

Office Total Vacancy Report: 7/2017

Tuesday, August 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	206	2,687,683	2,355,172	332,511	12.37%
Downtown	274	6,805,137	6,276,287	528,850	7.77%
North	111	669,693	555,355	114,338	17.07%
Southeast	94	1,956,502	1,769,042	187,460	9.58%
Southwest	86	984,530	920,308	64,222	6.52%
West	249	4,313,938	3,831,544	482,394	11.18%
Boise Area	1028	17,487,726	15,770,721	1,717,005	9.82%
Eagle Area					
Eagle	116	1,018,931	957,448	61,483	6.03%
Eagle Area	116	1,018,931	957,448	61,483	6.03%
Meridian Area					
Meridian	250	2,607,268	2,493,429	113,839	4.37%
S Meridian	104	1,604,528	1,428,457	176,071	10.97%
Meridian Area	354	4,211,796	3,921,886	289,910	6.88%
Ada County	1498	22,718,453	20,650,055	2,068,398	9.10%
Canyon County					
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Nampa Area					
Caldwell Blvd	44	349,212	336,595	12,617	3.61%
Idaho Center	28	299,668	263,470	36,198	12.08%
South Nampa	96	677,846	623,524	54,322	8.01%
Nampa Area	168	1,326,726	1,223,589	103,137	7.77%
Caldwell Area					
Caldwell	73	568,725	518,668	50,057	8.80%
Caldwell Area	73	568,725	518,668	50,057	8.80%
Canyon County	241	1,895,451	1,742,257	153,194	8.08%
SUMMARY					
TOTAL	1739	24,613,904	22,392,312	2,221,592	9.03%

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Class A

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Central	11	399,096	338,717	60,379	15.13%	
Downtown	41	4,035,036	3,663,741	371,295	9.20%	
North	5	115,105	103,431	11,674	10.14%	
Southeast	15	1,032,537	883,462	149,075	14.44%	
Southwest	6	254,629	241,211	13,418	5.27%	
West	14	1,251,510	1,199,355	52,155	4.17%	
Boise Area	92	7,087,913	6,429,917	657,996	9.28%	
Eagle Area						
Eagle	17	422,109	395,475	26,634	6.31%	
Eagle Area	17	422,109	395,475	26,634	6.31%	
Meridian Area						
Meridian	23	1,122,456	1,083,754	38,702	3.45%	
S Meridian	33	1,174,192	1,018,202	155,990	13.28%	
Meridian Area	56	2,296,648	2,101,956	194,692	8.48%	
Ada County	165	9,806,670	8,927,348	879,322	8.97%	
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	9	180,202	150,248	29,954	16.62%	
South Nampa	1	34,500	34,500	0	0.00%	
Nampa Area	11	231,402	201,448	29,954	12.94%	
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	17	380,295	323,577	56,718	14.91%	
SUMMARY						
TOTAL	182	10,186,965	9,250,925	936,040	9.19%	

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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	816,044	73,436	8.26%	
Downtown	93	1,731,273	1,623,003	108,270	6.25%	
North	84	419,596	341,358	78,238	18.65%	
Southeast	50	646,982	617,044	29,938	4.63%	
Southwest	78	709,450	658,646	50,804	7.16%	
West	174	2,576,691	2,200,629	376,062	14.59%	
Boise Area	564	7,030,615	6,308,237	722,378	10.27%	
Eagle Area						
Eagle	97	589,544	554,695	34,849	5.91%	
Eagle Area	97	589,544	554,695	34,849	5.91%	
Meridian Area						
Meridian	209	1,402,695	1,332,826	69,869	4.98%	
S Meridian	71	430,336	410,255	20,081	4.67%	
Meridian Area	280	1,833,031	1,743,081	89,950	4.91%	
Ada County	941	9,453,190	8,606,013	847,177	8.96%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	37	269,910	258,253	11,657	4.32%	
Idaho Center	17	98,896	96,219	2,677	2.71%	
South Nampa	46	322,285	292,872	29,413	9.13%	
Nampa Area	100	691,091	647,344	43,747	6.33%	
Caldwell Area						
Caldwell	29	199,131	189,230	9,901	4.97%	
Caldwell Area	29	199,131	189,230	9,901	4.97%	
Canyon County	129	890,222	836,574	53,648	6.03%	
SUMMARY						
TOTAL	1070	10,343,412	9,442,587	900,825	8.71%	

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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	1,399,107	1,200,411	198,696	14.20%	
Downtown	140	1,038,828	989,543	49,285	4.74%	
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	485,737	431,560	54,177	11.15%	
Boise Area	372	3,369,198	3,032,567	336,631	9.99%	
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	76,849	5,268	6.42%	
Meridian Area	18	82,117	76,849	5,268	6.42%	
Ada County	392	3,458,593	3,116,694	341,899	9.89%	
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	296,152	24,909	7.76%	
Nampa Area	57	404,233	374,797	29,436	7.28%	
Caldwell Area						
Caldwell	38	220,701	207,309	13,392	6.07%	
Caldwell Area	38	220,701	207,309	13,392	6.07%	
Canyon County	95	624,934	582,106	42,828	6.85%	
SUMMARY						
TOTAL	487	4,083,527	3,698,800	384,727	9.42%	

Office Multitenant Vacancy Report: 7/2017

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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	107	1,574,587	1,291,122	283,465	18.00%
Downtown	169	5,319,536	4,680,219	639,317	12.02%
North	44	309,503	228,182	81,321	26.27%
Southeast	53	1,204,201	1,022,089	182,112	15.12%
Southwest	39	619,720	558,404	61,316	9.89%
West	124	2,885,938	2,460,830	425,108	14.73%
Boise Area	543	11,977,521	10,297,652	1,679,869	14.03%
Eagle Area					
Eagle	64	624,908	587,722	37,186	5.95%
Eagle Area	64	624,908	587,722	37,186	5.95%
Meridian Area					
Meridian	100	1,220,335	1,105,459	114,876	9.41%
S Meridian	47	891,410	721,062	170,348	19.11%
Meridian Area	147	2,111,745	1,826,521	285,224	13.51%
Ada County	754	14,714,174	12,711,895	2,002,279	13.61%
Canyon County					
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Nampa Area					
Caldwell Blvd	24	186,943	172,026	14,917	7.98%
Idaho Center	12	182,106	133,472	48,634	26.71%
South Nampa	43	330,733	281,835	48,898	14.78%
Nampa Area	79	699,782	587,333	112,449	16.07%
Caldwell Area					
Caldwell	30	236,165	206,304	29,861	12.64%
Caldwell Area	30	236,165	206,304	29,861	12.64%
Canyon County	109	935,947	793,637	142,310	15.20%
SUMMARY					
TOTAL	863	15,650,121	13,505,532	2,144,589	13.70%

Office Multitenant By Quality: 7/2017

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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	2,900,827	477,818	14.14%	
North	2	39,349	26,978	12,371	31.44%	
Southeast	10	789,541	636,758	152,783	19.35%	
Southwest	4	205,159	191,741	13,418	6.54%	
West	11	1,029,387	947,568	81,819	7.95%	
Boise Area	66	5,657,012	4,889,561	767,451	13.57%	
Eagle Area						
Eagle	13	304,007	283,660	20,347	6.69%	
Eagle Area	13	304,007	283,660	20,347	6.69%	
Meridian Area						
Meridian	8	458,068	416,809	41,259	9.01%	
S Meridian	23	763,770	611,199	152,571	19.98%	
Meridian Area	31	1,221,838	1,028,008	193,830	15.86%	
Ada County	110	7,182,857	6,201,229	981,628	13.67%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Idaho Center	5	127,967	85,577	42,390	33.13%	
Nampa Area	5	127,967	85,577	42,390	33.13%	
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	89,851	45,634	33.68%	
SUMMARY						
TOTAL	116	7,318,342	6,291,080	1,027,262	14.04%	

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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	398,130	76,152	16.06%	
Downtown	58	1,208,555	1,086,315	122,240	10.11%	
North	26	182,046	123,342	58,704	32.25%	
Southeast	20	240,192	219,310	20,882	8.69%	
Southwest	34	405,161	357,263	47,898	11.82%	
West	88	1,631,424	1,321,759	309,665	18.98%	
Boise Area	265	4,192,596	3,551,425	641,171	15.29%	
Eagle Area						
Eagle	50	315,493	298,654	16,839	5.34%	
Eagle Area	50	315,493	298,654	16,839	5.34%	
Meridian Area						
Meridian	79	692,224	623,875	68,349	9.87%	
S Meridian	24	127,640	109,863	17,777	13.93%	
Meridian Area	103	819,864	733,738	86,126	10.50%	
Ada County	418	5,327,953	4,583,817	744,136	13.97%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	21	151,941	137,984	13,957	9.19%	
Idaho Center	5	33,569	30,892	2,677	7.97%	
South Nampa	20	146,386	126,463	19,923	13.61%	
Nampa Area	46	331,896	295,339	36,557	11.01%	
Caldwell Area						
Caldwell	11	117,031	106,504	10,527	9.00%	
Caldwell Area	11	117,031	106,504	10,527	9.00%	
Canyon County	57	448,927	401,843	47,084	10.49%	
SUMMARY						
TOTAL	475	5,776,880	4,985,660	791,220	13.70%	

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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	68	885,374	707,303	178,071	20.11%	
Downtown	76	732,336	693,077	39,259	5.36%	
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	191,503	33,624	14.94%	
Boise Area	212	2,127,913	1,856,666	271,247	12.75%	
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	226	2,203,364	1,926,849	276,515	12.55%	
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	155,372	28,975	15.72%	
Nampa Area	28	239,919	206,417	33,502	13.96%	
Caldwell Area						
Caldwell	18	111,616	95,526	16,090	14.42%	
Caldwell Area	18	111,616	95,526	16,090	14.42%	
Canyon County	46	351,535	301,943	49,592	14.11%	
SUMMARY						
TOTAL	272	2,554,899	2,228,792	326,107	12.76%	