

COTTONWOOD PLAZA

OFFICE OWNER-USER OR VALUE-ADD INVESTMENT

350 N MITCHELL ST | BOISE, ID 83704



TOK COMMERCIAL
REAL ESTATE

87%
OCCUPANCY

7.5%
CAP RATE

\$566,117
NOI

SALE PRICE
\$7,550,000

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THE DETAILS

ADDRESS	350 N Mitchell St Boise, ID 83704
PROPERTY TYPE	Office
BUILDING SIZE	43,142 SF
YEAR BUILT	2000
ZONING	I-1 (Industrial: Light)
PARKING	5/1,000
OCCUPANCY	87%
VACANT SPACE	5,625 SF
FUTURE VACANCY	Suite 360/370 - 17,404 SF Suite 400 - 4,002 SF
SEE PAGE 5	Future 27,031 SF Available

FINANCIALS

SALE PRICE	\$7,550,000
PRICE/SF	\$175/SF
NOI	\$566,117
CAP RATE	7.5%



THE OFFERING

Cottonwood Plaza presents a rare opportunity to acquire a 43,142 SF multi-tenant office building in the heart of West Boise at a compelling 7.5% cap rate. Built in 2000 and currently 87% occupied, the property is home to four nationally recognized tenants — Zayo, Bartlett Roofing, Giltner Logistics, and Accel Therapies — all operating under NNN leases with 3% annual rent escalations. Bartlett Roofing has notified ownership that they expect to vacate at their lease expiration of 08/31/2027. With the current NOI of \$566,117 and 5,625 SF currently vacant and Bartlett Roofing's 17,404 SF becoming available on 09/01/2027, there is meaningful vacancy that an owner-user or value-add investor could benefit from. Priced at \$7,550,000 (\$175/SF), Cottonwood Plaza offers an attractive opportunity for an owner-user to secure immediate occupancy with the ability to expand as Bartlett Roofing's near-term lease expiration creates additional availability, while benefiting from current income generated by Zayo, Accel Therapies, Giltner Logistics and Bartlett Roofing (through 08/31/2027). It also suits value add investors seeking a well located West Boise asset with stable cash flow today and meaningful upside through lease up and re tenanting of space turning over in 2027.

THE HIGHLIGHTS

7.5% cap rate with \$566,117 in-place NOI on a \$7,550,000 price, offering immediate, stable cash flow in today's market.

87% leased to established, credit-quality tenants including Zayo, Bartlett Roofing, Giltner Logistics, and Accel Therapies, all on NNN leases with 3% annual increases.

Currently 5,625 SF (13%) of vacant space. Bartlett Homes & Roofing (17,404 SF or 40.3% rentable area) has a lease expiration of 08/31/27 and has indicated an intent to vacate at expiration, creating a significant future occupancy opportunity for an owner-user or lease-up opportunity for a value-add investor.

Prime West Boise location along a highly active corridor with strong demographics, visibility, and proximity to major employers and retail.

Robust building infrastructure including a 645 kW Generac emergency generator (3-phase, 277/480V) and 2,500A main electrical service, supporting high-demand users and enhancing long-term operational reliability.



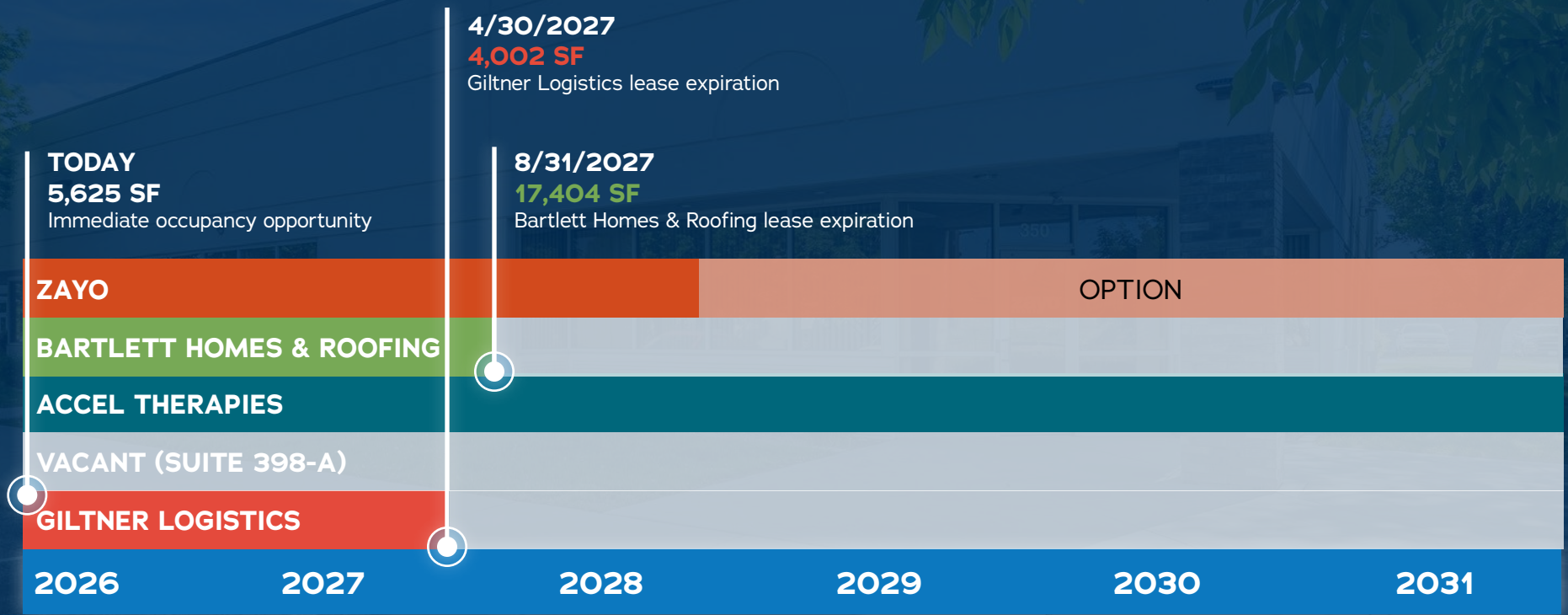


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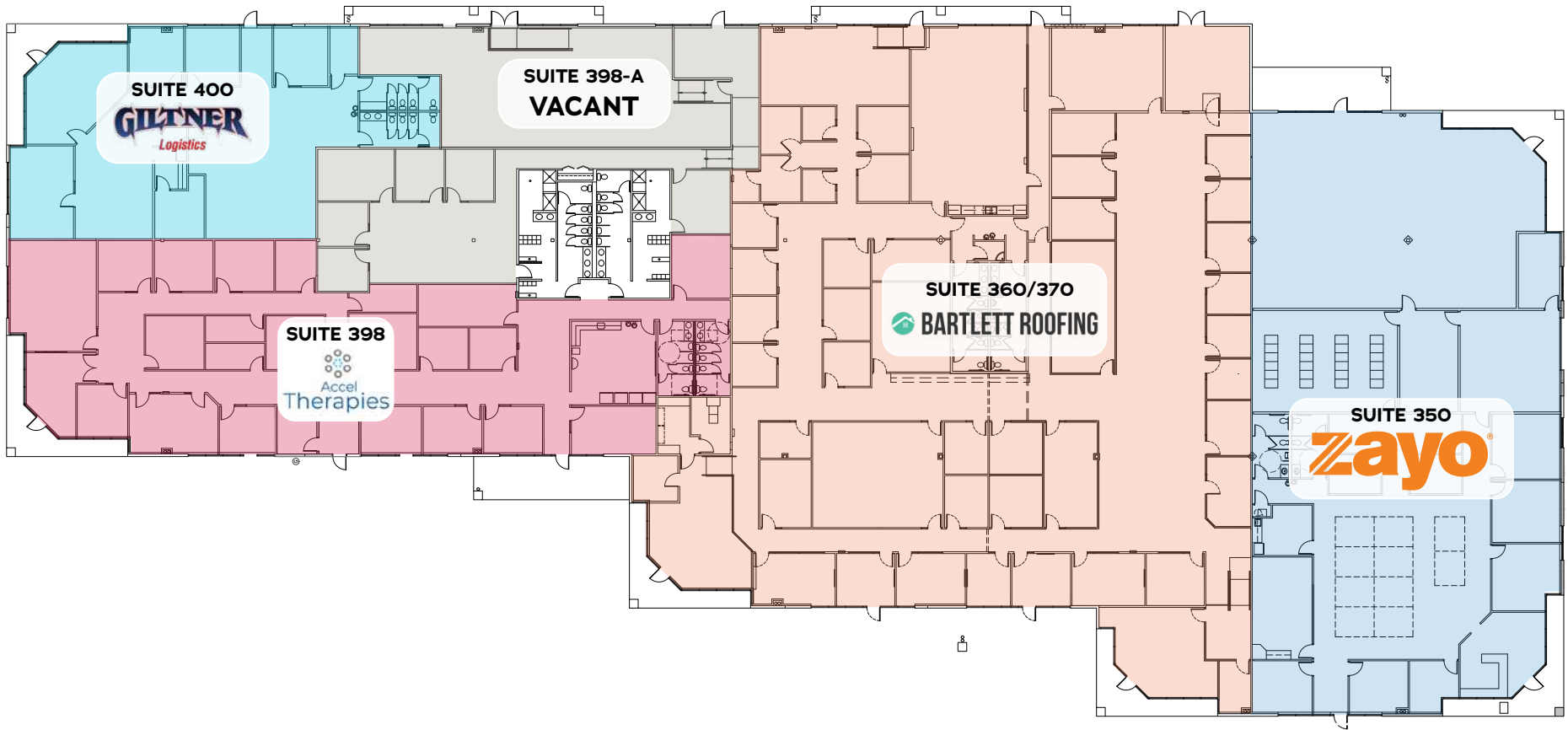
OCCUPANCY TIMELINE

Current vacancy and near-term lease expirations that may create additional occupancy opportunity for owner/users and value-add investors.

Cottonwood Plaza currently offers 5,625 SF of vacant space, with additional potential occupancy tied to Giltner Logistics' 04/30/27 lease expiration and Bartlett Homes & Roofing's 08/31/27 lease expiration.



FLOOR PLAN



SPACE	TENANT	SIZE
Suite 350	Zayo	9,651 SF
Suite 360/370	Bartlett Roofing	17,404 SF
Suite 398	Accel Therapies	6,460 SF
Suite 398-A	Vacant	5,625 SF
Suite 400	Giltner Logistics	4,002 SF

TENANT OVERVIEW



ZAYO - AMERICAN FIBER SYSTEMS, INC.

Zayo is a globally recognized leader in fiber infrastructure, network connectivity, and bandwidth solutions, serving thousands of enterprises, carriers, and data centers across North America, Europe, and beyond. The company's expansive network — spanning more than 148,000 route miles worldwide and connecting over 1,700 data centers — makes it one of the most critical and well-established players in the telecommunications and digital infrastructure industry.

GLOBAL
PRESENCE

HIGH CREDIT
TENANT

9,651 SF
OCCUPIED



BARTLETT ROOFING

Bartlett Roofing is a well-established, locally rooted roofing and restoration company headquartered in Boise, Idaho, with over 25 years of experience serving homeowners and businesses across Idaho, Utah, Washington, Georgia, and Montana. Recognized as an Inc. 5000 fastest-growing company and ranked among the Top 100 Roofing Contractors nationally, Bartlett has built a strong reputation for quality craftsmanship and customer service in the markets it serves.

NATIONAL
PRESENCE

17,404 SF
OCCUPIED

TENANT OVERVIEW



GILTNER LOGISTICS

Giltner Logistics is a well-respected, Idaho-based freight and supply chain solutions provider with over 40 years of experience serving shippers and carriers across the United States. Headquartered in Twin Falls, Idaho, the company offers a comprehensive suite of logistics services including truckload, LTL, intermodal, warehousing, heavy haul, international shipping, and freight management. Giltner has been recognized multiple times on the Inc. 5000 list of fastest-growing private companies in America and is considered one of the top logistics providers in the country.

NATIONAL
PRESENCE

4,002 SF
OCCUPIED

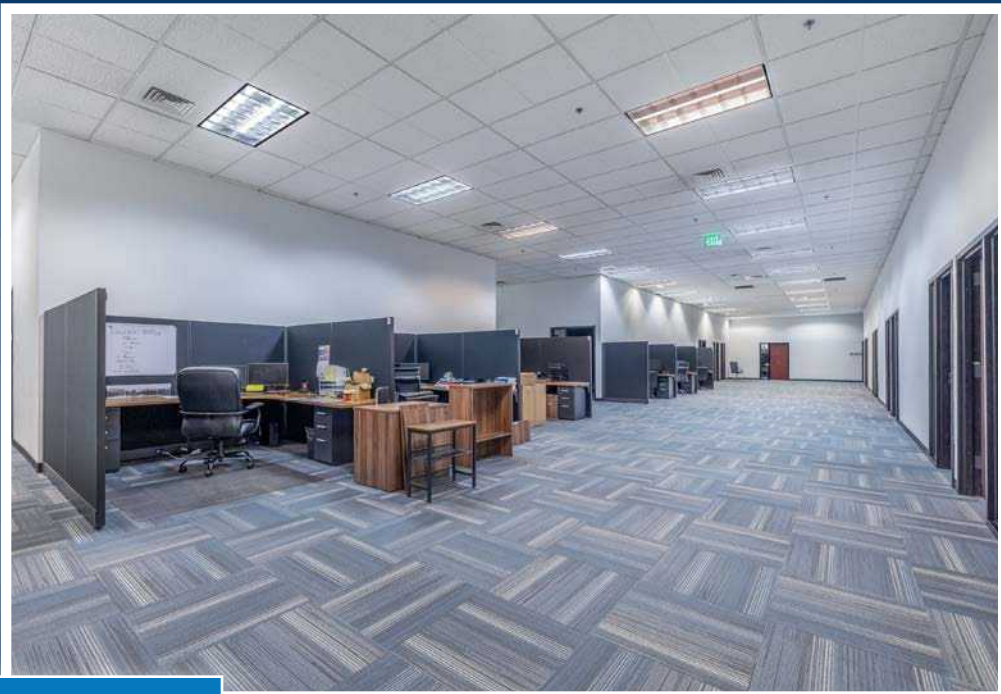


ACCEL THERAPIES

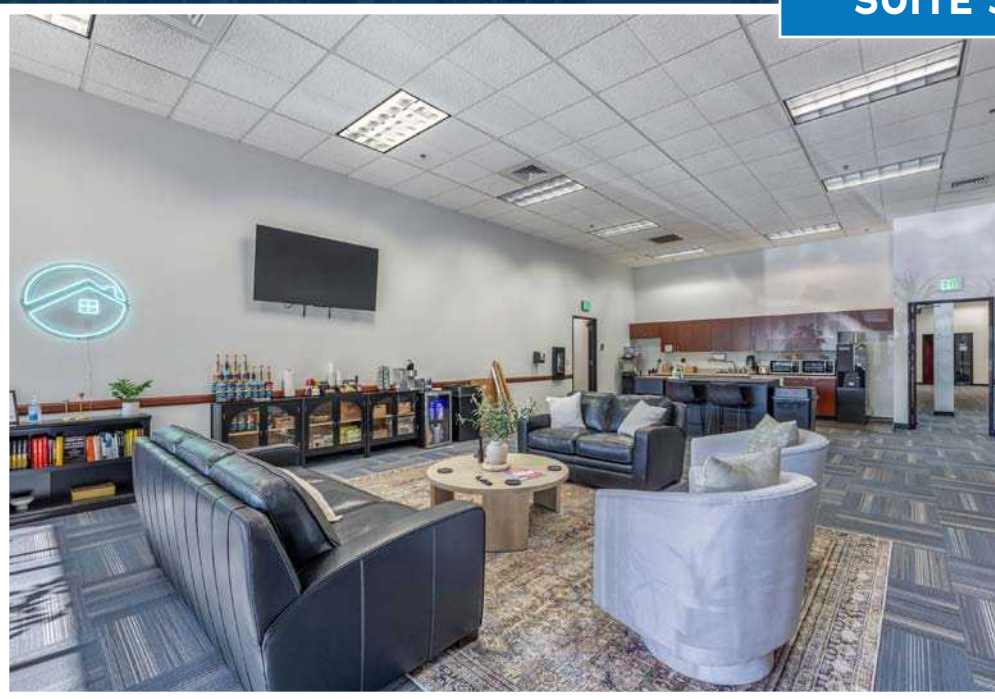
Accel Therapies is a trusted and growing provider of Applied Behavior Analysis (ABA) therapy for children with autism and other developmental needs, with nearly 20 years of experience serving families across California, Idaho, Nebraska, and Texas. The company delivers center-based, school-based, and home-based therapy programs designed to build communication, social, and life readiness skills through evidence-based, child-first methods.

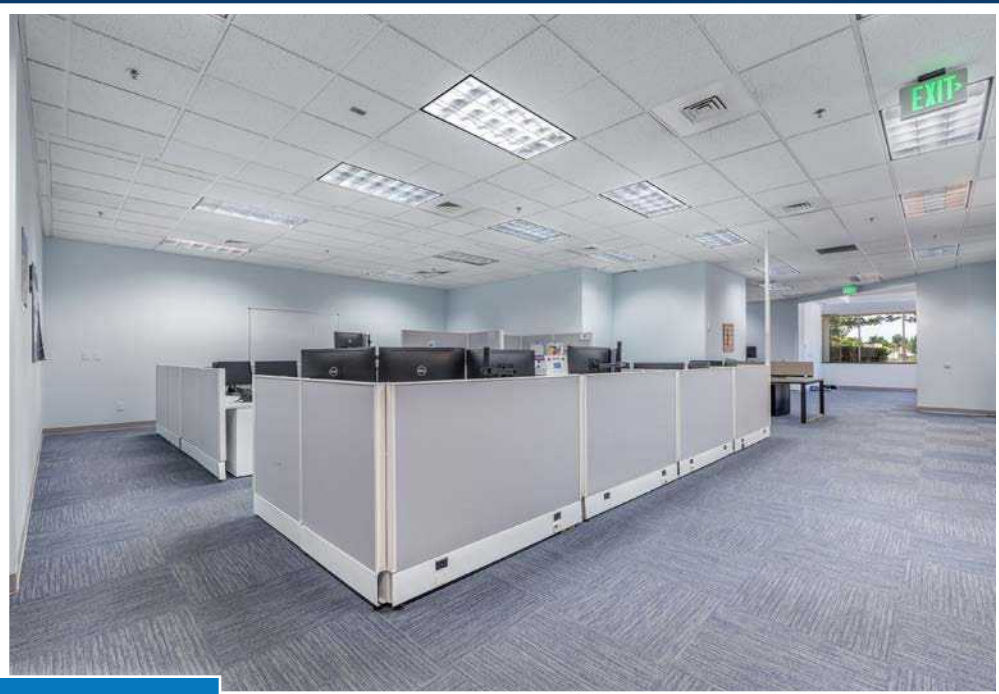
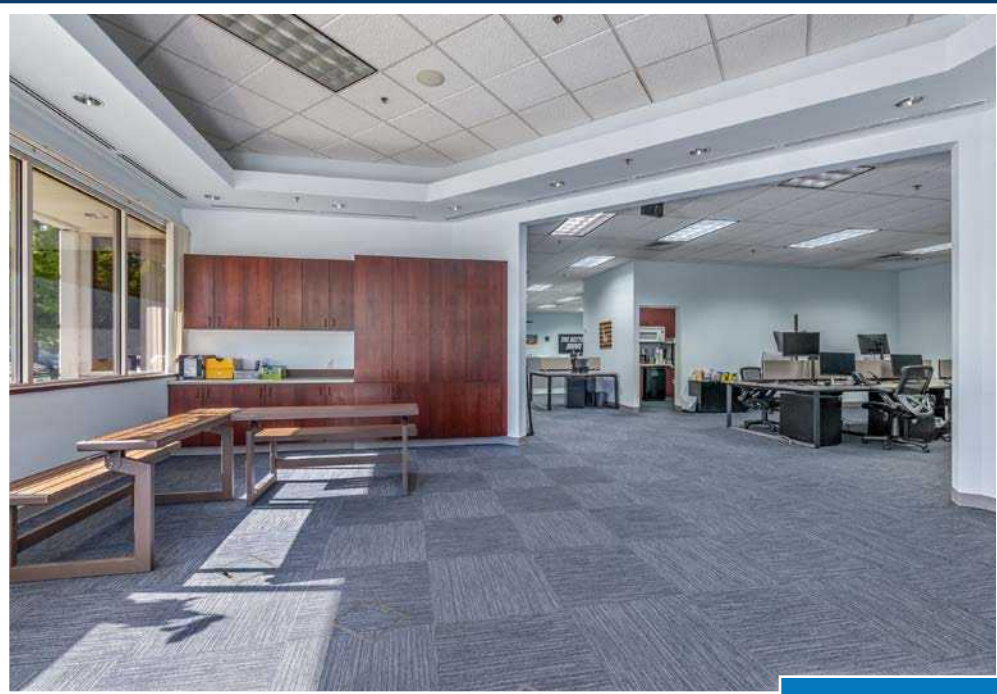
NATIONAL
PRESENCE

6,460 SF
OCCUPIED

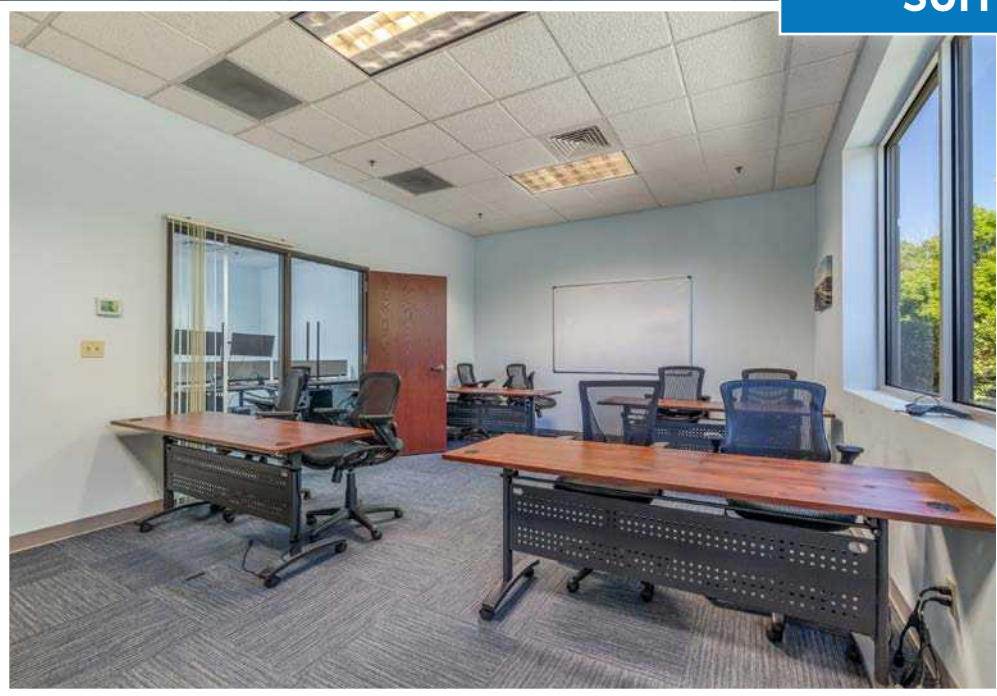


SUITE 360/370





SUITE 400



DOWNTOWN BOISE
12 MIN / 6 MILES

I-184
6 MIN / 1.7 MILES

NEW HORIZON ACADEMY

FUTURA



Sigler



W FRANKLIN RD

W EMERALD ST

HORIZON CREDIT UNION

SITE

N MITCHELL ST

freeform

GREAT WEST BOISE LOCATION

EXCEPTIONAL CONNECTIVITY



TOK
COMMERCIAL

1 MILE RADIUS

		
POPULATION 11,831 1 MI. RADIUS	HISTORIC ANN. GROWTH 1.5% 1 MI. RADIUS	AVG. HOUSEHOLD INC. \$91,000 1 MI. RADIUS

3 MILE RADIUS

		
POPULATION 99,089 3 MI. RADIUS	HISTORIC ANN. GROWTH 1.3% 3 MI. RADIUS	AVG. HOUSEHOLD INC. \$101,163 3 MI. RADIUS

5 MILE RADIUS

		
POPULATION 270,734 5 MI. RADIUS	HISTORIC ANN. GROWTH 1.8% 5 MI. RADIUS	AVG. HOUSEHOLD INC. \$110,549 5 MI. RADIUS

[12] COTTONWOOD PLAZA

TOKCOMMERCIAL.COM

UPDATED: 5.12.2026

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ZONING INFORMATION

I-1 (INDUSTRIAL: LIGHT)

I-1 (Industrial: Light) zoning in Boise, Idaho is the city's designation for lower-impact industrial uses that can coexist near commercial and residential areas with proper design standards. It is intended to accommodate light manufacturing, assembly, fabrication, and technology-related land uses that may require significant transportation services but that typically do not operate during nighttime hours, and are generally compatible with nearby commercial and residential areas when accompanied by substantial buffering, screening, and standards designed to mitigate impacts.

In terms of dimensional standards, there are no minimum lot area, lot width, or street frontage requirements. Setbacks include a 20-foot front yard minimum, a 15-foot street side minimum, and zero-foot interior side and rear yard minimums. Building height is capped at 55 feet.

For streetscape design, each frontage on a local street must include a detached sidewalk at least five feet wide, separated from the curb by eight to ten feet to accommodate a landscape buffer and street trees. Frontages on collector or arterial streets require a wider detached sidewalk of at least ten feet with the same curb separation.

On the environmental and operational side, no uses that generate, use, treat, store, or dispose of hazardous substances are permitted, and all operations creating odor, dust, smoke, fumes, noise, vibrations, or other emissions must be reasonably mitigated to protect the health, safety, and general welfare of surrounding land uses.

Overall, I-1 is designed to strike a balance — allowing productive industrial and manufacturing activity while keeping impacts manageable enough to sit alongside commercial corridors and neighborhoods. For the most precise and current standards, it's always best to consult Boise's official zoning code

**Light
manufacturing &
assembly allowed**

**Daytime
operations, low
nuisance**

**Flexible zero
interior setbacks**

LEARN MORE



BOISE, IDAHO

AREA OVERVIEW

The Boise Valley is home to Idaho's capitol and serves as the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 845,864. Experts estimate the MSA population will exceed 1,075,000 by 2050.

Although Idaho is world famous for its agriculture, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in the valley, including Micron Technology, Hewlett Packard, Amazon, Albertsons, J.R. Simplot Company, MotivePower, Materne, LambWeston, and many others.

Forbes consistently ranks the Boise Valley as one of the top places in the country to not only do business, but also for raising a family, entertainment, recreation and its high quality of life.



#3

BEST PERFORMING CITY
*Milken Institute



845,864

POPULATION



\$128,006

AVERAGE HOUSEHOLD
INCOME



3.6%

UNEMPLOYMENT
RATE

MARKET SNAPSHOT

THROUGH DECEMBER 2025



ANNUAL



QUARTERLY

383,000 SQ. FEET
NET ABSORPTION



ANNUAL



QUARTERLY

9.8%
MULTITENANT VACANCY



ANNUAL

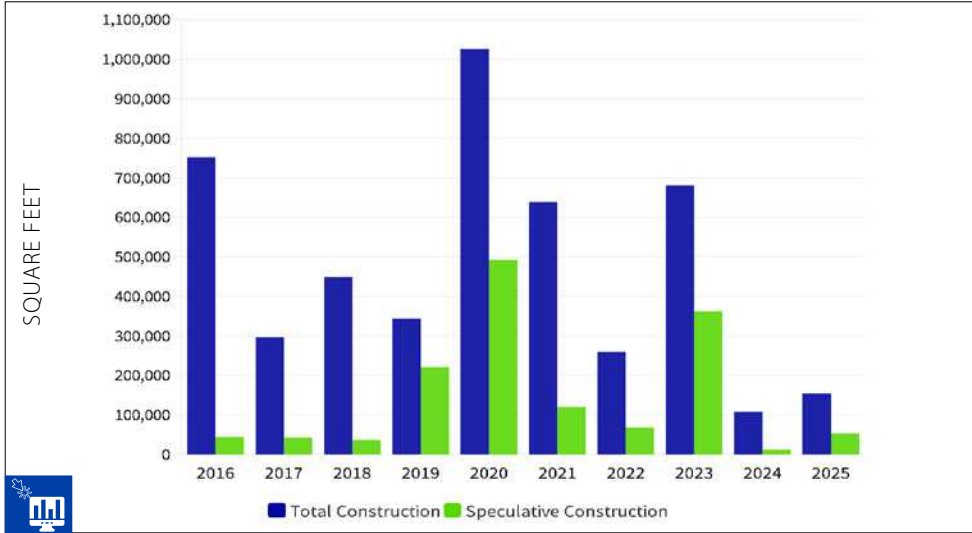


QUARTERLY

\$22.00
AVERAGE FLSV LEASE RATE (ANNUALLY)

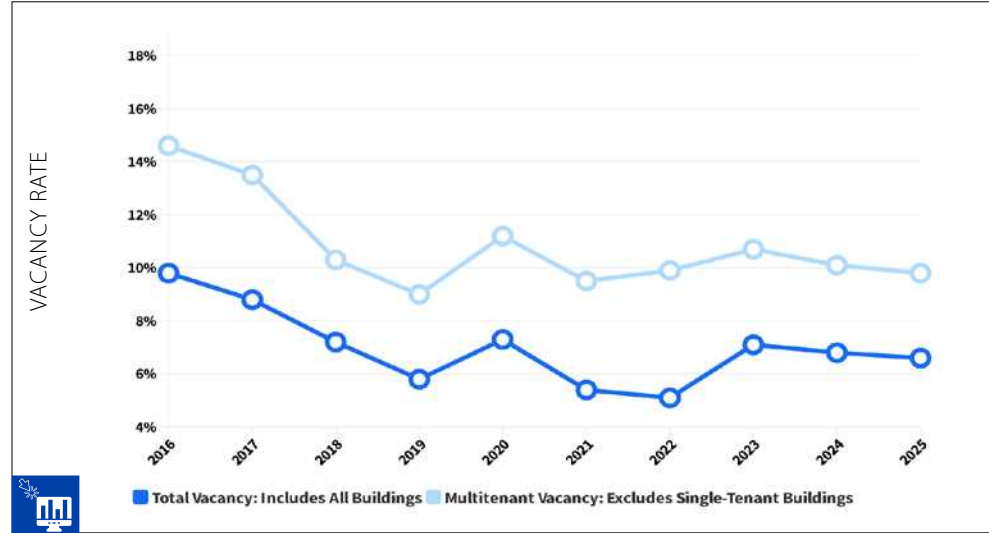
CONSTRUCTION TRENDS

154,000 SQUARE FEET of new construction DELIVERED in 2025.
34% of the total construction was SPECULATIVE SPACE, totaling 53,000 SQUARE FEET.



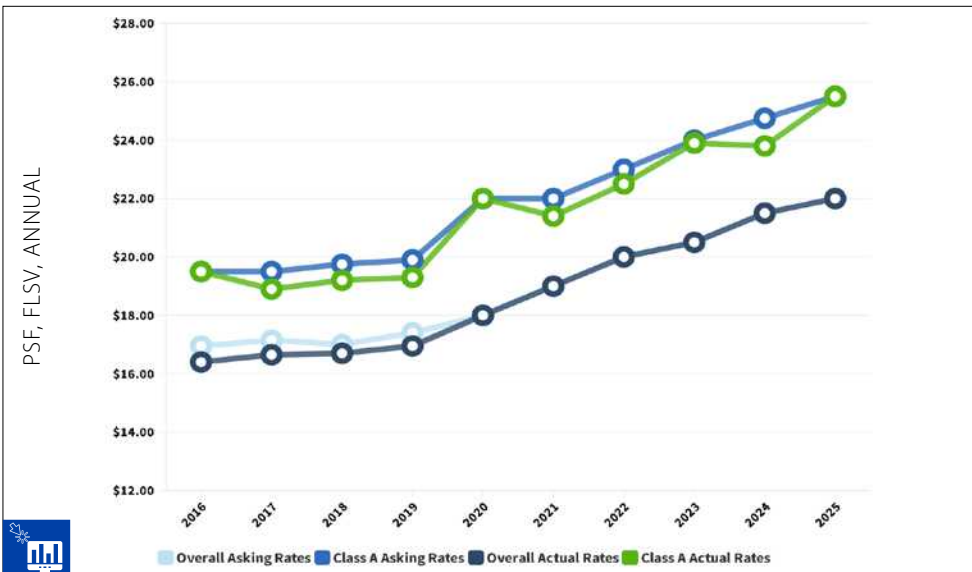
VACANCY TRENDS

TOTAL VACANCY decreased from 6.8% in 2024 to 6.6% at the end of 2025.
Vacancy in MULTITENANT BUILDINGS decreased from 10.1% to 9.8% over the past 12 months.



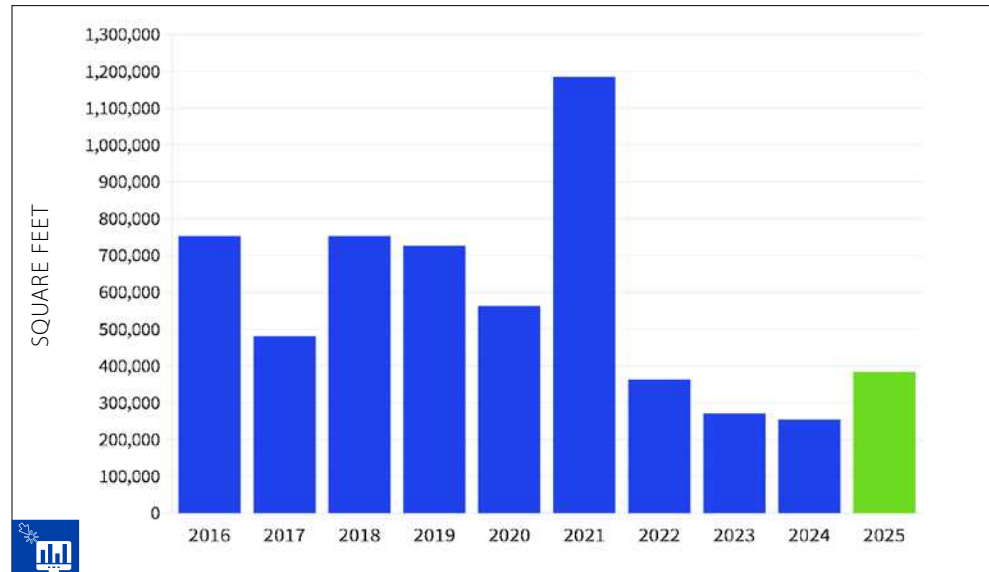
LEASE RATES TRENDS

CLASS A LEASE RATES are at or above \$23.00 per square foot in ALL SUBMARKETS.
Overall and Class A rates hit RECORD HIGHS OF \$22.00 & \$25.50 per square foot, respectively.



NET ABSORPTION

NET ABSORPTION was UP 50% from 2024 totaling 383,000 SQUARE FEET.
DOWNTOWN BOISE net absorption INCREASED 32% year over year.



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