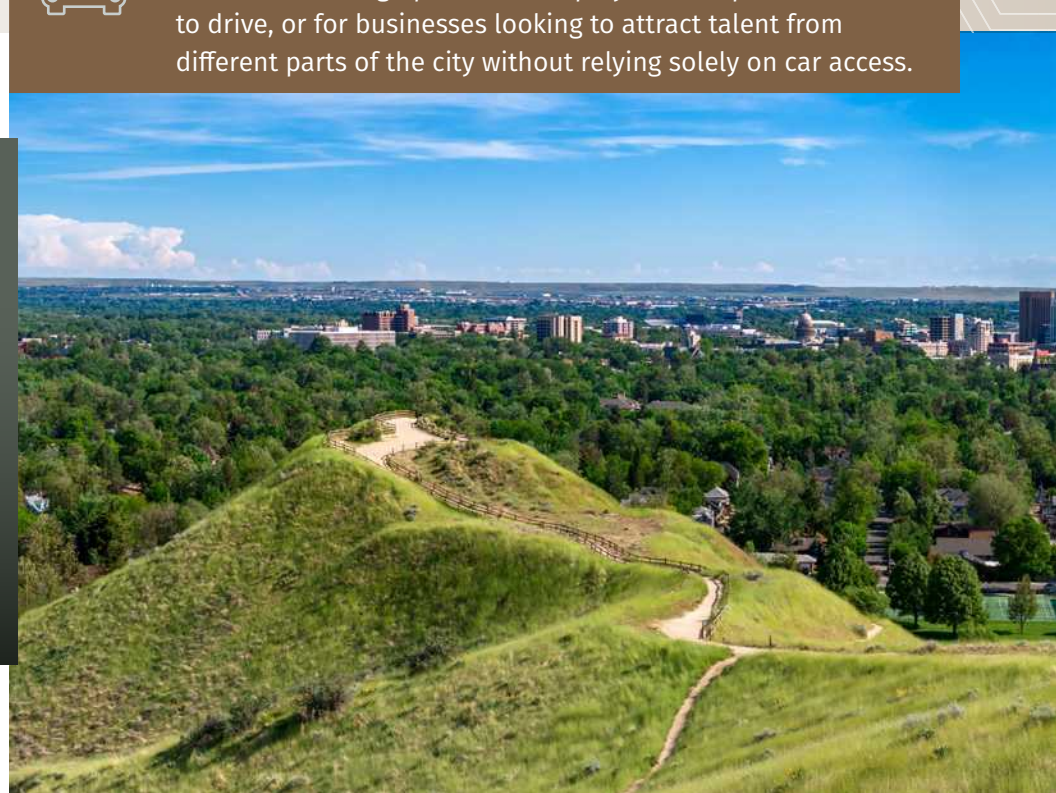
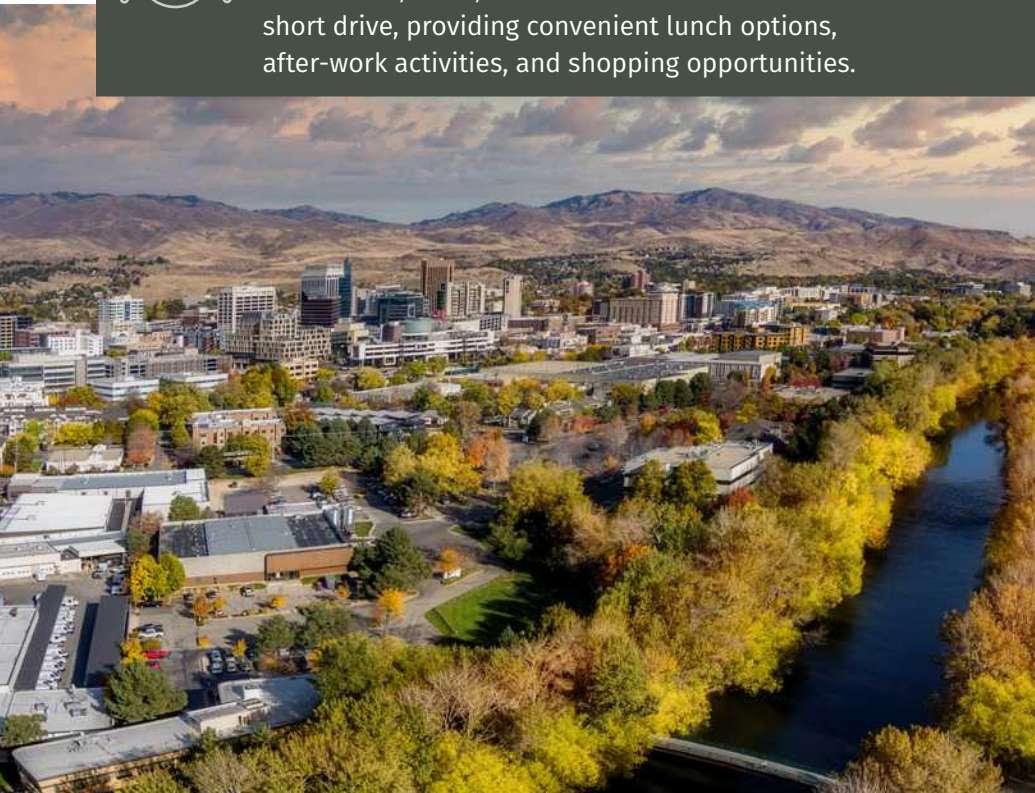
ABUNDANT DINING & RETAIL OPTIONS

Employees and clients can enjoy a diverse selection of restaurants, cafes, and retail establishments within a short drive, providing convenient lunch options, after-work activities, and shopping opportunities.

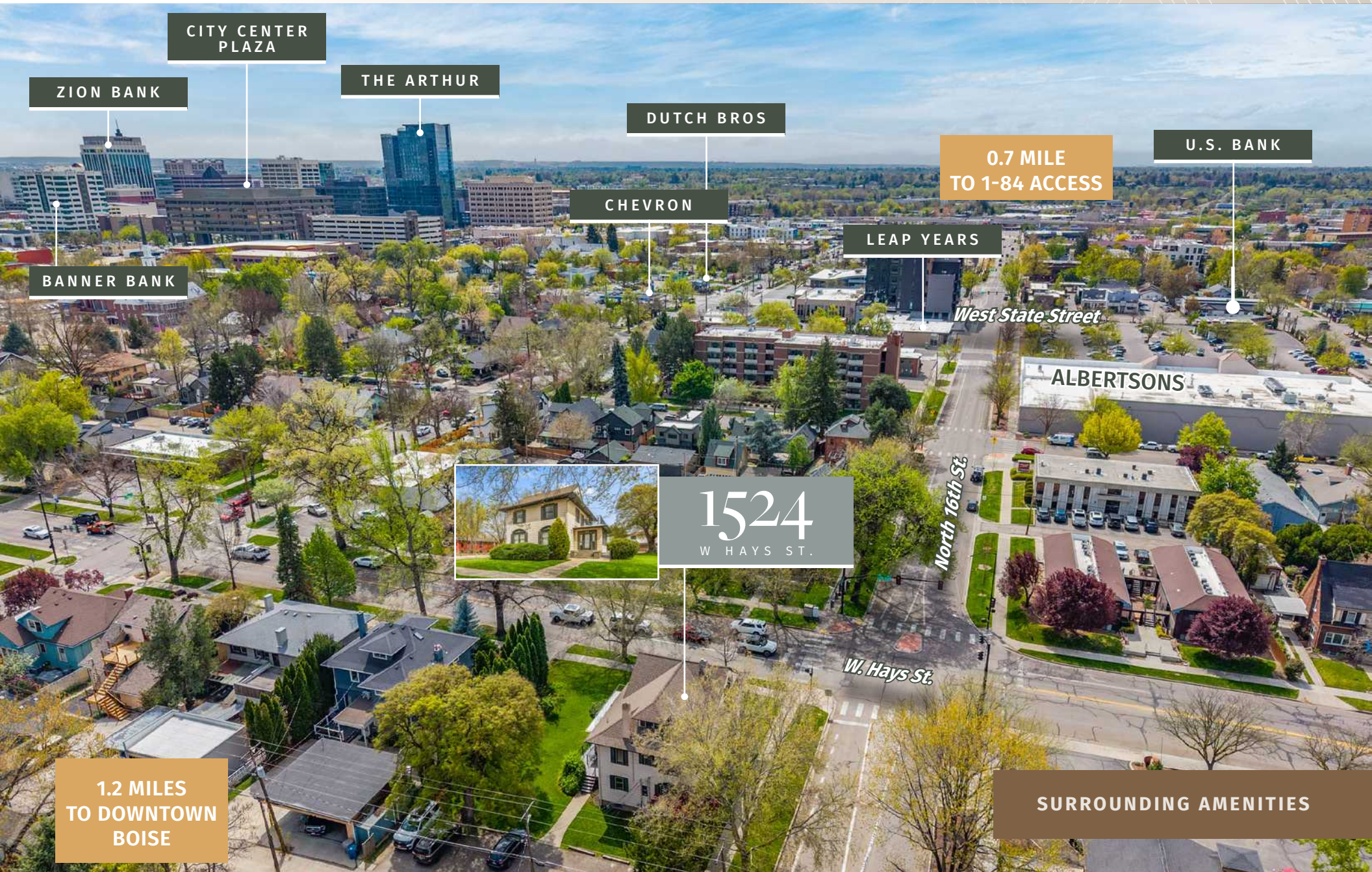


STRONGER PUBLIC TRANSPORTATION LINKS

Downtown Boise is the hub for public transit, providing easier commuting options for employees who prefer not to drive, or for businesses looking to attract talent from different parts of the city without relying solely on car access.



Market Overview



CITY CENTER PLAZA

ZION BANK

THE ARTHUR

DUTCH BROS

0.7 MILE TO I-84 ACCESS

U.S. BANK

CHEVRON

LEAP YEARS

BANNER BANK

West State Street

ALBERTSONS



1524
W HAYS ST.

North 16th St.

W. Hays St.

1.2 MILES TO DOWNTOWN BOISE

SURROUNDING AMENITIES

1 MILE
TO FOOTHILL
ACCESS

NORTH JR. HIGH



1524
W HAYS ST.

West Resequine St.

North 16th St.

W. Hays St.



INVESTMENT CONTACTS

Karena Gilbert

Vice President

+1 208 488 3164

karena.gilbert@cbre.com

Kyle Uhlenkott

Senior Associate

+1 208 488 3161

kyle.uhlenkott@cbre.com

Samuel Lundy

Associate

+1 208 600 2684

samuel.lundy@cbre.com

1524

W HAYS ST.



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CPM 1524 W Hays St_Zegen Building_BRO_Gilbert_v04_BA 04/16/26

