

Office Total Vacancy Report: 9/2017

Monday, October 02, 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	206	2,689,397	2,370,229	319,168	11.87%
Downtown	274	6,804,866	6,281,744	523,122	7.69%
North	112	674,937	551,502	123,435	18.29%
Southeast	94	1,956,502	1,763,870	192,632	9.85%
Southwest	86	984,707	925,523	59,184	6.01%
West	252	4,343,863	3,877,760	466,103	10.73%
Boise Area	1032	17,524,515	15,833,641	1,690,874	9.65%
Eagle Area					
Eagle	117	1,021,955	976,191	45,764	4.48%
Eagle Area	117	1,021,955	976,191	45,764	4.48%
Meridian Area					
Meridian	252	2,690,791	2,598,934	91,857	3.41%
S Meridian	104	1,604,528	1,399,789	204,739	12.76%
Meridian Area	356	4,295,319	3,998,723	296,596	6.91%
Ada County	1505	22,841,789	20,808,555	2,033,234	8.90%
Canyon County					
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Nampa Area					
Caldwell Blvd	44	349,212	333,916	15,296	4.38%
Idaho Center	29	310,423	273,586	36,837	11.87%
South Nampa	96	683,074	625,640	57,434	8.41%
Nampa Area	169	1,342,709	1,233,142	109,567	8.16%
Caldwell Area					
Caldwell	72	562,452	498,268	64,184	11.41%
Caldwell Area	72	562,452	498,268	64,184	11.41%
Canyon County	241	1,905,161	1,731,410	173,751	9.12%
SUMMARY					
TOTAL	1746	24,746,950	22,539,965	2,206,985	8.92%

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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	3,681,541	353,495	8.76%	
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	6,447,827	650,490	9.16%	
Eagle Area						
Eagle	17	422,109	405,277	16,832	3.99%	
Eagle Area	17	422,109	405,277	16,832	3.99%	
Meridian Area						
Meridian	24	1,198,406	1,161,238	37,168	3.10%	
S Meridian	34	1,199,784	1,010,040	189,744	15.81%	
Meridian Area	58	2,398,190	2,171,278	226,912	9.46%	
Ada County	168	9,918,616	9,024,382	894,234	9.02%	
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	159,935	31,022	16.25%	
South Nampa	1	34,500	34,500	0	0.00%	
Nampa Area	12	242,157	211,135	31,022	12.81%	
Caldwell Area						
Caldwell	6	149,455	122,691	26,764	17.91%	
Caldwell Area	6	149,455	122,691	26,764	17.91%	
Canyon County	18	391,612	333,826	57,786	14.76%	
SUMMARY						
TOTAL	186	10,310,228	9,358,208	952,020	9.23%	

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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	814,068	75,412	8.48%	
Downtown	93	1,731,002	1,606,751	124,251	7.18%	
North	84	419,596	338,874	80,722	19.24%	
Southeast	49	636,578	608,497	28,081	4.41%	
Southwest	78	709,627	663,861	45,766	6.45%	
West	177	2,606,737	2,248,900	357,837	13.73%	
Boise Area	566	7,050,163	6,332,464	717,699	10.18%	
Eagle Area						
Eagle	98	592,568	563,636	28,932	4.88%	
Eagle Area	98	592,568	563,636	28,932	4.88%	
Meridian Area						
Meridian	210	1,410,268	1,359,682	50,586	3.59%	
S Meridian	70	404,744	389,749	14,995	3.70%	
Meridian Area	280	1,815,012	1,749,431	65,581	3.61%	
Ada County	944	9,457,743	8,645,531	812,212	8.59%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	37	269,910	255,574	14,336	5.31%	
Idaho Center	17	98,896	96,648	2,248	2.27%	
South Nampa	46	327,513	301,296	26,217	8.00%	
Nampa Area	100	696,319	653,518	42,801	6.15%	
Caldwell Area						
Caldwell	29	190,401	178,373	12,028	6.32%	
Caldwell Area	29	190,401	178,373	12,028	6.32%	
Canyon County	129	886,720	831,891	54,829	6.18%	
SUMMARY						
TOTAL	1073	10,344,463	9,477,422	867,041	8.38%	

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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	115	1,400,821	1,218,345	182,476	13.03%	
Downtown	140	1,038,828	993,452	45,376	4.37%	
North	23	140,236	110,566	29,670	21.16%	
Southeast	29	276,983	270,519	6,464	2.33%	
Southwest	2	20,451	20,451	0	0.00%	
West	61	485,616	428,517	57,099	11.76%	
Boise Area	373	3,376,035	3,053,350	322,685	9.56%	
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	393	3,465,430	3,138,642	326,788	9.43%	
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	17,003	3,567	17.34%	
South Nampa	49	321,061	289,844	31,217	9.72%	
Nampa Area	57	404,233	368,489	35,744	8.84%	
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	565,693	61,136	9.75%	
SUMMARY						
TOTAL	487	4,092,259	3,704,335	387,924	9.48%	

Office Multitenant Vacancy Report: 9/2017

Monday, October 02, 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	106	1,552,361	1,285,814	266,547	17.17%
Downtown	169	5,319,265	4,722,304	596,961	11.22%
North	45	311,433	230,492	80,941	25.99%
Southeast	53	1,204,201	1,004,684	199,517	16.57%
Southwest	39	619,897	563,619	56,278	9.08%
West	125	2,881,765	2,453,716	428,049	14.85%
Boise Area	544	11,952,958	10,317,435	1,635,523	13.68%
Eagle Area					
Eagle	64	624,908	578,591	46,317	7.41%
Eagle Area	64	624,908	578,591	46,317	7.41%
Meridian Area					
Meridian	100	1,223,375	1,115,266	108,109	8.84%
S Meridian	47	891,410	740,480	150,930	16.93%
Meridian Area	147	2,114,785	1,855,746	259,039	12.25%
Ada County	755	14,692,651	12,751,772	1,940,879	13.21%
Canyon County					
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Nampa Area					
Caldwell Blvd	24	186,943	170,767	16,176	8.65%
Idaho Center	12	182,106	141,741	40,365	22.17%
South Nampa	43	335,961	288,788	47,173	14.04%
Nampa Area	79	705,010	601,296	103,714	14.71%
Caldwell Area					
Caldwell	29	229,330	188,690	40,640	17.72%
Caldwell Area	29	229,330	188,690	40,640	17.72%
Canyon County	108	934,340	789,986	144,354	15.45%
SUMMARY					
TOTAL	863	15,626,991	13,541,758	2,085,233	13.34%

Office Multitenant By Quality: 9/2017

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Class A

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Central	4	214,931	185,689	29,242	13.61%	
Downtown	35	3,378,645	2,942,920	435,725	12.90%	
North	2	39,349	27,677	11,672	29.66%	
Southeast	11	799,945	638,150	161,795	20.23%	
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	4,940,704	726,712	12.82%	
Eagle Area						
Eagle	13	304,007	270,298	33,709	11.09%	
Eagle Area	13	304,007	270,298	33,709	11.09%	
Meridian Area						
Meridian	8	458,068	416,809	41,259	9.01%	
S Meridian	23	763,770	629,692	134,078	17.55%	
Meridian Area	31	1,221,838	1,046,501	175,337	14.35%	
Ada County	111	7,193,261	6,257,503	935,758	13.01%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Idaho Center	5	127,967	93,417	34,550	27.00%	
Nampa Area	5	127,967	93,417	34,550	27.00%	
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	97,691	37,794	27.90%	
SUMMARY						
TOTAL	117	7,328,746	6,355,194	973,552	13.28%	

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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	395,694	78,588	16.57%	
Downtown	58	1,208,284	1,088,009	120,275	9.95%	
North	27	183,976	124,953	59,023	32.08%	
Southeast	19	229,788	198,530	31,258	13.60%	
Southwest	34	405,338	362,478	42,860	10.57%	
West	89	1,627,251	1,308,643	318,608	19.58%	
Boise Area	266	4,179,855	3,523,613	656,242	15.70%	
Eagle Area						
Eagle	50	315,493	302,885	12,608	4.00%	
Eagle Area	50	315,493	302,885	12,608	4.00%	
Meridian Area						
Meridian	79	695,264	632,517	62,747	9.02%	
S Meridian	24	127,640	110,788	16,852	13.20%	
Meridian Area	103	822,904	743,305	79,599	9.67%	
Ada County	419	5,318,252	4,569,803	748,449	14.07%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	21	151,941	136,725	15,216	10.01%	
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	300,433	36,691	10.88%	
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	396,080	49,345	11.08%	
SUMMARY						
TOTAL	476	5,763,677	4,965,883	797,794	13.84%	

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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	863,148	704,431	158,717	18.39%	
Downtown	76	732,336	691,375	40,961	5.59%	
North	16	88,108	77,862	10,246	11.63%	
Southeast	23	174,468	168,004	6,464	3.70%	
Southwest	1	9,400	9,400	0	0.00%	
West	25	225,127	190,546	34,581	15.36%	
Boise Area	211	2,105,687	1,853,118	252,569	11.99%	
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	2,181,138	1,924,466	256,672	11.77%	
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	17,003	3,567	17.34%	
South Nampa	23	184,347	156,401	27,946	15.16%	
Nampa Area	28	239,919	207,446	32,473	13.53%	
Caldwell Area						
Caldwell	17	113,511	88,769	24,742	21.80%	
Caldwell Area	17	113,511	88,769	24,742	21.80%	
Canyon County	45	353,430	296,215	57,215	16.19%	
SUMMARY						
TOTAL	270	2,534,568	2,220,681	313,887	12.38%	