405

W Myrtle St

BOISE, ID 83702

FOR SALE
$1,500,000

3,316 SF
OFFICE

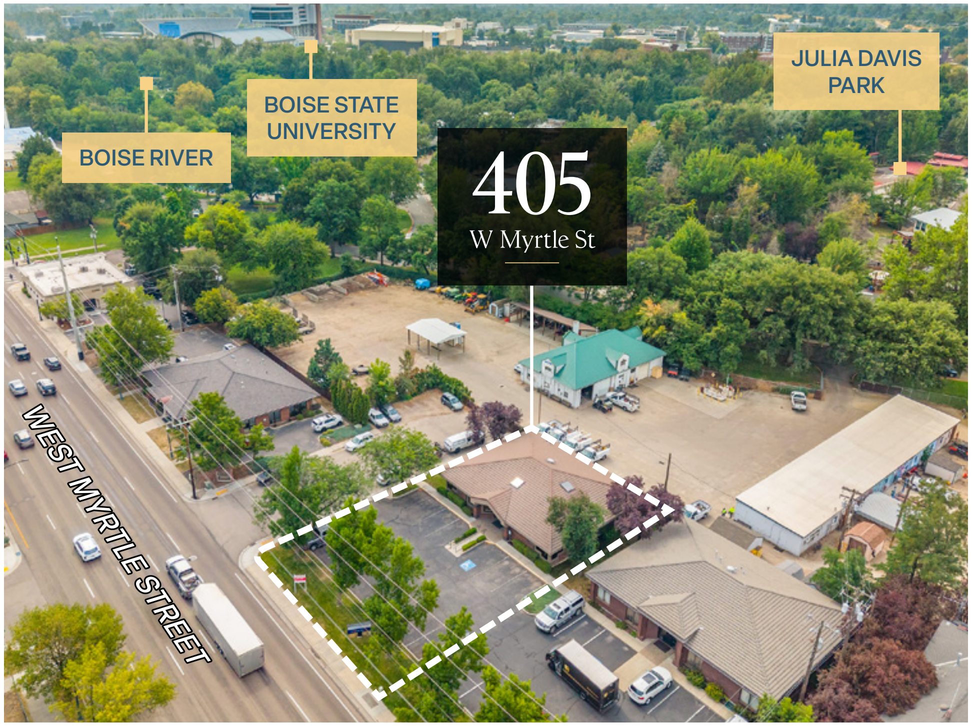
EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

» Downtown property on Myrtle with great visibility and on-site parking.

» Designed with clear span to allow for many different configurations.

» Set up for multi-tenant or single user occupancy.



LOCATION HIGHLIGHTS

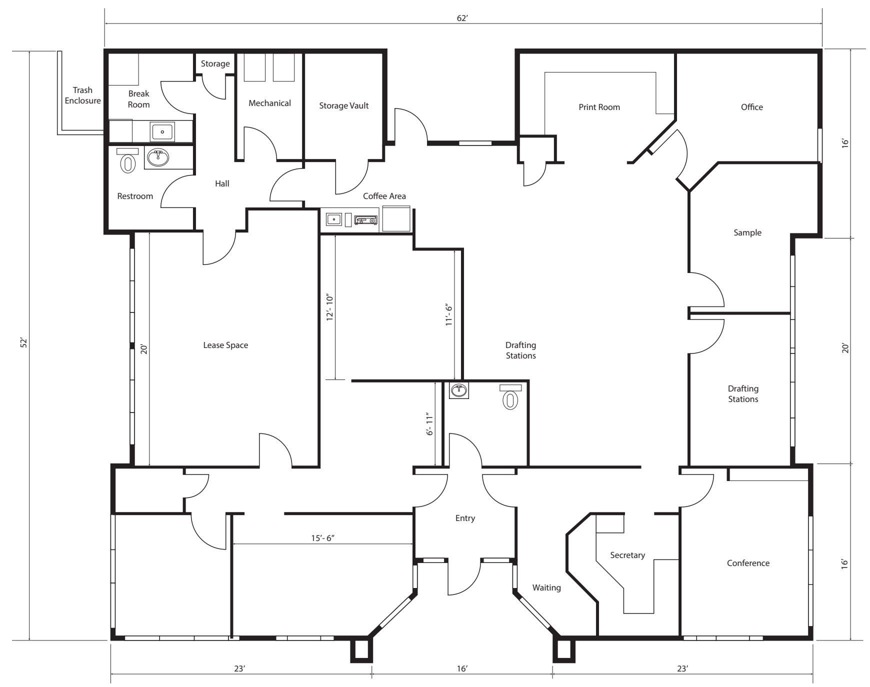
- Prime Downtown Boise Location
- Monument sign on Myrtle in Downtown Boise
- Convenient access to the Boise River Greenbelt and BSU
- Surrounded by Downtown dining, retail and entertainment
- Close proximity to the Ada Country Courthouse and Idaho State Capitol
- Near Boise's cultural and recreational amenities
- Excellent connectivity via Myrtle Street, Front Street and Capitol Boulevard
- Convenient access throughout Downtown Boise and the greater Treasure Valley

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

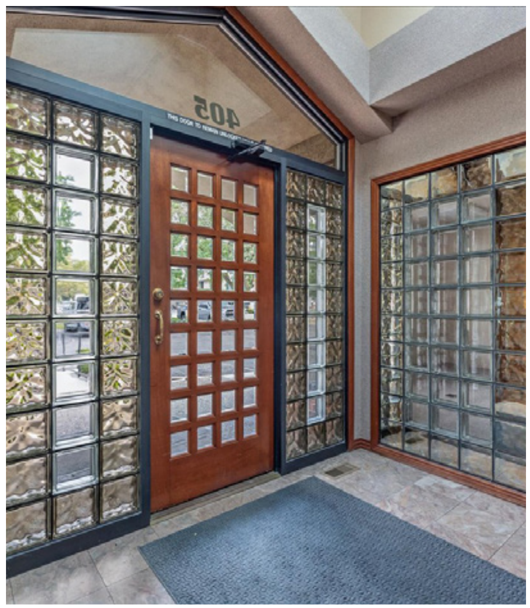
Address	405 W Myrtle St, Boise, ID 83702
Market/Submarket	Boise/Downtown Boise
Square Footage	3,316 SF
Lot Size	0.26 AC
Year Built	1989
Price	$1,500,000
Zoning	MX-5

The City of Boise's MX-5 (Mixed Use Dowtown) zoning provides significant flexibility, allowing for a variety of retail and office configurations with no height restrictions. This adaptability minimizes permitting hurdles for diverse business models and future re-purposing, appealing to a broad range of potential tenants and owner-operators.



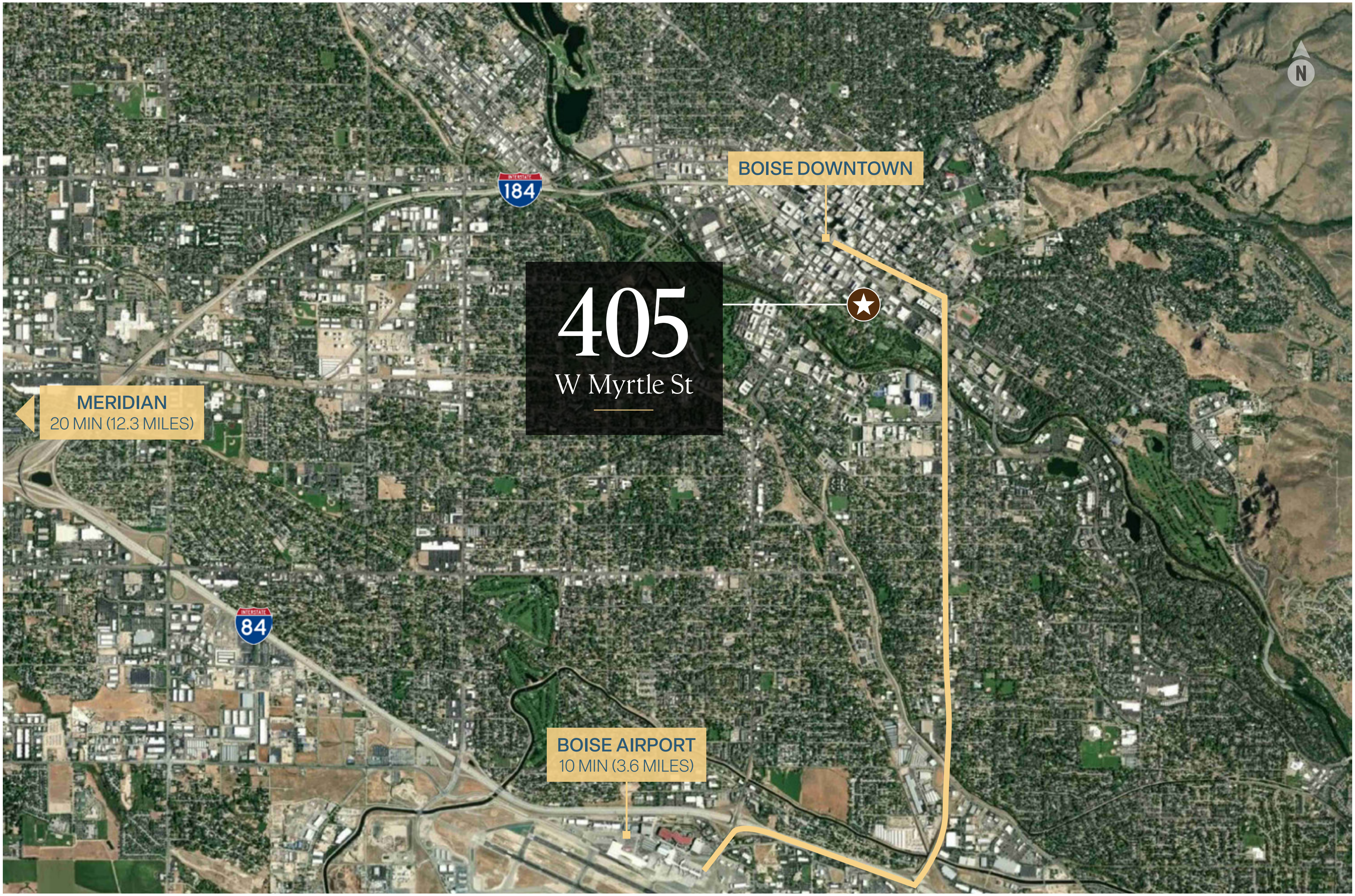
DOWNTOWN PROXIMITY

INTERIOR PHOTO GALLERY



Outdoor Patio

AERIAL MAP



BOISE DOWNTOWN
405
W Myrtle St
MERIDIAN
20 MIN (12.3 MILES)
184
84
BOISE AIRPORT
10 MIN (3.6 MILES)
N

BOISE IS NOW A TECH HUB

Boise has become a hub for tech acquisitions, with major companies like Equifax, Ericsson, and Waterloo purchasing local businesses Kount, Cradlepoint, and MetaGeek.

- Clearwater Analytics, a Boise-based company, has achieved a $4B market cap and gone public.
- The city is attracting significant investment, with companies like Intuit, Ericsson, and Equifax establishing a presence in Boise.
- Local startups like VisitPay and TSheets have been acquired by larger companies, with TSheets nearly doubling in size after its acquisition by QuickBooks.
- Boise-based companies like Black Sage Technologies and Cradlepoint have been acquired by private equity firms and international companies, solidifying the city's reputation as a tech hub.

Micron Technology Expansion

$50 Billion Investment: Micron is constructing a new semiconductor fabrication plant in Boise, the first new memory manufacturing fab in the U.S. in 20 years.

Job Creation

The expansion is expected to create over 17,000 new jobs, including 2,000 direct Micron jobs and 15,000 indirect jobs.

CHIPS Act Support

The project is supported by federal grants and state incentives, enhancing U.S. economic and national security.

MAJOR EMPLOYERS

IDAHO
IDAHO POWER
Micron
Albertsons
FredMeyer
WELLS FARGO
Blue Cross of Idaho
Simplot
hp
citi
Saint Alphonsus
St Luke's

POISED FOR GROWTH

Idaho's population grew 8.8% between 2020-2024 making it one of the fastest growing states in the U.S.

- U.S. Census Bureau

WHY BOISE...?

#2
In the U.S. for Economic Outlook
U.S. News & World Report

#1
In the Nation for Economic Momentum
State Policy Reports

#1
In the Country for Quality of Life (Idaho)
U.S. News & World Report

#1
With AAA Credit Rating From Fitch – 2nd Year in a Row
Fitch Ratings

TOP 10
Of the Tax Foundation's Business Tax Climate Index
Tax Foundation's Business Tax Climate Index

7
Universities & Liberal Arts Colleges in the Boise MSA

61%
Growth of the Number of High-Tech Companies in Idaho Over the Past Decade
East Idaho News

5.9%
Real GDP Growth in Idaho During 2Q
Highest Among All U.S. States

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