

Office Total Vacancy Report: 4/2017

Monday, May 08, 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	2,327,439	358,790	13.36%
Downtown	276	6,815,191	6,248,702	566,489	8.31%
North	111	669,955	550,805	119,150	17.78%
Southeast	93	1,952,112	1,724,370	227,742	11.67%
Southwest	86	984,620	917,801	66,819	6.79%
West	249	4,313,594	3,810,891	502,703	11.65%
Boise Area	1030	17,491,944	15,643,021	1,848,923	10.57%
Eagle Area					
Eagle	115	953,551	910,337	43,214	4.53%
Eagle Area	115	953,551	910,337	43,214	4.53%
Meridian Area					
Meridian	246	2,592,786	2,453,154	139,632	5.39%
S Meridian	104	1,599,107	1,456,524	142,583	8.92%
Meridian Area	350	4,191,893	3,909,678	282,215	6.73%
Ada County	1495	22,637,388	20,463,036	2,174,352	9.61%
Canyon County					
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Nampa Area					
Caldwell Blvd	44	348,963	334,211	14,752	4.23%
Idaho Center	26	276,737	228,758	47,979	17.34%
South Nampa	95	674,761	610,251	64,510	9.56%
Nampa Area	165	1,300,461	1,173,220	127,241	9.78%
Caldwell Area					
Caldwell	73	568,877	513,908	54,969	9.66%
Caldwell Area	73	568,877	513,908	54,969	9.66%
Canyon County	238	1,869,338	1,687,128	182,210	9.75%
SUMMARY					
TOTAL	1733	24,506,726	22,150,164	2,356,562	9.62%

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Class A

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Central	11	396,380	337,580	58,800	14.83%	
Downtown	41	4,035,181	3,634,594	400,587	9.93%	
North	5	115,105	103,431	11,674	10.14%	
Southeast	15	1,031,232	841,001	190,231	18.45%	
Southwest	6	254,629	241,211	13,418	5.27%	
West	14	1,251,510	1,192,254	59,256	4.73%	
Boise Area	92	7,084,037	6,350,071	733,966	10.36%	
Eagle Area						
Eagle	16	357,044	341,832	15,212	4.26%	
Eagle Area	16	357,044	341,832	15,212	4.26%	
Meridian Area						
Meridian	23	1,122,456	1,070,302	52,154	4.65%	
S Meridian	33	1,174,192	1,055,650	118,542	10.10%	
Meridian Area	56	2,296,648	2,125,952	170,696	7.43%	
Ada County	164	9,737,729	8,817,855	919,874	9.45%	
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	7	157,271	121,131	36,140	22.98%	
South Nampa	1	34,500	34,500	0	0.00%	
Nampa Area	9	208,471	172,331	36,140	17.34%	
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	15	357,364	294,460	62,904	17.60%	
SUMMARY						
TOTAL	179	10,095,093	9,112,315	982,778	9.74%	

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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	809,209	80,271	9.02%	
Downtown	92	1,731,031	1,614,328	116,703	6.74%	
North	84	419,858	336,808	83,050	19.78%	
Southeast	49	643,897	614,789	29,108	4.52%	
Southwest	78	709,540	656,139	53,401	7.53%	
West	174	2,576,231	2,191,332	384,899	14.94%	
Boise Area	562	7,027,180	6,274,118	753,062	10.72%	
Eagle Area						
Eagle	97	589,229	561,227	28,002	4.75%	
Eagle Area	97	589,229	561,227	28,002	4.75%	
Meridian Area						
Meridian	206	1,389,819	1,312,126	77,693	5.59%	
S Meridian	71	424,915	400,874	24,041	5.66%	
Meridian Area	277	1,814,734	1,713,000	101,734	5.61%	
Ada County	936	9,431,143	8,548,345	882,798	9.36%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	37	269,910	255,758	14,152	5.24%	
Idaho Center	17	98,896	92,937	5,959	6.03%	
South Nampa	45	319,270	285,049	34,221	10.72%	
Nampa Area	99	688,076	633,744	54,332	7.90%	
Caldwell Area						
Caldwell	29	199,131	187,175	11,956	6.00%	
Caldwell Area	29	199,131	187,175	11,956	6.00%	
Canyon County	128	887,207	820,919	66,288	7.47%	
SUMMARY						
TOTAL	1064	10,318,350	9,369,264	949,086	9.20%	

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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	1,400,369	1,180,650	219,719	15.69%	
Downtown	143	1,048,979	999,780	49,199	4.69%	
North	22	134,992	110,566	24,426	18.09%	
Southeast	29	276,983	268,580	8,403	3.03%	
Southwest	2	20,451	20,451	0	0.00%	
West	61	485,853	427,305	58,548	12.05%	
Boise Area	376	3,380,727	3,018,832	361,895	10.70%	
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	70,726	9,785	12.15%	
Meridian Area	17	80,511	70,726	9,785	12.15%	
Ada County	395	3,468,516	3,096,836	371,680	10.72%	
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	290,702	30,289	9.44%	
Nampa Area	57	403,914	367,145	36,769	9.10%	
Caldwell Area						
Caldwell	38	220,853	204,604	16,249	7.36%	
Caldwell Area	38	220,853	204,604	16,249	7.36%	
Canyon County	95	624,767	571,749	53,018	8.49%	
SUMMARY						
TOTAL	490	4,093,283	3,668,585	424,698	10.38%	

Office Multitenant Vacancy Report: 4/2017

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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	108	1,573,887	1,238,483	335,404	21.31%	
Downtown	170	5,326,074	4,600,187	725,887	13.63%	
North	44	310,303	223,668	86,635	27.92%	
Southeast	54	1,330,096	1,159,198	170,898	12.85%	
Southwest	39	619,720	555,805	63,915	10.31%	
West	124	2,885,938	2,462,091	423,847	14.69%	
Boise Area	546	12,110,054	10,296,238	1,813,816	14.98%	
Eagle Area						
Eagle	65	629,867	592,566	37,301	5.92%	
Eagle Area	65	629,867	592,566	37,301	5.92%	
Meridian Area						
Meridian	98	1,211,718	1,062,837	148,881	12.29%	
S Meridian	47	891,410	710,247	181,163	20.32%	
Meridian Area	145	2,103,128	1,773,084	330,044	15.69%	
Ada County	756	14,843,049	12,661,888	2,181,161	14.69%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	24	186,694	169,642	17,052	9.13%	
Idaho Center	12	182,106	122,491	59,615	32.74%	
South Nampa	43	334,222	290,868	43,354	12.97%	
Nampa Area	79	703,022	583,001	120,021	17.07%	
Caldwell Area						
Caldwell	30	236,317	208,174	28,143	11.91%	
Caldwell Area	30	236,317	208,174	28,143	11.91%	
Canyon County	109	939,339	791,175	148,164	15.77%	
SUMMARY						
TOTAL	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
TOTAL	865	15,782,388	13,453,063	2,329,325	14.76%	

Office Multitenant By Quality: 4/2017

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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	2,785,749	592,896	17.55%	
North	2	39,349	26,978	12,371	31.44%	
Southeast	11	915,436	777,388	138,048	15.08%	
Southwest	4	205,159	191,741	13,418	6.54%	
West	11	1,029,387	959,332	70,055	6.81%	
Boise Area	67	5,780,191	4,900,160	880,031	15.22%	
Eagle Area						
Eagle	13	304,007	288,795	15,212	5.00%	
Eagle Area	13	304,007	288,795	15,212	5.00%	
Meridian Area						
Meridian	8	458,068	406,189	51,879	11.33%	
S Meridian	23	763,770	601,589	162,181	21.23%	
Meridian Area	31	1,221,838	1,007,778	214,060	17.52%	
Ada County	111	7,306,036	6,196,733	1,109,303	15.18%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Idaho Center	5	127,967	79,391	48,576	37.96%	
Nampa Area	5	127,967	79,391	48,576	37.96%	
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	83,665	51,820	38.25%	
SUMMARY						
TOTAL	117	7,441,521	6,280,398	1,161,123	15.60%	

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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	395,937	78,345	16.52%	
Downtown	58	1,210,642	1,108,988	101,654	8.40%	
North	26	182,846	121,111	61,735	33.76%	
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	1,321,875	309,549	18.97%	
Boise Area	265	4,195,483	3,565,609	629,874	15.01%	
Eagle Area						
Eagle	51	320,452	298,363	22,089	6.89%	
Eagle Area	51	320,452	298,363	22,089	6.89%	
Meridian Area						
Meridian	77	683,607	594,342	89,265	13.06%	
S Meridian	24	127,640	108,658	18,982	14.87%	
Meridian Area	101	811,247	703,000	108,247	13.34%	
Ada County	417	5,327,182	4,566,972	760,210	14.27%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	21	151,941	135,489	16,452	10.83%	
Idaho Center	5	33,569	28,410	5,159	15.37%	
South Nampa	20	149,945	129,218	20,727	13.82%	
Nampa Area	46	335,455	293,117	42,338	12.62%	
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	399,300	53,186	11.75%	
SUMMARY						
TOTAL	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
	474	5,779,668	4,966,272	813,396	14.07%	

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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	69	887,390	683,574	203,816	22.97%	
Downtown	77	736,787	705,450	31,337	4.25%	
North	16	88,108	75,579	12,529	14.22%	
Southeast	23	174,468	164,082	10,386	5.95%	
Southwest	1	9,400	9,400	0	0.00%	
West	25	225,127	180,884	44,243	19.65%	
Boise Area	214	2,134,380	1,830,469	303,911	14.24%	
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	62,306	7,737	11.05%	
Meridian Area	13	70,043	62,306	7,737	11.05%	
Ada County	228	2,209,831	1,898,183	311,648	14.10%	
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	161,650	22,627	12.28%	
Nampa Area	28	239,600	210,493	29,107	12.15%	
Caldwell Area						
Caldwell	18	111,768	97,717	14,051	12.57%	
Caldwell Area	18	111,768	97,717	14,051	12.57%	
Canyon County	46	351,368	308,210	43,158	12.28%	
SUMMARY						
TOTAL	274	2,561,199	2,206,393	354,806	13.85%	