

7911 W USTICK ROAD

OFFICE SPACE FOR SALE BOISE | IDAHO 83704

**\$190 PER SF | BASED ON 1ST & 2ND FLOOR SF ONLY,
EXCLUDING 1,488 SF OF FINISHED BASEMENT**

JOHN STEVENS

208.947.0814

john@tokcommercial.com

Two-story office

Large monument sign on Ustick Rd

Easy access to major roads and amenities

Ample on-site parking

2nd floor leased through 11/30/2027 at \$1,862/mo NNN

Tenant is Renaissanceranch.net

Ground can be vacant at close of escrow (approx 2,170 SF)

Finished basement with restroom & shower
(approx 1,488 SF)

PRICE REDUCED!

SALE PRICE: \$825,000

SUBMARKET: Boise

BLDG TYPE: Class B Office

BLDG SIZE: 5,828 SF

LOT SIZE: 0.48 Acres

PROPERTY TAX 2024: \$7,692

YEAR BUILT: 1996

ZONING: MX-1

CONTACT



HIGHLIGHTS



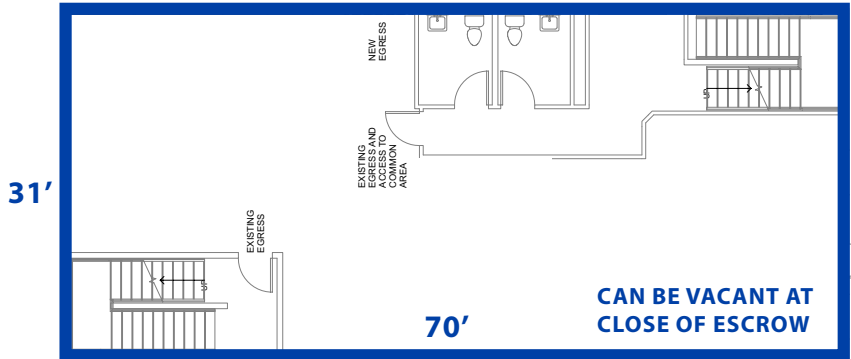
DETAILS



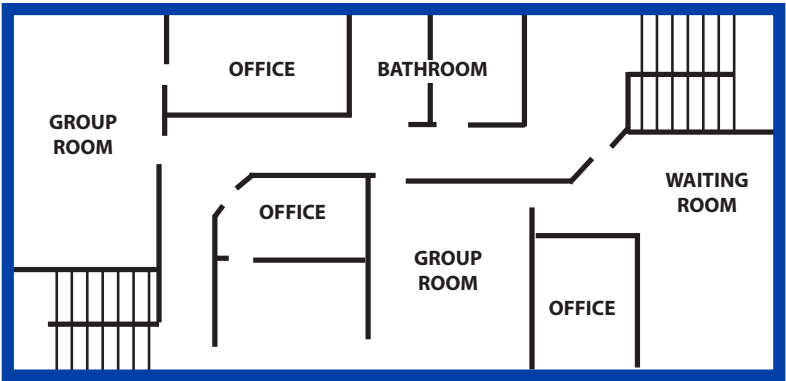
SITE & FLOOR PLAN



ELEVATION

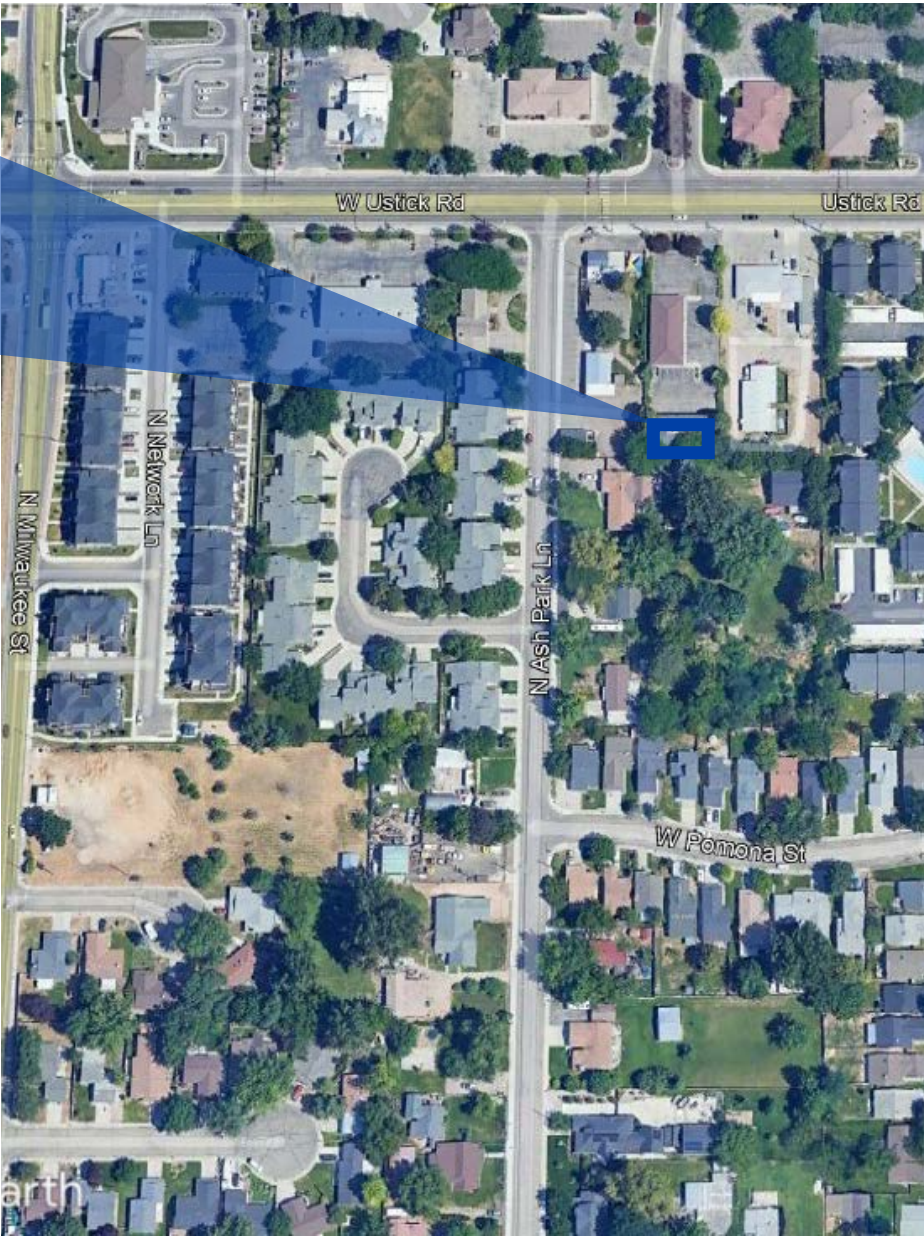


FIRST FLOOR



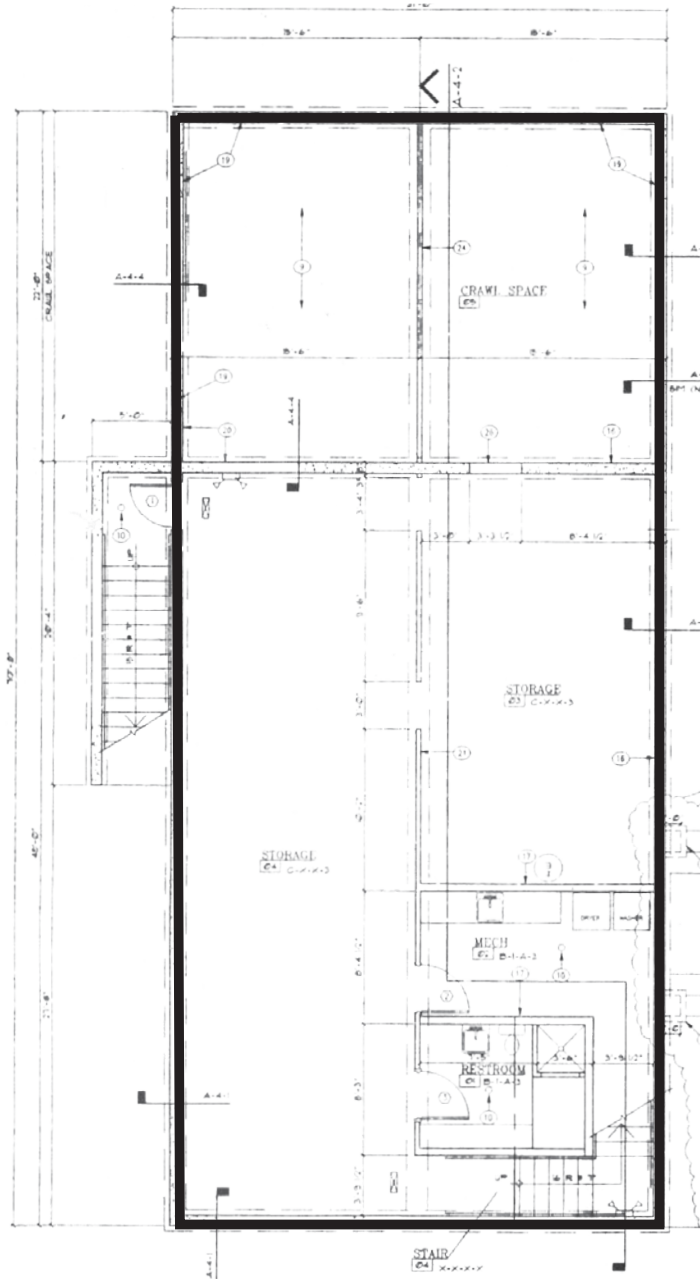
SECOND FLOOR

2ND FLOOR LEASED THROUGH 11/30/2027 | \$1,862.58/MO

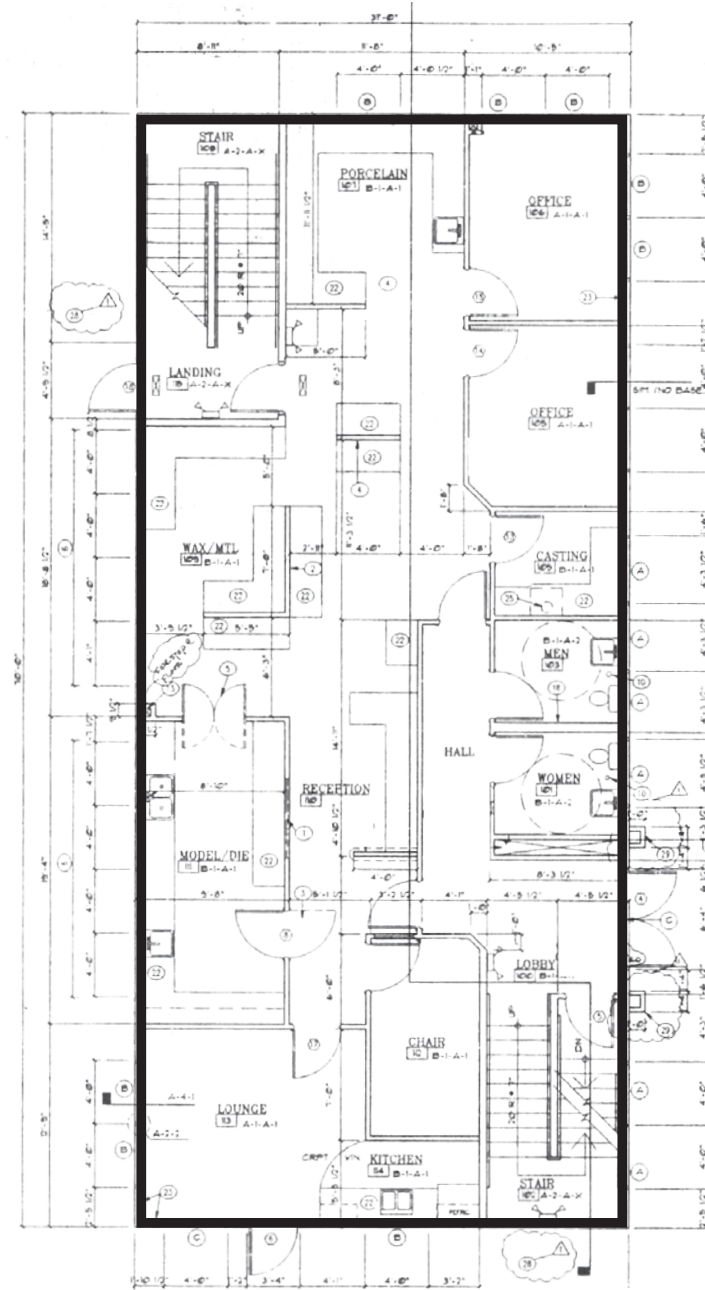


FLOOR PLAN

BASEMENT FLOOR PLAN



ORIGINAL 1ST FLOOR PLAN





GROUND FLOOR



GROUND FLOOR

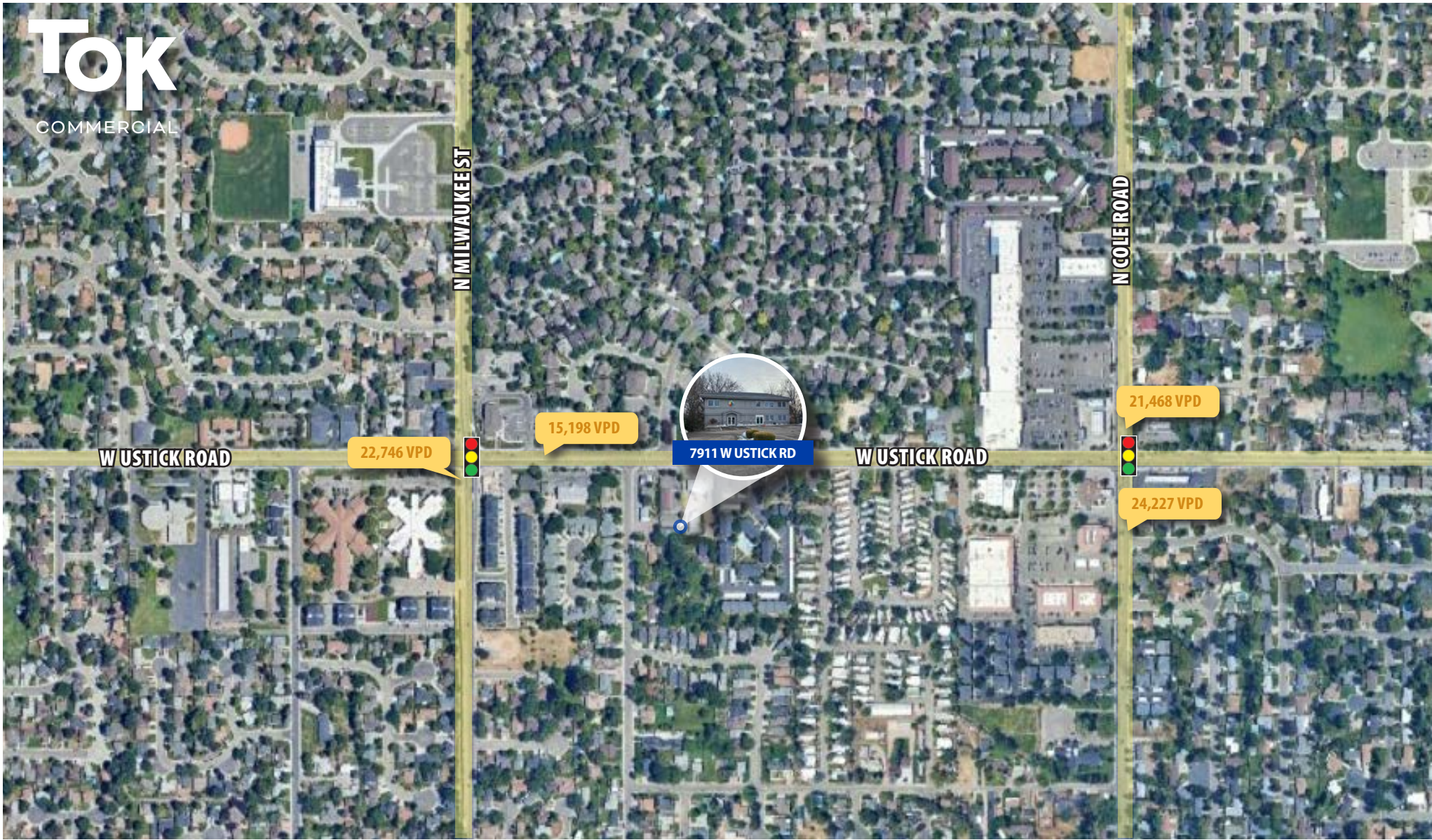


2ND FLOOR



2ND FLOOR





1 MILE RADIUS



POPULATION

14,515

1 MI. RADIUS



EST. EMPLOYEES

3,912

1 MI. RADIUS



AVG. HOUSEHOLD INC.

\$78,183

1 MI. RADIUS

3 MILE RADIUS



POPULATION

113,850

3 MI. RADIUS



EST. EMPLOYEES

50,981

3 MI. RADIUS



AVG. HOUSEHOLD INC.

\$76,604

3 MI. RADIUS

5 MILE RADIUS



POPULATION

234,447

5 MI. RADIUS



EST. EMPLOYEES

127,278

5 MI. RADIUS

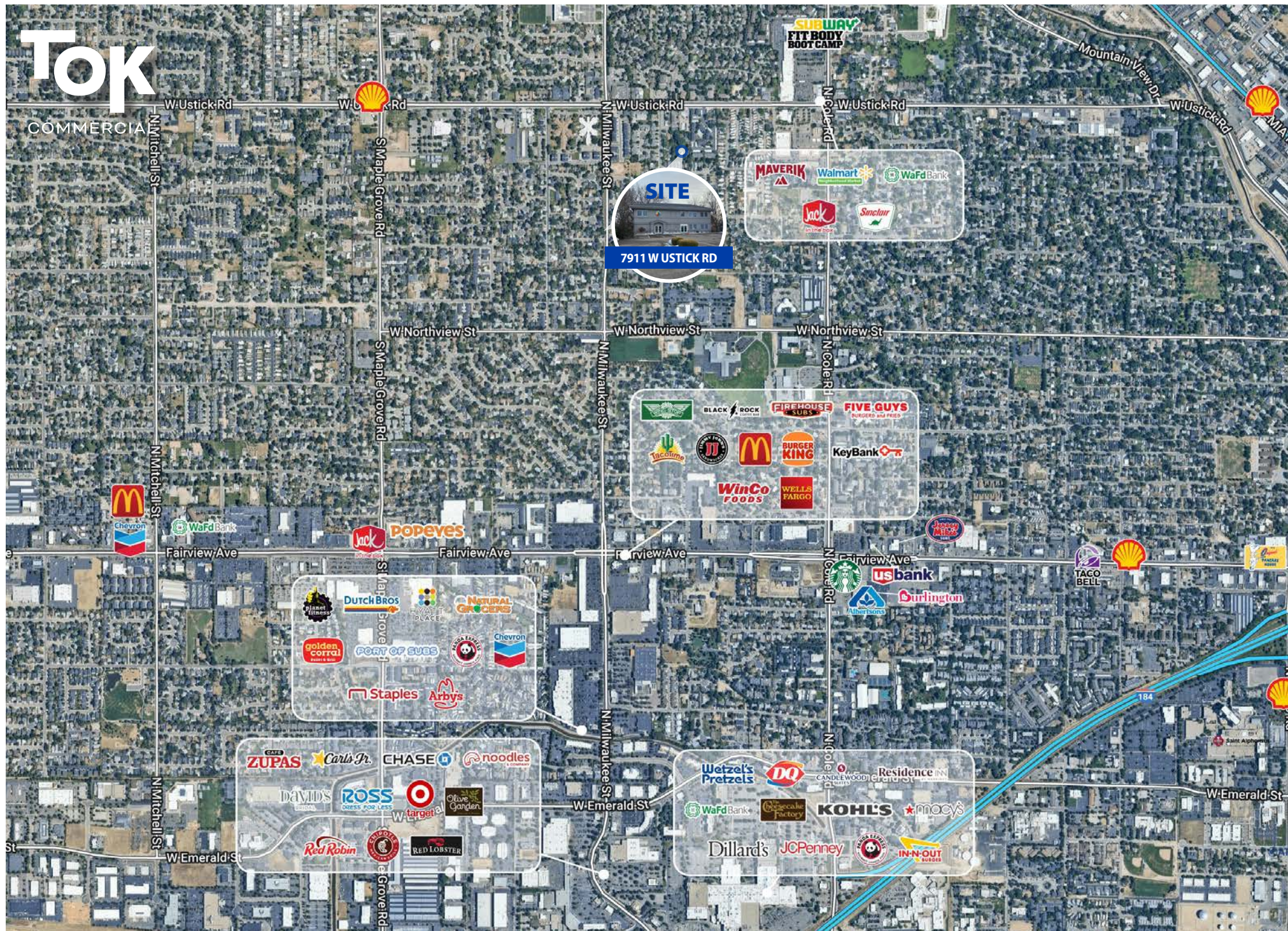


AVG. HOUSEHOLD INC.

\$83,507

5 MI. RADIUS

TOK



UPDATED: 7.7.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM