

Office Total Vacancy Report: 10/2017

Tuesday, November 07, 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	2,691,079	2,371,768	319,311	11.87%	
Downtown	274	6,804,866	6,256,452	548,414	8.06%	
North	113	677,740	554,260	123,480	18.22%	
Southeast	94	1,956,502	1,765,593	190,909	9.76%	
Southwest	86	984,726	926,120	58,606	5.95%	
West	252	4,343,911	3,868,902	475,009	10.94%	
Boise Area	1034	17,529,067	15,806,108	1,722,959	9.83%	
Eagle Area						
Eagle	117	1,021,955	976,364	45,591	4.46%	
Eagle Area	117	1,021,955	976,364	45,591	4.46%	
Meridian Area						
Meridian	252	2,690,791	2,590,620	100,171	3.72%	
S Meridian	105	1,623,028	1,394,398	228,630	14.09%	
Meridian Area	357	4,313,819	3,985,018	328,801	7.62%	
Ada County	1508	22,864,841	20,767,490	2,097,351	9.17%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	44	349,212	332,463	16,749	4.80%	
Idaho Center	29	310,423	267,419	43,004	13.85%	
South Nampa	96	683,074	625,640	57,434	8.41%	
Nampa Area	169	1,342,709	1,225,522	117,187	8.73%	
Caldwell Area						
Caldwell	72	562,452	501,764	60,688	10.79%	
Caldwell Area	72	562,452	501,764	60,688	10.79%	
Canyon County	241	1,905,161	1,727,286	177,875	9.34%	
SUMMARY						
TOTAL	1749	24,770,002	22,494,776	2,275,226	9.19%	

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Class A

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Central	11	399,096	337,816	61,280	15.35%	
Downtown	41	4,035,036	3,657,840	377,196	9.35%	
North	5	115,105	102,062	13,043	11.33%	
Southeast	16	1,042,941	884,854	158,087	15.16%	
Southwest	6	254,629	241,211	13,418	5.27%	
West	14	1,251,510	1,200,343	51,167	4.09%	
Boise Area	93	7,098,317	6,424,126	674,191	9.50%	
Eagle Area						
Eagle	17	422,109	406,865	15,244	3.61%	
Eagle Area	17	422,109	406,865	15,244	3.61%	
Meridian Area						
Meridian	24	1,198,406	1,160,940	37,466	3.13%	
S Meridian	35	1,218,284	1,019,719	198,565	16.30%	
Meridian Area	59	2,416,690	2,180,659	236,031	9.77%	
Ada County	169	9,937,116	9,011,650	925,466	9.31%	
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	10	190,957	160,801	30,156	15.79%	
South Nampa	1	34,500	34,500	0	0.00%	
Nampa Area	12	242,157	212,001	30,156	12.45%	
Caldwell Area						
Caldwell	6	149,455	122,825	26,630	17.82%	
Caldwell Area	6	149,455	122,825	26,630	17.82%	
Canyon County	18	391,612	334,826	56,786	14.50%	
SUMMARY						
TOTAL	187	10,328,728	9,346,476	982,252	9.51%	

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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	814,387	75,093	8.44%	
Downtown	93	1,731,002	1,604,642	126,360	7.30%	
North	85	422,399	341,632	80,767	19.12%	
Southeast	49	636,578	609,730	26,848	4.22%	
Southwest	78	709,646	666,463	43,183	6.09%	
West	177	2,606,785	2,234,090	372,695	14.30%	
Boise Area	567	7,053,033	6,322,457	730,576	10.36%	
Eagle Area						
Eagle	98	592,568	562,221	30,347	5.12%	
Eagle Area	98	592,568	562,221	30,347	5.12%	
Meridian Area						
Meridian	210	1,410,268	1,351,666	58,602	4.16%	
S Meridian	70	404,744	374,679	30,065	7.43%	
Meridian Area	280	1,815,012	1,726,345	88,667	4.89%	
Ada County	945	9,460,613	8,611,023	849,590	8.98%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	37	269,910	254,121	15,789	5.85%	
Idaho Center	17	98,896	86,048	12,848	12.99%	
South Nampa	46	327,513	301,296	26,217	8.00%	
Nampa Area	100	696,319	641,465	54,854	7.88%	
Caldwell Area						
Caldwell	29	190,401	181,735	8,666	4.55%	
Caldwell Area	29	190,401	181,735	8,666	4.55%	
Canyon County	129	886,720	823,200	63,520	7.16%	
SUMMARY						
TOTAL	1074	10,347,333	9,434,223	913,110	8.82%	

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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	1,402,503	1,219,565	182,938	13.04%	
Downtown	140	1,038,828	993,970	44,858	4.32%	
North	23	140,236	110,566	29,670	21.16%	
Southeast	29	276,983	271,009	5,974	2.16%	
Southwest	2	20,451	18,446	2,005	9.80%	
West	61	485,616	434,469	51,147	10.53%	
Boise Area	374	3,377,717	3,059,525	318,192	9.42%	
Eagle Area						
Eagle	2	7,278	7,278	0	0.00%	
Eagle Area	2	7,278	7,278	0	0.00%	
Meridian Area						
Meridian	18	82,117	78,014	4,103	5.00%	
Meridian Area	18	82,117	78,014	4,103	5.00%	
Ada County	394	3,467,112	3,144,817	322,295	9.30%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	6	62,602	61,642	960	1.53%	
Idaho Center	2	20,570	20,570	0	0.00%	
South Nampa	49	321,061	289,844	31,217	9.72%	
Nampa Area	57	404,233	372,056	32,177	7.96%	
Caldwell Area						
Caldwell	37	222,596	197,204	25,392	11.41%	
Caldwell Area	37	222,596	197,204	25,392	11.41%	
Canyon County	94	626,829	569,260	57,569	9.18%	
SUMMARY						
TOTAL	488	4,093,941	3,714,077	379,864	9.28%	

Office Multitenant Vacancy Report: 10/2017

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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	106	1,552,421	1,267,876	284,545	18.33%	
Downtown	169	5,319,265	4,685,109	634,156	11.92%	
North	46	314,236	225,847	88,389	28.13%	
Southeast	53	1,204,201	1,012,266	191,935	15.94%	
Southwest	39	619,916	564,110	55,806	9.00%	
West	125	2,881,813	2,448,935	432,878	15.02%	
Boise Area	545	11,955,888	10,260,949	1,694,939	14.18%	
Eagle Area						
Eagle	64	624,908	578,764	46,144	7.38%	
Eagle Area	64	624,908	578,764	46,144	7.38%	
Meridian Area						
Meridian	100	1,223,375	1,118,417	104,958	8.58%	
S Meridian	48	909,910	759,308	150,602	16.55%	
Meridian Area	148	2,133,285	1,877,725	255,560	11.98%	
Ada County	757	14,714,081	12,717,438	1,996,643	13.57%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	24	186,943	165,484	21,459	11.48%	
Idaho Center	12	182,106	136,132	45,974	25.25%	
South Nampa	43	335,961	288,788	47,173	14.04%	
Nampa Area	79	705,010	590,404	114,606	16.26%	
Caldwell Area						
Caldwell	28	217,330	189,590	27,740	12.76%	
Caldwell Area	28	217,330	189,590	27,740	12.76%	
Canyon County	107	922,340	779,994	142,346	15.43%	
SUMMARY						
TOTAL	864	15,636,421	13,497,432	2,138,989	13.68%	

Office Multitenant By Quality: 10/2017

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Class A

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Central	4	214,931	188,961	25,970	12.08%	
Downtown	35	3,378,645	2,905,154	473,491	14.01%	
North	2	39,349	25,638	13,711	34.84%	
Southeast	11	799,945	640,117	159,828	19.98%	
Southwest	4	205,159	191,741	13,418	6.54%	
West	11	1,029,387	954,527	74,860	7.27%	
Boise Area	67	5,667,416	4,906,138	761,278	13.43%	
Eagle Area						
Eagle	13	304,007	271,886	32,121	10.57%	
Eagle Area	13	304,007	271,886	32,121	10.57%	
Meridian Area						
Meridian	8	458,068	416,511	41,557	9.07%	
S Meridian	24	782,270	648,520	133,750	17.10%	
Meridian Area	32	1,240,338	1,065,031	175,307	14.13%	
Ada County	112	7,211,761	6,243,055	968,706	13.43%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Idaho Center	5	127,967	84,241	43,726	34.17%	
Nampa Area	5	127,967	84,241	43,726	34.17%	
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	88,515	46,970	34.67%	
SUMMARY						
TOTAL	118	7,347,246	6,331,570	1,015,676	13.82%	

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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	396,719	77,563	16.35%	
Downtown	58	1,208,284	1,088,062	120,222	9.95%	
North	28	186,779	122,347	64,432	34.50%	
Southeast	19	229,788	203,655	26,133	11.37%	
Southwest	34	405,357	364,974	40,383	9.96%	
West	89	1,627,299	1,297,910	329,389	20.24%	
Boise Area	267	4,182,725	3,518,973	663,752	15.87%	
Eagle Area						
Eagle	50	315,493	301,470	14,023	4.44%	
Eagle Area	50	315,493	301,470	14,023	4.44%	
Meridian Area						
Meridian	79	695,264	635,966	59,298	8.53%	
S Meridian	24	127,640	110,788	16,852	13.20%	
Meridian Area	103	822,904	746,754	76,150	9.25%	
Ada County	420	5,321,122	4,567,197	753,925	14.17%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	21	151,941	131,442	20,499	13.49%	
Idaho Center	5	33,569	31,321	2,248	6.70%	
South Nampa	20	151,614	132,387	19,227	12.68%	
Nampa Area	46	337,124	295,150	41,974	12.45%	
Caldwell Area						
Caldwell	11	108,301	95,647	12,654	11.68%	
Caldwell Area	11	108,301	95,647	12,654	11.68%	
Canyon County	57	445,425	390,797	54,628	12.26%	
SUMMARY						
TOTAL	477	5,766,547	4,957,994	808,553	14.02%	

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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	67	863,208	682,196	181,012	20.97%	
Downtown	76	732,336	691,893	40,443	5.52%	
North	16	88,108	77,862	10,246	11.63%	
Southeast	23	174,468	168,494	5,974	3.42%	
Southwest	1	9,400	7,395	2,005	21.33%	
West	25	225,127	196,498	28,629	12.72%	
Boise Area	211	2,105,747	1,835,838	269,909	12.82%	
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	65,940	4,103	5.86%	
Meridian Area	13	70,043	65,940	4,103	5.86%	
Ada County	225	2,181,198	1,907,186	274,012	12.56%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	3	35,002	34,042	960	2.74%	
Idaho Center	2	20,570	20,570	0	0.00%	
South Nampa	23	184,347	156,401	27,946	15.16%	
Nampa Area	28	239,919	211,013	28,906	12.05%	
Caldwell Area						
Caldwell	16	101,511	89,669	11,842	11.67%	
Caldwell Area	16	101,511	89,669	11,842	11.67%	
Canyon County	44	341,430	300,682	40,748	11.93%	
SUMMARY						
TOTAL	269	2,522,628	2,207,868	314,760	12.48%	