

### For Sale - User Report

Listings added in the last 30 days have been highlighted.

#### 1 1000 Centennial Spur



1000 S. Centennial Spur - Jerome, ID

Submarket: Twin Falls - TF

Industrial - User

Subtype: Whse/Dist.

Zoning:

Ceiling Height: 22' - 22'

Dock Doors: 4 Rail

Grade Doors: 3 Yard X

Sale Price: \$1,295,000.00

\$175.05 psf

Cap Rate:

Occupied: 100%

Size: 7,398 SF

Lot: 5.6 acres

Quality Rating: Class C

Year Built:

Comments: Fenced yard. 3 grade doors. Land can be purchased separately.

Dan Minnaert

Thornton Oliver Keller  
(208) 947-0845

Devin Pierce

(208) 947-0850

#### 2 1005 Commercial Way



1005 Commercial Way - Caldwell, ID

Submarket: Caldwell

Industrial - User

Subtype: Whse/Dist.

Zoning:

Ceiling Height: 20' - 20'

Dock Doors: 4 Rail

Grade Doors: Yes Yard X

Sale Price: \$800,000.00

\$142.86 psf

Cap Rate:

Occupied: 0%

Size: 5,600 SF

Lot: 3.2 acres

Quality Rating: Class C

Year Built: 1976

Comments: Includes 2,500 SF of refrigeration equipment.

Chris Pearson

Thornton Oliver Keller  
(208) 947-0859

#### 3 1005 Orchard



1005 S. Orchard Street - Boise, ID

Submarket: Central

Office - User

Subtype: Low Rise

Zoning: L-OD

Sale Price: \$1,500,000.00

\$93.75 psf

Cap Rate:

Occupied: 0%

Size: 16,000 SF

Lot: 1.23 acres

Quality Rating: Class B

Year Built: 1999

Comments: Available with 60 days notice.

Nick Schuitemaker

Thornton Oliver Keller  
(208) 947-0802

Mike Greene

(208) 947-0835

Peter Oliver

(208) 947-0816

#### 4 118 1st St



118 E. 1st Street - Idaho Falls, ID

Submarket: North - IF

Retail - User

Subtype: Single Tenant

Zoning: R-2

Sale Price: \$425,000.00

\$106.25 psf

Cap Rate:

Occupied: 0%

Size: 4,000 SF

Lot: 0.8336 acres

Quality Rating: Class C

Year Built: 1945

Comments:

Brent Wilson

Thornton Oliver Keller  
(208) 227-8148

Brian Wilson

(208) 227-8148

Tammie Whyte

(208) 227-8148

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5 1200 Garrity



1200 Garrity Blvd. - Nampa, ID  
Submarket: Idaho Center  
Office - User  
Subtype: Low Rise  
Zoning: G-C

**Sale Price:** \$1,700,000.00      \$160.38 psf  
**Cap Rate:**      **Occupied:** 0%  
**Size:** 10,600 SF      **Lot:** 1.47 acres  
**Quality Rating:** Class B  
**Year Built:** 1996  
**Comments:** Includes 1,618 SF basement.

Al Marino  
Thornton Oliver Keller  
(208) 947-0811  
Karena Gilbert  
(208) 947-0853

6 12th Avenue Place - Office



TBD W. Georgia Street - Nampa, ID  
Submarket: South Nampa  
Office - User  
Subtype: Low Rise  
Zoning:

**Sale Price:** Contact Agent  
**Cap Rate:**      **Occupied:** 0%  
**Size:** 4,500 SF      **Lot:** 1.412 acres  
**Quality Rating:** Class B  
**Year Built:**  
**Comments:** Build-to-suit.

Peter Oliver  
Thornton Oliver Keller  
(208) 947-0816  
Mike Greene  
(208) 947-0835  
Nick Schuitemaker  
(208) 947-0802

7 12th Avenue Place - Office



220 W. Georgia Street - Nampa, ID  
Submarket: South Nampa  
Office - User  
Subtype: Low Rise  
Zoning:

**Sale Price:** \$480,000.00      \$93.75 psf  
**Cap Rate:**      **Occupied:** 0%  
**Size:** 5,120 SF      **Lot:** 0.394 acres  
**Quality Rating:** Class B  
**Year Built:** 2006  
**Comments:**

Peter Oliver  
Thornton Oliver Keller  
(208) 947-0816  
Mike Greene  
(208) 947-0835  
Nick Schuitemaker  
(208) 947-0802

8 12th Avenue Place - Office



270 W. Georgia Street - Nampa, ID  
Submarket: South Nampa  
Office - User  
Subtype: Low Rise  
Zoning:

**Sale Price:** \$495,000.00      \$96.68 psf  
**Cap Rate:**      **Occupied:** 0%  
**Size:** 5,120 SF      **Lot:**  
**Quality Rating:** Class B  
**Year Built:** 2006  
**Comments:**

Peter Oliver  
Thornton Oliver Keller  
(208) 947-0816  
Mike Greene  
(208) 947-0835  
Nick Schuitemaker  
(208) 947-0802

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**9 12th Avenue Place - Office**



TBD W. Georgia Street - Nampa, ID  
 Submarket: South Nampa  
 Office - User  
 Subtype: Low Rise  
 Zoning:

**Sale Price:** Contact Agent  
**Cap Rate:**  
**Size:** 4,500 SF  
**Quality Rating:** Class B  
**Year Built:**  
**Comments:** *Build-to-suit.*

**Occupied:** 0%  
**Lot:** 1.412 acres

Peter Oliver  
 Thornton Oliver Keller  
 (208) 947-0816  
 Mike Greene  
 (208) 947-0835  
 Nick Schuitemaker  
 (208) 947-0802

**10 12th Avenue Place - Office**



TBD W. Georgia Street - Nampa, ID  
 Submarket: South Nampa  
 Office - User  
 Subtype: Low Rise  
 Zoning:

**Sale Price:** Contact Agent  
**Cap Rate:**  
**Size:** 4,500 SF  
**Quality Rating:** Class B  
**Year Built:**  
**Comments:** *Build-to-suit.*

**Occupied:** 0%  
**Lot:** 1.412 acres

Peter Oliver  
 Thornton Oliver Keller  
 (208) 947-0816  
 Mike Greene  
 (208) 947-0835  
 Nick Schuitemaker  
 (208) 947-0802

**11 1321-1323 Main Street**



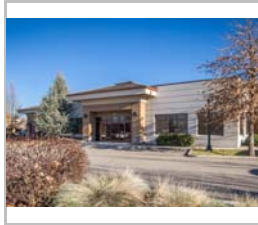
1321-1323 N. Main Street - Meridian, ID  
 Submarket: Meridian  
 Office/Ret - User/Investment *INDER CONTRACT.*  
 Subtype: Single Tenant  
 Zoning: C-C

**Sale Price:** \$479,000.00  
**Cap Rate:**  
**Size:** 4,086 SF  
**Quality Rating:** Class C  
**Year Built:** 1937  
**Comments:** *Two buildings.*

\$117.23 psf  
**Occupied:** 39%  
**Lot:** 0.64 acres  
**Year Renovated:** 2001

Brianna Miller  
 Thornton Oliver Keller  
 (208) 947-5519

**12 1396 Iron Eagle Drive**



1396 E. Iron Eagle Drive - Eagle, ID  
 Submarket: Eagle  
 Industrial - User/Investment  
 Subtype: Flex  
 Zoning: M-U  
 Ceiling Height: 16' - 16'  
 Dock Doors: Yes Rail  
 Grade Doors: 1 Yard

**Sale Price:** \$2,935,000.00  
**Cap Rate:**  
**Size:** 21,744 SF  
**Quality Rating:** Class A  
**Year Built:** 2002  
**Comments:**

\$134.98 psf  
**Occupied:** 74%  
**Lot:** 1.88 acres

Chris Pearson  
 Thornton Oliver Keller  
 (208) 947-0859

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13 141 Main Street



141 N. Main Street - Pocatello, ID  
Submarket: Pocatello - IF  
Office/Ret - User  
Subtype: ST Mid Box  
Zoning:

**Sale Price:** \$250,000.00      \$11.11 psf  
**Cap Rate:**      **Occupied:** 0%  
**Size:** 22,500 SF      **Lot:**  
**Quality Rating:** Class C  
**Year Built:**  
**Comments:** One grade door.

Brent Wilson  
Thornton Oliver Keller  
(208) 227-8148  
Brian Wilson  
(208) 227-8148  
Tammie Whyte  
(208) 227-8148

14 1410 Etheridge



1410 N. Etheridge Lane - Boise, ID  
Submarket: West  
Office - User  
Subtype: Low Rise  
Zoning: R-1B

**Sale Price:** \$768,000.00      \$122.92 psf  
**Cap Rate:**      **Occupied:** 0%  
**Size:** 6,248 SF      **Lot:** 2.54 acres  
**Quality Rating:** Class C  
**Year Built:** 1985  
**Comments:** Includes 1.5 acres vacant land.

Karena Gilbert  
Thornton Oliver Keller  
(208) 947-0853  
Michael Ballantyne  
(208) 947-0831

15 1445 Commerce



1445 W. Commerce Avenue - Boise, ID  
Submarket: Airport  
Industrial - User  
Subtype: Whse/Dist.  
Zoning: M-1D  
Ceiling Height: 16' - 22'  
Dock Doors: 4      Rail      X  
Grade Doors: 3      Yard

**Sale Price:** \$8,500,000.00      \$68.30 psf  
**Cap Rate:**      **Occupied:** 0%  
**Size:** 124,446 SF      **Lot:** 8 acres  
**Quality Rating:** Class B  
**Year Built:** 1965      **Year Renovated:** 2006  
**Comments:**

Peter Oliver  
Thornton Oliver Keller  
(208) 947-0816  
Mike Greene  
(208) 947-0835

16 1545 Broadway



1545 W. Broadway - Idaho Falls, ID  
Submarket: West - IF  
Retail - User  
Subtype: ST Big Box  
Zoning:

**Sale Price:** \$2,800,000.00      \$32.61 psf  
**Cap Rate:**      **Occupied:** 0%  
**Size:** 85,860 SF      **Lot:** 7.914 acres  
**Quality Rating:** Class C  
**Year Built:**  
**Comments:** Former K-Mart.

Brent Wilson  
Thornton Oliver Keller  
(208) 227-8148  
Brian Wilson  
(208) 227-8148  
Tammie Whyte  
(208) 227-8148

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17 164 Maine Avenue



164 E. Maine Avenue - Nampa, ID  
Submarket: South Nampa  
Office/Ret - User  
Subtype: Single Tenant  
Zoning:

**Sale Price:** \$699,000.00      \$212.08 psf  
**Cap Rate:**      **Occupied:** 0%  
**Size:** 3,296 SF      **Lot:** 0.57 acres  
**Quality Rating:** Class B  
**Year Built:** 2004  
**Comments:** *Freestanding office/retail building. Former Bank.*

Brianna Miller  
Thornton Oliver Keller  
(208) 947-5519  
Bob Mitchell  
(208) 947-0836

18 1723 Horton



1723 S. Horton Street - Nampa, ID  
Submarket: South Nampa  
Office - User  
Subtype: Low Rise  
Zoning:

**Sale Price:** \$1,570,000.00      \$109.68 psf  
**Cap Rate:**      **Occupied:** 0%  
**Size:** 14,314 SF      **Lot:** 3.05 acres  
**Quality Rating:** Class B  
**Year Built:** 2006  
**Comments:** *Ideal for assisted living, day care or treatment center.*

Karena Gilbert  
Thornton Oliver Keller  
(208) 947-0853

19 1725 Pine



1725 W. Pine Avenue - Meridian, ID  
Submarket: Meridian  
Retail - User  
Subtype: Single Tenant  
Zoning: C-N

**Sale Price:** \$216,000.00      \$158.82 psf  
**Cap Rate:**      **Occupied:** 0%  
**Size:** 1,360 SF      **Lot:** 0.76 acres  
**Quality Rating:** Class C  
**Year Built:** 1958  
**Comments:** *AVAIL 7/15/2017 --*

Brianna Miller  
Thornton Oliver Keller  
(208) 947-5519

20 2026 17th Street



2026 E. 17th Street - Idaho Falls, ID  
Submarket: South - IF  
Retail - User  
Subtype: Single Tenant  
Zoning:

**Sale Price:** \$1,350,000.00      \$179.78 psf  
**Cap Rate:**      **Occupied:** 0%  
**Size:** 7,509 SF      **Lot:** 0.86 acres  
**Quality Rating:** Class B  
**Year Built:**      **Comments:** *Includes 2,464 SF basement.*

Brent Wilson  
Thornton Oliver Keller  
(208) 227-8148  
Brian Wilson  
(208) 227-8148  
Tammie Whyte  
(208) 227-8148

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21 211 9th Avenue



211 9th Avenue - Nampa, ID  
Submarket: South Nampa  
Industrial - User  
Subtype: Whse/Dist.  
Zoning:  
Ceiling Height: 14' - 14'  
Dock Doors: Rail  
Grade Doors: 2 Yard X

**Sale Price:** \$585,600.00 \$75.00 psf  
**Cap Rate:** **Occupied:** 0%  
**Size:** 7,808 SF **Lot:** 0.32 acres  
**Quality Rating:** Class C  
**Year Built:** 1947  
**Comments:**

Chris Pearson  
Thornton Oliver Keller  
(208) 947-0859

22 2125 Broadway



2125 W. Broadway Street - Idaho Falls, ID  
Submarket: West - IF  
Retail - User  
Subtype: Single Tenant  
Zoning: C-1

**Sale Price:** \$1,125,000.00 \$95.34 psf  
**Cap Rate:** **Occupied:** 0%  
**Size:** 11,800 SF **Lot:** 1.05 acres  
**Quality Rating:** Class B  
**Year Built:** 1999  
**Comments:**

Tammie Whyte  
Thornton Oliver Keller  
(208) 227-8148  
Brent Wilson  
(208) 227-8148  
Brian Wilson  
(208) 227-8148

23 224 17th Ave S

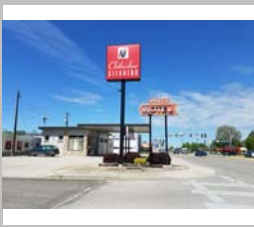


224 S. 17th Avenue - Nampa, ID  
Submarket: South Nampa  
Office - User  
Subtype: Low Rise  
Zoning: RMH

**Sale Price:** \$199,000.00 \$51.29 psf  
**Cap Rate:** **Occupied:** 0%  
**Size:** 3,880 SF **Lot:** 0.16 acres  
**Quality Rating:** Class C  
**Year Built:** 1925  
**Comments:** Church. Also includes 3,380 SF basement.

Holly Chetwood  
Thornton Oliver Keller  
(208) 947-0827  
Brianna Miller  
(208) 947-5519

24 2753 State Street



2753 W. State Street - Boise, ID  
Submarket: North  
Retail - User  
Subtype: Single Tenant  
Zoning: C-2D

**Sale Price:** \$140,000.00 \$94.09 psf  
**Cap Rate:** **Occupied:** 0%  
**Size:** 1,488 SF **Lot:** 0.16 acres  
**Quality Rating:** Class C  
**Year Built:** 1954  
**Comments:**

John Stevens  
Thornton Oliver Keller  
(208) 947-0814  
Holly Chetwood  
(208) 947-0827

For Sale - User Report

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25 3408 Chinden Blvd.



3408 Chinden Blvd. - Garden City, ID  
Submarket: North  
Retail - User *INDER CONTRACT.*  
Subtype: Single Tenant  
Zoning: C-1

Sale Price: \$585,000.00 \$87.40 psf  
Cap Rate: Occupied: 0%  
Size: 6,693 SF Lot: 0.343 acres  
Quality Rating: Class C  
Year Built: 1948 Year Renovated: 2005  
Comments: Move-in at Closing.

John Stevens  
Thornton Oliver Keller  
(208) 947-0814

26 420 Orchard Street



412-420 S. Orchard Street - Boise, ID  
Submarket: Central  
Office - User  
Subtype: Low Rise  
Zoning: L-OD

Sale Price: \$1,400,000.00 \$133.33 psf  
Cap Rate: Occupied: 0%  
Size: 10,500 SF Lot: 2.08 acres  
Quality Rating: Class B  
Year Built: 2002  
Comments:

Jim Boyd  
Thornton Oliver Keller  
(208) 947-5522  
Michael Ballantyne  
(208) 947-0831

27 5555 Glenwood



5555 N. Glenwood Street - Garden City, ID  
Submarket: North  
Office - User  
Subtype: Low Rise  
Zoning: C-2

Sale Price: \$1,000,000.00 \$89.00 psf  
Cap Rate: Occupied: 0%  
Size: 11,236 SF Lot: 0.4 acres  
Quality Rating: Class B  
Year Built: 2003  
Comments:

Devin Pierce  
Thornton Oliver Keller  
(208) 947-0850  
Karena Gilbert  
(208) 947-0853

28 588 SE 1st Avenue



588 S.E. 1st Avenue - Ontario, OR  
Submarket: Out-of-Area  
Industrial - User  
Subtype: Whse/Dist.  
Zoning: I-L  
Ceiling Height: 16' - 16'  
Dock Doors: Rail  
Grade Doors: 4 Yard X

Sale Price: \$900,000.00 \$73.05 psf  
Cap Rate: Occupied: 0%  
Size: 12,320 SF Lot: 3.9 acres  
Quality Rating: Class B  
Year Built:  
Comments: Includes 4,480 SF of storage. See Chris or Trevik for details.

Mike Keller  
Thornton Oliver Keller  
(208) 947-0844

### For Sale - User Report

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#### 29 600 Armstrong



600 N. Armstrong Place - Boise, ID  
 Submarket: West  
 Office - User/Investment  
 Subtype: Low Rise  
 Zoning: M-1D

**Sale Price:** \$2,050,000.00      \$115.49 psf  
**Cap Rate:** \_\_\_\_\_      **Occupied:** 57%  
**Size:** 17,750 SF      **Lot:** 1.31 acres  
**Quality Rating:** Class B  
**Year Built:** 1994  
**Comments:**

Karena Gilbert  
 Thornton Oliver Keller  
 (208) 947-0853  
 Michael Ballantyne  
 (208) 947-0831

#### 30 6803 Overland



6803 W. Overland Road - Boise, ID  
 Submarket: Central  
 Retail - User  
 Subtype: Single Tenant  
 Zoning: C-2D

**Sale Price:** \$240,000.00      \$118.52 psf  
**Cap Rate:** \_\_\_\_\_      **Occupied:** 0%  
**Size:** 2,025 SF      **Lot:** 0.27 acres  
**Quality Rating:** \_\_\_\_\_  
**Year Built:** 1976  
**Comments:**

Mark Schlag  
 Thornton Oliver Keller  
 (208) 947-0817  
 Peter Oliver  
 (208) 947-0816

#### 31 6887 Fairview Avenue



6887 W. Fairview Avenue - Boise, ID  
 Submarket: West  
 Office/Ret - User/Investment  
 Subtype: Strip Center  
 Zoning: C-2D

**Sale Price:** \$890,000.00      \$180.34 psf  
**Cap Rate:** \_\_\_\_\_      **Occupied:** 33%  
**Size:** 4,935 SF      **Lot:** 0.376 acres  
**Quality Rating:** Class A  
**Year Built:** 2016  
**Comments:**

John Stevens  
 Thornton Oliver Keller  
 (208) 947-0814  
 Bob Mitchell  
 (208) 947-0836

#### 32 Afton Retail



611 S. 8th Street - Boise, ID  
 Submarket: Downtown  
 Office/Ret Condo - User  
 Subtype: Single Tenant  
 Zoning: C-5DD

**Sale Price:** \$295,200.00      \$150.00 psf  
**Cap Rate:** \_\_\_\_\_      **Occupied:** 0%  
**Size:** 1,968 SF      **Lot:** 0.605 acres  
**Quality Rating:** Class A  
**Year Built:** \_\_\_\_\_  
**Comments:** AVAIL 6/22/2017 -- Mezzanine Option for a total of 3,000 SF - 3,500 SF.

Mark Schlag  
 Thornton Oliver Keller  
 (208) 947-0817



For Sale - User Report

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33 Boise Research Center Parcels



Discovery Way - Boise, ID  
Submarket: West  
Office/Ind - User  
Subtype: Flex  
Zoning: T-1D  
Ceiling Height:  
Dock Doors: Rail  
Grade Doors: Yard

**Sale Price:** Contact Agent  
**Cap Rate:**  
**Size:** 36,000 SF  
**Quality Rating:**  
**Year Built:**  
**Comments:** Building(s) from 16,000 SF to 36,000 SF.

**Occupied:** 0%  
**Lot:** 2.9 acres

Peter Oliver  
Thornton Oliver Keller  
(208) 947-0816  
Mike Greene  
(208) 947-0835

34 Bridger 1



12438 W. Bridger Street - Boise, ID  
Submarket: West  
Office - User/Investment  
Subtype: Low Rise  
Zoning: T-1D

**Sale Price:** \$3,339,600.00  
**Cap Rate:**  
**Size:** 18,360 SF  
**Quality Rating:** Class B  
**Year Built:** 1994  
**Comments:**

\$181.90 psf  
**Occupied:** 76%  
**Lot:** 2.07 acres

Patrick Shalz  
Thornton Oliver Keller  
(208) 947-0834  
Mike Keller  
(208) 947-0844

35 Brighton Plaza



12601 W. Explorer Drive - Boise, ID  
Submarket: West  
Office - User  
Subtype: Low Rise  
Zoning:

**Sale Price:** \$7,150,275.00  
**Cap Rate:**  
**Size:** 43,335 SF  
**Quality Rating:** Class A  
**Year Built:** 2003  
**Comments:**

\$165.00 psf  
**Occupied:** 38%  
**Lot:**

Peter Oliver  
Thornton Oliver Keller  
(208) 947-0816  
Mike Greene  
(208) 947-0835

36 Broadview University



2750 E. Gala Court - Meridian, ID  
Submarket: S Meridian  
Office - User *INDER CONTRACT.*  
Subtype: Low Rise  
Zoning: C-G

**Sale Price:** \$4,680,000.00  
**Cap Rate:**  
**Size:** 31,200 SF  
**Quality Rating:** Class A  
**Year Built:** 2011  
**Comments:** Well maintained building.

\$150.00 psf  
**Occupied:** 0%  
**Lot:** 4 acres

Al Marino  
Thornton Oliver Keller  
(208) 947-0811

## For Sale - User Report

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### 37 Chase Plaza



175-199 N. Capitol Blvd. - Boise, ID  
Submarket: Downtown  
Office Condo - User  
Subtype: High Rise  
Zoning: C-5HD

**Sale Price:** \$677,250.00      \$150.00 psf  
**Cap Rate:**      **Occupied:** 74%  
**Size:** 4,515 SF      **Lot:**  
**Quality Rating:** Class A  
**Year Built:** 1995  
**Comments:** Assoc. Dues: \$1,290.51 per month

Peter Oliver  
Thornton Oliver Keller  
(208) 947-0816  
Mark Schlag  
(208) 947-0817

### 38 Chase Plaza



175-199 N. Capitol Blvd. - Boise, ID  
Submarket: Downtown  
Office Condo - User  
Subtype: High Rise  
Zoning: C-5HD

**Sale Price:** \$1,639,950.00      \$150.00 psf  
**Cap Rate:**      **Occupied:** 74%  
**Size:** 10,933 SF      **Lot:**  
**Quality Rating:** Class A  
**Year Built:** 1995  
**Comments:** Assoc. Dues: \$3,671.47/Month

Peter Oliver  
Thornton Oliver Keller  
(208) 947-0816  
Mark Schlag  
(208) 947-0817

### 39 Columbia Business Park A



2033-2069 Summersweet Drive - Boise, ID  
Submarket: Southeast  
Office - User/Investment  
Subtype: Low Rise  
Zoning: M-1D

**Sale Price:** \$2,115,000.00      \$129.95 psf  
**Cap Rate:**      **Occupied:** 40%  
**Size:** 16,275 SF      **Lot:**  
**Quality Rating:** Class B  
**Year Built:** 1998  
**Comments:**

Nick Schuitemaker  
Thornton Oliver Keller  
(208) 947-0802  
Mike Greene  
(208) 947-0835  
Peter Oliver  
(208) 947-0816

### 40 Fulton Annex



518-520 S. 9th Street - Boise, ID  
Submarket: Downtown  
Office - User/Investment  
Subtype: Mid Rise  
Zoning: C-5DD

**Sale Price:** \$1,450,000.00      \$140.15 psf  
**Cap Rate:**      **Occupied:** 41%  
**Size:** 10,346 SF      **Lot:** 0.08 acres  
**Quality Rating:** Class B  
**Year Built:** 1935      **Year Renovated:** 2002  
**Comments:** Seller financing available with \$0 down payment.

Mike Greene  
Thornton Oliver Keller  
(208) 947-0835  
Peter Oliver  
(208) 947-0816  
Nick Schuitemaker  
(208) 947-0802

For Sale - User Report

Listings added in the last 30 days have been highlighted.

41 Hartman Medical Building



1075 N. Curtis Road - Boise, ID  
Submarket: Central  
Office Condo - User  
Subtype: Mid Rise  
Zoning: L-OD

Sale Price: \$388,550.00 \$129.00 psf  
Cap Rate: Occupied: 89%  
Size: 3,012 SF Lot:  
Quality Rating: Class A  
Year Built: 1994  
Comments:

Patrick Shalz  
Thornton Oliver Keller  
(208) 947-0834  
Gavin Phillips  
(208) 947-0812

42 Heritage Commons



1585 E. Leighfield Drive - Meridian, ID  
Submarket: Meridian  
Office - User  
Subtype: Low Rise  
Zoning: C-N

Sale Price: \$637,500.00 \$125.00 psf  
Cap Rate: Occupied: 0%  
Size: 5,100 SF Lot: 0.68 acres  
Quality Rating: Class B  
Year Built: 2005  
Comments:

Nick Schuitemaker  
Thornton Oliver Keller  
(208) 947-0802  
Mike Greene  
(208) 947-0835  
Peter Oliver  
(208) 947-0816

43 Heritage Commons



1520 E. Heritage Park Street - Meridian, ID  
Submarket: Meridian  
Office Condo - User  
Subtype: Low Rise  
Zoning: R-8

Sale Price: \$663,000.00 \$130.00 psf  
Cap Rate: Occupied: 25%  
Size: 5,100 SF Lot: 0.4 acres  
Quality Rating: Class B  
Year Built: 2004  
Comments: 3,866 SF is shell.

Nick Schuitemaker  
Thornton Oliver Keller  
(208) 947-0802  
Mike Greene  
(208) 947-0835  
Peter Oliver  
(208) 947-0816

44 IADA Building



4980 W. State Street - Boise, ID  
Submarket: North  
Office - User/Investment  
Subtype: Low Rise  
Zoning: R-2

Sale Price: \$269,000.00 \$139.38 psf  
Cap Rate: Occupied: 60%  
Size: 1,930 SF Lot: 0.255 acres  
Quality Rating: Class B  
Year Built: 1998  
Comments: Potential for rental income.

Patrick Shalz  
Thornton Oliver Keller  
(208) 947-0834

**For Sale - User Report**

Listings added in the last 30 days have been highlighted.

**45 Nampa Professional Plaza**



1601-1615 S. 12th Avenue - Nampa, ID  
Submarket: South Nampa  
Office Condo - User  
Subtype: Low Rise  
Zoning: BC

**Sale Price:** \$280,000.00      \$59.79 psf  
**Cap Rate:** \_\_\_\_\_      **Occupied:** 55%  
**Size:** 4,683 SF      **Lot:** \_\_\_\_\_  
**Quality Rating:** Class C  
**Year Built:** 1977  
**Comments:** Suites 2, 3, 4, and 5.

Al Marino  
Thornton Oliver Keller  
(208) 947-0811  
Karena Gilbert  
(208) 947-0853

**46 Parkwood Professional Center**



765 S. Woodruff Avenue - Idaho Falls, ID  
Submarket: North - IF  
Office/Ret - User/Investment  
Subtype: Low Rise  
Zoning: R-2

**Sale Price:** \$1,275,000.00      \$65.06 psf  
**Cap Rate:** \_\_\_\_\_      **Occupied:** 52%  
**Size:** 19,596 SF      **Lot:** 1.5424 acres  
**Quality Rating:** Class B  
**Year Built:** 1989  
**Comments:** \_\_\_\_\_

Brent Wilson  
Thornton Oliver Keller  
(208) 227-8148  
Brian Wilson  
(208) 227-8148  
Tammie Whyte  
(208) 227-8148

**47 Rockbridge Office**



50 N. Seneca Springs Way - Star, ID  
Submarket: Star  
Office - User  
Subtype: Low Rise  
Zoning: C-1

**Sale Price:** \$325,000.00      \$104.43 psf  
**Cap Rate:** \_\_\_\_\_      **Occupied:** 0%  
**Size:** 3,112 SF      **Lot:** 0.402 acres  
**Quality Rating:** Class B  
**Year Built:** 2006  
**Comments:** \_\_\_\_\_

Chris Pearson  
Thornton Oliver Keller  
(208) 947-0859  
Brianna Miller  
(208) 947-5519

**48 S. Cole Business Park**



7413-7557 Mossy Cup Street - Boise, ID  
Submarket: Southwest  
Industrial Condo - User  
Subtype: Whse/Dist.  
Zoning: M-1  
Ceiling Height: 19' - 19'  
Dock Doors: 1      Rail  
Grade Doors: 13      Yard

**Sale Price:** \$929,000.00      \$56.45 psf  
**Cap Rate:** \_\_\_\_\_      **Occupied:** 72%  
**Size:** 16,458 SF      **Lot:** 3.024 acres  
**Quality Rating:** Class B  
**Year Built:** 1987  
**Comments:** 4 grade, 2 dock. 12,930 SF fenced yard.

Peter Oliver  
Thornton Oliver Keller  
(208) 947-0816  
Chris Pearson  
(208) 947-0859

### For Sale - User Report

Listings added in the last 30 days have been highlighted.

#### 49 Silverstone Plaza



3405 E. Overland Road - Meridian, ID  
Submarket: S Meridian  
Office Condo - User  
Subtype: Mid Rise  
Zoning: C-C

**Sale Price:** \$795,000.00  
**Cap Rate:**  
**Size:** 5,103 SF  
**Quality Rating:** Class A  
**Year Built:** 2009  
**Comments:**

\$155.79 psf

**Occupied:** 80%

**Lot:** 4.7 acres

Michael Ballantyne  
Thornton Oliver Keller  
(208) 947-0831  
Karena Gilbert  
(208) 947-0853

#### 50 Silverstone Plaza



3405 E. Overland Road - Meridian, ID  
Submarket: S Meridian  
Office Condo - User  
Subtype: Mid Rise  
Zoning: C-C

**Sale Price:** \$1,195,000.00  
**Cap Rate:**  
**Size:** 5,157 SF  
**Quality Rating:** Class A  
**Year Built:** 2009  
**Comments:**

\$231.72 psf

**Occupied:** 80%

**Lot:** 4.7 acres

Michael Ballantyne  
Thornton Oliver Keller  
(208) 947-0831  
Karena Gilbert  
(208) 947-0853

#### 51 Spring Point



10274-10280 W. Ustick Road - Boise, ID  
Submarket: West  
Office - User  
Subtype: Low Rise  
Zoning: R-1C

**Sale Price:** \$460,000.00  
**Cap Rate:**  
**Size:** 3,975 SF  
**Quality Rating:** Class B  
**Year Built:** 2007  
**Comments:** Possible owner financing.

\$115.72 psf

**Occupied:** 42%

**Lot:** 0.41 acres

Jim Boyd  
Thornton Oliver Keller  
(208) 947-5522

#### 52 Stonegate Office Complex



2993-2997 N. Cole Road - Boise, ID  
Submarket: West  
Office Condo - User  
Subtype: Low Rise *Distressed Property*  
Zoning: R-1C

**Sale Price:** \$79,000.00  
**Cap Rate:**  
**Size:** 1,406 SF  
**Quality Rating:** Class C  
**Year Built:** 1983  
**Comments:**

\$56.19 psf

**Occupied:** 70%

**Lot:** 0.38 acres

Lenny Nelson  
Thornton Oliver Keller  
(208) 947-0806  
John Stevens  
(208) 947-0814

**For Sale - User Report**

Listings added in the last 30 days have been highlighted.

**53 The Monarch**



810 E. Sunnyside Road - Idaho Falls, ID

Submarket: South - IF

Office - User

Subtype: Low Rise

Zoning:

**Sale Price:** \$995,000.00

\$145.83 psf

**Cap Rate:**

**Occupied:** 100%

**Size:** 6,823 SF

**Lot:** 4.86 acres

**Quality Rating:** Class C

**Year Built:** 1970

**Comments:**

Brent Wilson

Thornton Oliver Keller  
(208) 227-8148

Brian Wilson

(208) 227-8148

Tammie Whyte

(208) 227-8148