

# Office Total Vacancy Report: 2/2018

Monday, March 05, 2018

Total vacancy includes all physically vacant space in all buildings.

<b>Ada County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
Airport	8	70,243	64,613	5,630	8.02%	
Central	212	2,698,151	2,398,634	299,517	11.10%	
Downtown	276	6,878,609	6,407,449	471,160	6.85%	
North	109	608,661	500,816	107,845	17.72%	
Southeast	96	1,985,860	1,758,609	227,251	11.44%	
Southwest	87	987,939	947,597	40,342	4.08%	
West	247	4,317,964	3,833,109	484,855	11.23%	
<b>Boise Area</b>	<b>1035</b>	<b>17,547,427</b>	<b>15,910,827</b>	<b>1,636,600</b>	<b>9.33%</b>	
<b>Eagle Area</b>						
Eagle	119	1,041,025	982,960	58,065	5.58%	
<b>Eagle Area</b>	<b>119</b>	<b>1,041,025</b>	<b>982,960</b>	<b>58,065</b>	<b>5.58%</b>	
<b>Meridian Area</b>						
Meridian	253	2,723,539	2,610,717	112,822	4.14%	
S Meridian	104	1,599,279	1,416,640	182,639	11.42%	
<b>Meridian Area</b>	<b>357</b>	<b>4,322,818</b>	<b>4,027,357</b>	<b>295,461</b>	<b>6.83%</b>	
<b>Ada County</b>	<b>1511</b>	<b>22,911,270</b>	<b>20,921,144</b>	<b>1,990,126</b>	<b>8.69%</b>	
<b>Canyon County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	46	373,559	354,198	19,361	5.18%	
Idaho Center	29	312,041	271,667	40,374	12.94%	
South Nampa	98	687,603	620,207	67,396	9.80%	
<b>Nampa Area</b>	<b>173</b>	<b>1,373,203</b>	<b>1,246,072</b>	<b>127,131</b>	<b>9.26%</b>	
<b>Caldwell Area</b>						
Caldwell	74	568,623	503,049	65,574	11.53%	
<b>Caldwell Area</b>	<b>74</b>	<b>568,623</b>	<b>503,049</b>	<b>65,574</b>	<b>11.53%</b>	
<b>Canyon County</b>	<b>247</b>	<b>1,941,826</b>	<b>1,749,121</b>	<b>192,705</b>	<b>9.92%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>1758</b>	<b>24,853,096</b>	<b>22,670,265</b>	<b>2,182,831</b>	<b>8.78%</b>	

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## Class A

<b>Ada County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
Central	11	399,096	338,740	60,356	15.12%	
Downtown	44	4,063,772	3,763,302	300,470	7.39%	
North	4	68,409	66,209	2,200	3.22%	
Southeast	17	1,069,686	885,976	183,710	17.17%	
Southwest	7	259,794	241,968	17,826	6.86%	
West	14	1,250,573	1,183,213	67,360	5.39%	
<b>Boise Area</b>	<b>97</b>	<b>7,111,330</b>	<b>6,479,408</b>	<b>631,922</b>	<b>8.89%</b>	
<b>Eagle Area</b>						
Eagle	18	437,129	410,564	26,565	6.08%	
<b>Eagle Area</b>	<b>18</b>	<b>437,129</b>	<b>410,564</b>	<b>26,565</b>	<b>6.08%</b>	
<b>Meridian Area</b>						
Meridian	25	1,234,402	1,181,861	52,541	4.26%	
S Meridian	34	1,187,084	1,033,927	153,157	12.90%	
<b>Meridian Area</b>	<b>59</b>	<b>2,421,486</b>	<b>2,215,788</b>	<b>205,698</b>	<b>8.49%</b>	
<b>Ada County</b>	<b>174</b>	<b>9,969,945</b>	<b>9,105,760</b>	<b>864,185</b>	<b>8.67%</b>	
<b>Canyon County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	1	16,700	16,700	0	0.00%	
Idaho Center	10	190,957	165,009	25,948	13.59%	
South Nampa	1	34,500	34,500	0	0.00%	
<b>Nampa Area</b>	<b>12</b>	<b>242,157</b>	<b>216,209</b>	<b>25,948</b>	<b>10.72%</b>	
<b>Caldwell Area</b>						
Caldwell	6	149,455	122,856	26,599	17.80%	
<b>Caldwell Area</b>	<b>6</b>	<b>149,455</b>	<b>122,856</b>	<b>26,599</b>	<b>17.80%</b>	
<b>Canyon County</b>	<b>18</b>	<b>391,612</b>	<b>339,065</b>	<b>52,547</b>	<b>13.42%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>192</b>	<b>10,361,557</b>	<b>9,444,825</b>	<b>916,732</b>	<b>8.85%</b>	

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## Class B

<b>Ada County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
Airport	5	57,143	51,513	5,630	9.85%	
Central	83	899,500	838,655	60,845	6.76%	
Downtown	95	1,784,277	1,656,919	127,358	7.14%	
North	82	400,016	320,741	79,275	19.82%	
Southeast	50	639,191	605,100	34,091	5.33%	
Southwest	78	707,694	685,178	22,516	3.18%	
West	176	2,598,824	2,221,432	377,392	14.52%	
<b>Boise Area</b>	<b>569</b>	<b>7,086,645</b>	<b>6,379,538</b>	<b>707,107</b>	<b>9.98%</b>	
<b>Eagle Area</b>						
Eagle	98	591,434	562,627	28,807	4.87%	
<b>Eagle Area</b>	<b>98</b>	<b>591,434</b>	<b>562,627</b>	<b>28,807</b>	<b>4.87%</b>	
<b>Meridian Area</b>						
Meridian	210	1,407,020	1,351,769	55,251	3.93%	
S Meridian	70	412,195	382,713	29,482	7.15%	
<b>Meridian Area</b>	<b>280</b>	<b>1,819,215</b>	<b>1,734,482</b>	<b>84,733</b>	<b>4.66%</b>	
<b>Ada County</b>	<b>947</b>	<b>9,497,294</b>	<b>8,676,647</b>	<b>820,647</b>	<b>8.64%</b>	
<b>Canyon County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	38	277,640	259,239	18,401	6.63%	
Idaho Center	17	100,514	86,088	14,426	14.35%	
South Nampa	48	339,876	304,076	35,800	10.53%	
<b>Nampa Area</b>	<b>103</b>	<b>718,030</b>	<b>649,403</b>	<b>68,627</b>	<b>9.56%</b>	
<b>Caldwell Area</b>						
Caldwell	30	193,601	185,339	8,262	4.27%	
<b>Caldwell Area</b>	<b>30</b>	<b>193,601</b>	<b>185,339</b>	<b>8,262</b>	<b>4.27%</b>	
<b>Canyon County</b>	<b>133</b>	<b>911,631</b>	<b>834,742</b>	<b>76,889</b>	<b>8.43%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>1080</b>	<b>10,408,925</b>	<b>9,511,389</b>	<b>897,536</b>	<b>8.62%</b>	

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## Class C

<b>Ada County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
Airport	3	13,100	13,100	0	0.00%	
Central	118	1,399,555	1,221,239	178,316	12.74%	
Downtown	137	1,030,560	987,228	43,332	4.20%	
North	23	140,236	113,866	26,370	18.80%	
Southeast	29	276,983	267,533	9,450	3.41%	
Southwest	2	20,451	20,451	0	0.00%	
West	57	468,567	428,464	40,103	8.56%	
<b>Boise Area</b>	<b>369</b>	<b>3,349,452</b>	<b>3,051,881</b>	<b>297,571</b>	<b>8.88%</b>	
<b>Eagle Area</b>						
Eagle	3	12,462	9,769	2,693	21.61%	
<b>Eagle Area</b>	<b>3</b>	<b>12,462</b>	<b>9,769</b>	<b>2,693</b>	<b>21.61%</b>	
<b>Meridian Area</b>						
Meridian	18	82,117	77,087	5,030	6.13%	
<b>Meridian Area</b>	<b>18</b>	<b>82,117</b>	<b>77,087</b>	<b>5,030</b>	<b>6.13%</b>	
<b>Ada County</b>	<b>390</b>	<b>3,444,031</b>	<b>3,138,737</b>	<b>305,294</b>	<b>8.86%</b>	
<b>Canyon County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	7	79,219	78,259	960	1.21%	
Idaho Center	2	20,570	20,570	0	0.00%	
South Nampa	49	313,227	281,631	31,596	10.09%	
<b>Nampa Area</b>	<b>58</b>	<b>413,016</b>	<b>380,460</b>	<b>32,556</b>	<b>7.88%</b>	
<b>Caldwell Area</b>						
Caldwell	38	225,567	194,854	30,713	13.62%	
<b>Caldwell Area</b>	<b>38</b>	<b>225,567</b>	<b>194,854</b>	<b>30,713</b>	<b>13.62%</b>	
<b>Canyon County</b>	<b>96</b>	<b>638,583</b>	<b>575,314</b>	<b>63,269</b>	<b>9.91%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>486</b>	<b>4,082,614</b>	<b>3,714,051</b>	<b>368,563</b>	<b>9.03%</b>	

# Office Multitenant Vacancy Report: 2/2018

Monday, March 05, 2018

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

<b>Ada County</b>					
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
<b>Boise Area</b>					
Airport	7	64,036	58,406	5,630	8.79%
Central	108	1,562,813	1,299,281	263,532	16.86%
Downtown	164	5,216,137	4,627,075	589,062	11.29%
North	47	318,447	246,794	71,653	22.50%
Southeast	54	1,206,423	950,749	255,674	21.19%
Southwest	39	619,629	580,887	38,742	6.25%
West	122	2,850,340	2,407,732	442,608	15.53%
<b>Boise Area</b>	<b>541</b>	<b>11,837,825</b>	<b>10,170,924</b>	<b>1,666,901</b>	<b>14.08%</b>
<b>Eagle Area</b>					
Eagle	66	645,170	586,038	59,132	9.17%
<b>Eagle Area</b>	<b>66</b>	<b>645,170</b>	<b>586,038</b>	<b>59,132</b>	<b>9.17%</b>
<b>Meridian Area</b>					
Meridian	100	1,247,616	1,125,128	122,488	9.82%
S Meridian	48	913,009	765,219	147,790	16.19%
<b>Meridian Area</b>	<b>148</b>	<b>2,160,625</b>	<b>1,890,347</b>	<b>270,278</b>	<b>12.51%</b>
<b>Ada County</b>	<b>755</b>	<b>14,643,620</b>	<b>12,647,309</b>	<b>1,996,311</b>	<b>13.63%</b>
<b>Canyon County</b>					
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
<b>Nampa Area</b>					
Caldwell Blvd	25	194,673	175,712	18,961	9.74%
Idaho Center	12	182,106	146,116	35,990	19.76%
South Nampa	44	332,483	272,587	59,896	18.01%
<b>Nampa Area</b>	<b>81</b>	<b>709,262</b>	<b>594,415</b>	<b>114,847</b>	<b>16.19%</b>
<b>Caldwell Area</b>					
Caldwell	28	217,330	187,965	29,365	13.51%
<b>Caldwell Area</b>	<b>28</b>	<b>217,330</b>	<b>187,965</b>	<b>29,365</b>	<b>13.51%</b>
<b>Canyon County</b>	<b>109</b>	<b>926,592</b>	<b>782,380</b>	<b>144,212</b>	<b>15.56%</b>
<b>SUMMARY</b>					
<b>TOTAL</b>	<b>864</b>	<b>15,570,212</b>	<b>13,429,689</b>	<b>2,140,523</b>	<b>13.75%</b>

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Monday, March 05, 2018

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

## Class A

<b>Ada County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
Central	4	214,931	188,961	25,970	12.08%	
Downtown	34	3,311,655	2,876,401	435,254	13.14%	
North	2	39,349	35,110	4,239	10.77%	
Southeast	11	799,712	614,261	185,451	23.19%	
Southwest	5	210,324	192,498	17,826	8.48%	
West	11	1,029,387	962,544	66,843	6.49%	
<b>Boise Area</b>	<b>67</b>	<b>5,605,358</b>	<b>4,869,775</b>	<b>735,583</b>	<b>13.12%</b>	
<b>Eagle Area</b>						
Eagle	14	319,027	283,353	35,674	11.18%	
<b>Eagle Area</b>	<b>14</b>	<b>319,027</b>	<b>283,353</b>	<b>35,674</b>	<b>11.18%</b>	
<b>Meridian Area</b>						
Meridian	9	488,581	427,949	60,632	12.41%	
S Meridian	24	782,270	656,978	125,292	16.02%	
<b>Meridian Area</b>	<b>33</b>	<b>1,270,851</b>	<b>1,084,927</b>	<b>185,924</b>	<b>14.63%</b>	
<b>Ada County</b>	<b>114</b>	<b>7,195,236</b>	<b>6,238,055</b>	<b>957,181</b>	<b>13.30%</b>	
<b>Canyon County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Idaho Center	5	127,967	91,977	35,990	28.12%	
<b>Nampa Area</b>	<b>5</b>	<b>127,967</b>	<b>91,977</b>	<b>35,990</b>	<b>28.12%</b>	
<b>Caldwell Area</b>						
Caldwell	1	7,518	4,274	3,244	43.15%	
<b>Caldwell Area</b>	<b>1</b>	<b>7,518</b>	<b>4,274</b>	<b>3,244</b>	<b>43.15%</b>	
<b>Canyon County</b>	<b>6</b>	<b>135,485</b>	<b>96,251</b>	<b>39,234</b>	<b>28.96%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>120</b>	<b>7,330,721</b>	<b>6,334,306</b>	<b>996,415</b>	<b>13.59%</b>	

# Office Multitenant By Quality: 2/2018

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

## Class B

<b>Ada County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
Airport	4	50,936	45,306	5,630	11.05%	
Central	36	468,774	405,161	63,613	13.57%	
Downtown	56	1,176,130	1,063,606	112,524	9.57%	
North	29	190,990	133,822	57,168	29.93%	
Southeast	20	232,243	200,702	31,541	13.58%	
Southwest	33	399,905	378,989	20,916	5.23%	
West	88	1,608,205	1,268,741	339,464	21.11%	
<b>Boise Area</b>	<b>266</b>	<b>4,127,183</b>	<b>3,496,327</b>	<b>630,856</b>	<b>15.29%</b>	
<b>Eagle Area</b>						
Eagle	50	315,551	294,786	20,765	6.58%	
<b>Eagle Area</b>	<b>50</b>	<b>315,551</b>	<b>294,786</b>	<b>20,765</b>	<b>6.58%</b>	
<b>Meridian Area</b>						
Meridian	78	688,992	630,560	58,432	8.48%	
S Meridian	24	130,739	108,241	22,498	17.21%	
<b>Meridian Area</b>	<b>102</b>	<b>819,731</b>	<b>738,801</b>	<b>80,930</b>	<b>9.87%</b>	
<b>Ada County</b>	<b>418</b>	<b>5,262,465</b>	<b>4,529,914</b>	<b>732,551</b>	<b>13.92%</b>	
<b>Canyon County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	22	159,671	141,670	18,001	11.27%	
Idaho Center	5	33,569	33,569	0	0.00%	
South Nampa	22	161,734	129,384	32,350	20.00%	
<b>Nampa Area</b>	<b>49</b>	<b>354,974</b>	<b>304,623</b>	<b>50,351</b>	<b>14.18%</b>	
<b>Caldwell Area</b>						
Caldwell	11	108,301	94,783	13,518	12.48%	
<b>Caldwell Area</b>	<b>11</b>	<b>108,301</b>	<b>94,783</b>	<b>13,518</b>	<b>12.48%</b>	
<b>Canyon County</b>	<b>60</b>	<b>463,275</b>	<b>399,406</b>	<b>63,869</b>	<b>13.79%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>478</b>	<b>5,725,740</b>	<b>4,929,320</b>	<b>796,420</b>	<b>13.91%</b>	

# Office Multitenant By Quality: 2/2018

Monday, March 05, 2018

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

## Class C

<b>Ada County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
Airport	3	13,100	13,100	0	0.00%	
Central	68	879,108	705,159	173,949	19.79%	
Downtown	74	728,352	687,068	41,284	5.67%	
North	16	88,108	77,862	10,246	11.63%	
Southeast	23	174,468	135,786	38,682	22.17%	
Southwest	1	9,400	9,400	0	0.00%	
West	23	212,748	176,447	36,301	17.06%	
<b>Boise Area</b>	<b>208</b>	<b>2,105,284</b>	<b>1,804,822</b>	<b>300,462</b>	<b>14.27%</b>	
<b>Eagle Area</b>						
Eagle	2	10,592	7,899	2,693	25.42%	
<b>Eagle Area</b>	<b>2</b>	<b>10,592</b>	<b>7,899</b>	<b>2,693</b>	<b>25.42%</b>	
<b>Meridian Area</b>						
Meridian	13	70,043	66,619	3,424	4.89%	
<b>Meridian Area</b>	<b>13</b>	<b>70,043</b>	<b>66,619</b>	<b>3,424</b>	<b>4.89%</b>	
<b>Ada County</b>	<b>223</b>	<b>2,185,919</b>	<b>1,879,340</b>	<b>306,579</b>	<b>14.03%</b>	
<b>Canyon County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	3	35,002	34,042	960	2.74%	
Idaho Center	2	20,570	20,570	0	0.00%	
South Nampa	22	170,749	143,203	27,546	16.13%	
<b>Nampa Area</b>	<b>27</b>	<b>226,321</b>	<b>197,815</b>	<b>28,506</b>	<b>12.60%</b>	
<b>Caldwell Area</b>						
Caldwell	16	101,511	88,908	12,603	12.42%	
<b>Caldwell Area</b>	<b>16</b>	<b>101,511</b>	<b>88,908</b>	<b>12,603</b>	<b>12.42%</b>	
<b>Canyon County</b>	<b>43</b>	<b>327,832</b>	<b>286,723</b>	<b>41,109</b>	<b>12.54%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>266</b>	<b>2,513,751</b>	<b>2,166,063</b>	<b>347,688</b>	<b>13.83%</b>	