

Office Total Vacancy Report: 5/2017

Thursday, June 01, 2017

Total vacancy includes all physically vacant space in all buildings.

| Ada County | | | | | |
|----------------------|-------------|-------------------|-------------------|------------------|---------------|
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate |
| Boise Area | | | | | |
| Airport | 8 | 70,243 | 63,013 | 7,230 | 10.29% |
| Central | 207 | 2,686,229 | 2,320,587 | 365,642 | 13.61% |
| Downtown | 275 | 6,812,458 | 6,265,496 | 546,962 | 8.03% |
| North | 111 | 669,155 | 551,286 | 117,869 | 17.61% |
| Southeast | 93 | 1,953,428 | 1,724,198 | 229,230 | 11.73% |
| Southwest | 86 | 984,620 | 916,601 | 68,019 | 6.91% |
| West | 249 | 4,313,594 | 3,822,844 | 490,750 | 11.38% |
| Boise Area | 1029 | 17,489,727 | 15,664,025 | 1,825,702 | 10.44% |
| Eagle Area | | | | | |
| Eagle | 116 | 1,018,616 | 954,224 | 64,392 | 6.32% |
| Eagle Area | 116 | 1,018,616 | 954,224 | 64,392 | 6.32% |
| Meridian Area | | | | | |
| Meridian | 246 | 2,594,335 | 2,474,912 | 119,423 | 4.60% |
| S Meridian | 104 | 1,604,528 | 1,459,211 | 145,317 | 9.06% |
| Meridian Area | 350 | 4,198,863 | 3,934,123 | 264,740 | 6.31% |
| Ada County | 1495 | 22,707,206 | 20,552,372 | 2,154,834 | 9.49% |
| Canyon County | | | | | |
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate |
| Nampa Area | | | | | |
| Caldwell Blvd | 44 | 348,963 | 332,251 | 16,712 | 4.79% |
| Idaho Center | 27 | 292,737 | 249,031 | 43,706 | 14.93% |
| South Nampa | 95 | 674,761 | 610,698 | 64,063 | 9.49% |
| Nampa Area | 166 | 1,316,461 | 1,191,980 | 124,481 | 9.46% |
| Caldwell Area | | | | | |
| Caldwell | 73 | 568,725 | 517,038 | 51,687 | 9.09% |
| Caldwell Area | 73 | 568,725 | 517,038 | 51,687 | 9.09% |
| Canyon County | 239 | 1,885,186 | 1,709,018 | 176,168 | 9.34% |
| SUMMARY | | | | | |
| TOTAL | 1734 | 24,592,392 | 22,261,390 | 2,331,002 | 9.48% |

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Class A

| Ada County | | | | | | |
|----------------------|------------|-------------------|------------------|----------------|---------------|--|
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Boise Area | | | | | | |
| Central | 11 | 396,380 | 319,869 | 76,511 | 19.30% | |
| Downtown | 41 | 4,035,036 | 3,656,576 | 378,460 | 9.38% | |
| North | 5 | 115,105 | 103,431 | 11,674 | 10.14% | |
| Southeast | 15 | 1,032,548 | 840,873 | 191,675 | 18.56% | |
| Southwest | 6 | 254,629 | 241,211 | 13,418 | 5.27% | |
| West | 14 | 1,251,510 | 1,192,413 | 59,097 | 4.72% | |
| Boise Area | 92 | 7,085,208 | 6,354,373 | 730,835 | 10.31% | |
| Eagle Area | | | | | | |
| Eagle | 17 | 422,109 | 391,969 | 30,140 | 7.14% | |
| Eagle Area | 17 | 422,109 | 391,969 | 30,140 | 7.14% | |
| Meridian Area | | | | | | |
| Meridian | 23 | 1,122,456 | 1,076,093 | 46,363 | 4.13% | |
| S Meridian | 33 | 1,174,192 | 1,052,236 | 121,956 | 10.39% | |
| Meridian Area | 56 | 2,296,648 | 2,128,329 | 168,319 | 7.33% | |
| Ada County | 165 | 9,803,965 | 8,874,671 | 929,294 | 9.48% | |
| Canyon County | | | | | | |
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Nampa Area | | | | | | |
| Caldwell Blvd | 1 | 16,700 | 16,700 | 0 | 0.00% | |
| Idaho Center | 8 | 173,271 | 139,426 | 33,845 | 19.53% | |
| South Nampa | 1 | 34,500 | 34,500 | 0 | 0.00% | |
| Nampa Area | 10 | 224,471 | 190,626 | 33,845 | 15.08% | |
| Caldwell Area | | | | | | |
| Caldwell | 6 | 148,893 | 122,129 | 26,764 | 17.98% | |
| Caldwell Area | 6 | 148,893 | 122,129 | 26,764 | 17.98% | |
| Canyon County | 16 | 373,364 | 312,755 | 60,609 | 16.23% | |
| SUMMARY | | | | | | |
| TOTAL | 181 | 10,177,329 | 9,187,426 | 989,903 | 9.73% | |

Office Total Vacancy By Quality: 5/2017

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Total vacancy includes all physically vacant space in all buildings.

Class B

| Ada County | | | | | | |
|----------------------|-------------|-------------------|------------------|----------------|---------------|--|
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Boise Area | | | | | | |
| Airport | 5 | 57,143 | 51,513 | 5,630 | 9.85% | |
| Central | 80 | 889,480 | 813,301 | 76,179 | 8.56% | |
| Downtown | 93 | 1,733,360 | 1,617,760 | 115,600 | 6.67% | |
| North | 84 | 419,058 | 337,289 | 81,769 | 19.51% | |
| Southeast | 49 | 643,897 | 614,789 | 29,108 | 4.52% | |
| Southwest | 78 | 709,540 | 654,939 | 54,601 | 7.70% | |
| West | 174 | 2,576,231 | 2,196,127 | 380,104 | 14.75% | |
| Boise Area | 563 | 7,028,709 | 6,285,718 | 742,991 | 10.57% | |
| Eagle Area | | | | | | |
| Eagle | 97 | 589,229 | 554,977 | 34,252 | 5.81% | |
| Eagle Area | 97 | 589,229 | 554,977 | 34,252 | 5.81% | |
| Meridian Area | | | | | | |
| Meridian | 206 | 1,391,368 | 1,323,576 | 67,792 | 4.87% | |
| S Meridian | 71 | 430,336 | 406,975 | 23,361 | 5.43% | |
| Meridian Area | 277 | 1,821,704 | 1,730,551 | 91,153 | 5.00% | |
| Ada County | 937 | 9,439,642 | 8,571,246 | 868,396 | 9.20% | |
| Canyon County | | | | | | |
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Nampa Area | | | | | | |
| Caldwell Blvd | 37 | 269,910 | 253,798 | 16,112 | 5.97% | |
| Idaho Center | 17 | 98,896 | 94,915 | 3,981 | 4.03% | |
| South Nampa | 45 | 319,270 | 285,049 | 34,221 | 10.72% | |
| Nampa Area | 99 | 688,076 | 633,762 | 54,314 | 7.89% | |
| Caldwell Area | | | | | | |
| Caldwell | 29 | 199,131 | 188,909 | 10,222 | 5.13% | |
| Caldwell Area | 29 | 199,131 | 188,909 | 10,222 | 5.13% | |
| Canyon County | 128 | 887,207 | 822,671 | 64,536 | 7.27% | |
| SUMMARY | | | | | | |
| TOTAL | 1065 | 10,326,849 | 9,393,917 | 932,932 | 9.03% | |

Office Total Vacancy By Quality: 5/2017

Thursday, June 01, 2017

Total vacancy includes all physically vacant space in all buildings.

Class C

| Ada County | | | | | | |
|----------------------|------------|------------------|------------------|----------------|---------------|--|
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Boise Area | | | | | | |
| Airport | 3 | 13,100 | 11,500 | 1,600 | 12.21% | |
| Central | 116 | 1,400,369 | 1,187,417 | 212,952 | 15.21% | |
| Downtown | 141 | 1,044,062 | 991,160 | 52,902 | 5.07% | |
| North | 22 | 134,992 | 110,566 | 24,426 | 18.09% | |
| Southeast | 29 | 276,983 | 268,536 | 8,447 | 3.05% | |
| Southwest | 2 | 20,451 | 20,451 | 0 | 0.00% | |
| West | 61 | 485,853 | 434,304 | 51,549 | 10.61% | |
| Boise Area | 374 | 3,375,810 | 3,023,934 | 351,876 | 10.42% | |
| Eagle Area | | | | | | |
| Eagle | 2 | 7,278 | 7,278 | 0 | 0.00% | |
| Eagle Area | 2 | 7,278 | 7,278 | 0 | 0.00% | |
| Meridian Area | | | | | | |
| Meridian | 17 | 80,511 | 75,243 | 5,268 | 6.54% | |
| Meridian Area | 17 | 80,511 | 75,243 | 5,268 | 6.54% | |
| Ada County | 393 | 3,463,599 | 3,106,455 | 357,144 | 10.31% | |
| Canyon County | | | | | | |
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Nampa Area | | | | | | |
| Caldwell Blvd | 6 | 62,353 | 61,753 | 600 | 0.96% | |
| Idaho Center | 2 | 20,570 | 14,690 | 5,880 | 28.59% | |
| South Nampa | 49 | 320,991 | 291,149 | 29,842 | 9.30% | |
| Nampa Area | 57 | 403,914 | 367,592 | 36,322 | 8.99% | |
| Caldwell Area | | | | | | |
| Caldwell | 38 | 220,701 | 206,000 | 14,701 | 6.66% | |
| Caldwell Area | 38 | 220,701 | 206,000 | 14,701 | 6.66% | |
| Canyon County | 95 | 624,615 | 573,592 | 51,023 | 8.17% | |
| SUMMARY | | | | | | |
| TOTAL | 488 | 4,088,214 | 3,680,047 | 408,167 | 9.98% | |

Office Multitenant Vacancy Report: 5/2017

Thursday, June 01, 2017

Multitenant vacancy excludes all owner-occupied buildings and medical buildings and includes all available space.

| Ada County | | | | | |
|----------------------|------------|-------------------|-------------------|------------------|---------------|
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate |
| Boise Area | | | | | |
| Airport | 7 | 64,036 | 56,806 | 7,230 | 11.29% |
| Central | 108 | 1,573,887 | 1,245,177 | 328,710 | 20.89% |
| Downtown | 169 | 5,323,379 | 4,679,850 | 643,529 | 12.09% |
| North | 44 | 309,503 | 226,053 | 83,450 | 26.96% |
| Southeast | 54 | 1,330,096 | 1,161,009 | 169,087 | 12.71% |
| Southwest | 39 | 619,720 | 555,805 | 63,915 | 10.31% |
| West | 124 | 2,885,938 | 2,460,505 | 425,433 | 14.74% |
| Boise Area | 545 | 12,106,559 | 10,385,205 | 1,721,354 | 14.22% |
| Eagle Area | | | | | |
| Eagle | 65 | 629,867 | 591,388 | 38,479 | 6.11% |
| Eagle Area | 65 | 629,867 | 591,388 | 38,479 | 6.11% |
| Meridian Area | | | | | |
| Meridian | 98 | 1,213,267 | 1,092,231 | 121,036 | 9.98% |
| S Meridian | 47 | 891,410 | 713,965 | 177,445 | 19.91% |
| Meridian Area | 145 | 2,104,677 | 1,806,196 | 298,481 | 14.18% |
| Ada County | 755 | 14,841,103 | 12,782,789 | 2,058,314 | 13.87% |
| Canyon County | | | | | |
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate |
| Nampa Area | | | | | |
| Caldwell Blvd | 24 | 186,694 | 167,682 | 19,012 | 10.18% |
| Idaho Center | 12 | 182,106 | 125,382 | 56,724 | 31.15% |
| South Nampa | 43 | 334,222 | 291,315 | 42,907 | 12.84% |
| Nampa Area | 79 | 703,022 | 584,379 | 118,643 | 16.88% |
| Caldwell Area | | | | | |
| Caldwell | 30 | 236,165 | 204,674 | 31,491 | 13.33% |
| Caldwell Area | 30 | 236,165 | 204,674 | 31,491 | 13.33% |
| Canyon County | 109 | 939,187 | 789,053 | 150,134 | 15.99% |
| SUMMARY | | | | | |
| TOTAL | 864 | 15,780,290 | 13,571,842 | 2,208,448 | 13.99% |

Office Multitenant By Quality: 5/2017

Thursday, June 01, 2017

Multitenant vacancy excludes all owner-occupied buildings and medical buildings and includes all available space.

Class A

| Ada County | | | | | | |
|----------------------|------------|------------------|------------------|------------------|---------------|--|
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Boise Area | | | | | | |
| Central | 4 | 212,215 | 158,972 | 53,243 | 25.09% | |
| Downtown | 35 | 3,378,645 | 2,884,055 | 494,590 | 14.64% | |
| North | 2 | 39,349 | 26,978 | 12,371 | 31.44% | |
| Southeast | 11 | 915,436 | 777,260 | 138,176 | 15.09% | |
| Southwest | 4 | 205,159 | 191,741 | 13,418 | 6.54% | |
| West | 11 | 1,029,387 | 950,020 | 79,367 | 7.71% | |
| Boise Area | 67 | 5,780,191 | 4,989,026 | 791,165 | 13.69% | |
| Eagle Area | | | | | | |
| Eagle | 13 | 304,007 | 288,617 | 15,390 | 5.06% | |
| Eagle Area | 13 | 304,007 | 288,617 | 15,390 | 5.06% | |
| Meridian Area | | | | | | |
| Meridian | 8 | 458,068 | 409,148 | 48,920 | 10.68% | |
| S Meridian | 23 | 763,770 | 604,627 | 159,143 | 20.84% | |
| Meridian Area | 31 | 1,221,838 | 1,013,775 | 208,063 | 17.03% | |
| Ada County | 111 | 7,306,036 | 6,291,418 | 1,014,618 | 13.89% | |
| Canyon County | | | | | | |
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Nampa Area | | | | | | |
| Idaho Center | 5 | 127,967 | 81,104 | 46,863 | 36.62% | |
| Nampa Area | 5 | 127,967 | 81,104 | 46,863 | 36.62% | |
| Caldwell Area | | | | | | |
| Caldwell | 1 | 7,518 | 4,274 | 3,244 | 43.15% | |
| Caldwell Area | 1 | 7,518 | 4,274 | 3,244 | 43.15% | |
| Canyon County | 6 | 135,485 | 85,378 | 50,107 | 36.98% | |
| SUMMARY | | | | | | |
| TOTAL | 117 | 7,441,521 | 6,376,796 | 1,064,725 | 14.31% | |

Office Multitenant By Quality: 5/2017

Thursday, June 01, 2017

Multitenant vacancy excludes all owner-occupied buildings and medical buildings and includes all available space.

Class B

| Ada County | | | | | | |
|----------------------|------------|------------------|------------------|----------------|---------------|--|
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Boise Area | | | | | | |
| Airport | 4 | 50,936 | 45,306 | 5,630 | 11.05% | |
| Central | 35 | 474,282 | 397,313 | 76,969 | 16.23% | |
| Downtown | 58 | 1,210,642 | 1,089,780 | 120,862 | 9.98% | |
| North | 26 | 182,046 | 121,213 | 60,833 | 33.42% | |
| Southeast | 20 | 240,192 | 217,728 | 22,464 | 9.35% | |
| Southwest | 34 | 405,161 | 354,664 | 50,497 | 12.46% | |
| West | 88 | 1,631,424 | 1,322,602 | 308,822 | 18.93% | |
| Boise Area | 265 | 4,194,683 | 3,548,606 | 646,077 | 15.40% | |
| Eagle Area | | | | | | |
| Eagle | 51 | 320,452 | 297,363 | 23,089 | 7.21% | |
| Eagle Area | 51 | 320,452 | 297,363 | 23,089 | 7.21% | |
| Meridian Area | | | | | | |
| Meridian | 77 | 685,156 | 618,308 | 66,848 | 9.76% | |
| S Meridian | 24 | 127,640 | 109,338 | 18,302 | 14.34% | |
| Meridian Area | 101 | 812,796 | 727,646 | 85,150 | 10.48% | |
| Ada County | 417 | 5,327,931 | 4,573,615 | 754,316 | 14.16% | |
| Canyon County | | | | | | |
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Nampa Area | | | | | | |
| Caldwell Blvd | 21 | 151,941 | 133,529 | 18,412 | 12.12% | |
| Idaho Center | 5 | 33,569 | 29,588 | 3,981 | 11.86% | |
| South Nampa | 20 | 149,945 | 129,218 | 20,727 | 13.82% | |
| Nampa Area | 46 | 335,455 | 292,335 | 43,120 | 12.85% | |
| Caldwell Area | | | | | | |
| Caldwell | 11 | 117,031 | 106,183 | 10,848 | 9.27% | |
| Caldwell Area | 11 | 117,031 | 106,183 | 10,848 | 9.27% | |
| Canyon County | 57 | 452,486 | 398,518 | 53,968 | 11.93% | |
| SUMMARY | | | | | | |
| TOTAL | 474 | 5,780,417 | 4,972,133 | 808,284 | 13.98% | |

Office Multitenant By Quality: 5/2017

Thursday, June 01, 2017

Multitenant vacancy excludes all owner-occupied buildings and medical buildings and includes all available space.

Class C

| Ada County | | | | | | |
|----------------------|------------|------------------|------------------|----------------|---------------|--|
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Boise Area | | | | | | |
| Airport | 3 | 13,100 | 11,500 | 1,600 | 12.21% | |
| Central | 69 | 887,390 | 688,892 | 198,498 | 22.37% | |
| Downtown | 76 | 734,092 | 706,015 | 28,077 | 3.82% | |
| North | 16 | 88,108 | 77,862 | 10,246 | 11.63% | |
| Southeast | 23 | 174,468 | 166,021 | 8,447 | 4.84% | |
| Southwest | 1 | 9,400 | 9,400 | 0 | 0.00% | |
| West | 25 | 225,127 | 187,883 | 37,244 | 16.54% | |
| Boise Area | 213 | 2,131,685 | 1,847,573 | 284,112 | 13.33% | |
| Eagle Area | | | | | | |
| Eagle | 1 | 5,408 | 5,408 | 0 | 0.00% | |
| Eagle Area | 1 | 5,408 | 5,408 | 0 | 0.00% | |
| Meridian Area | | | | | | |
| Meridian | 13 | 70,043 | 64,775 | 5,268 | 7.52% | |
| Meridian Area | 13 | 70,043 | 64,775 | 5,268 | 7.52% | |
| Ada County | 227 | 2,207,136 | 1,917,756 | 289,380 | 13.11% | |
| Canyon County | | | | | | |
| Submarket | # Bldgs | Total SF | Occupied SF | Vacant SF | Vacancy Rate | |
| Nampa Area | | | | | | |
| Caldwell Blvd | 3 | 34,753 | 34,153 | 600 | 1.73% | |
| Idaho Center | 2 | 20,570 | 14,690 | 5,880 | 28.59% | |
| South Nampa | 23 | 184,277 | 162,097 | 22,180 | 12.04% | |
| Nampa Area | 28 | 239,600 | 210,940 | 28,660 | 11.96% | |
| Caldwell Area | | | | | | |
| Caldwell | 18 | 111,616 | 94,217 | 17,399 | 15.59% | |
| Caldwell Area | 18 | 111,616 | 94,217 | 17,399 | 15.59% | |
| Canyon County | 46 | 351,216 | 305,157 | 46,059 | 13.11% | |
| SUMMARY | | | | | | |
| TOTAL | 273 | 2,558,352 | 2,222,913 | 335,439 | 13.11% | |