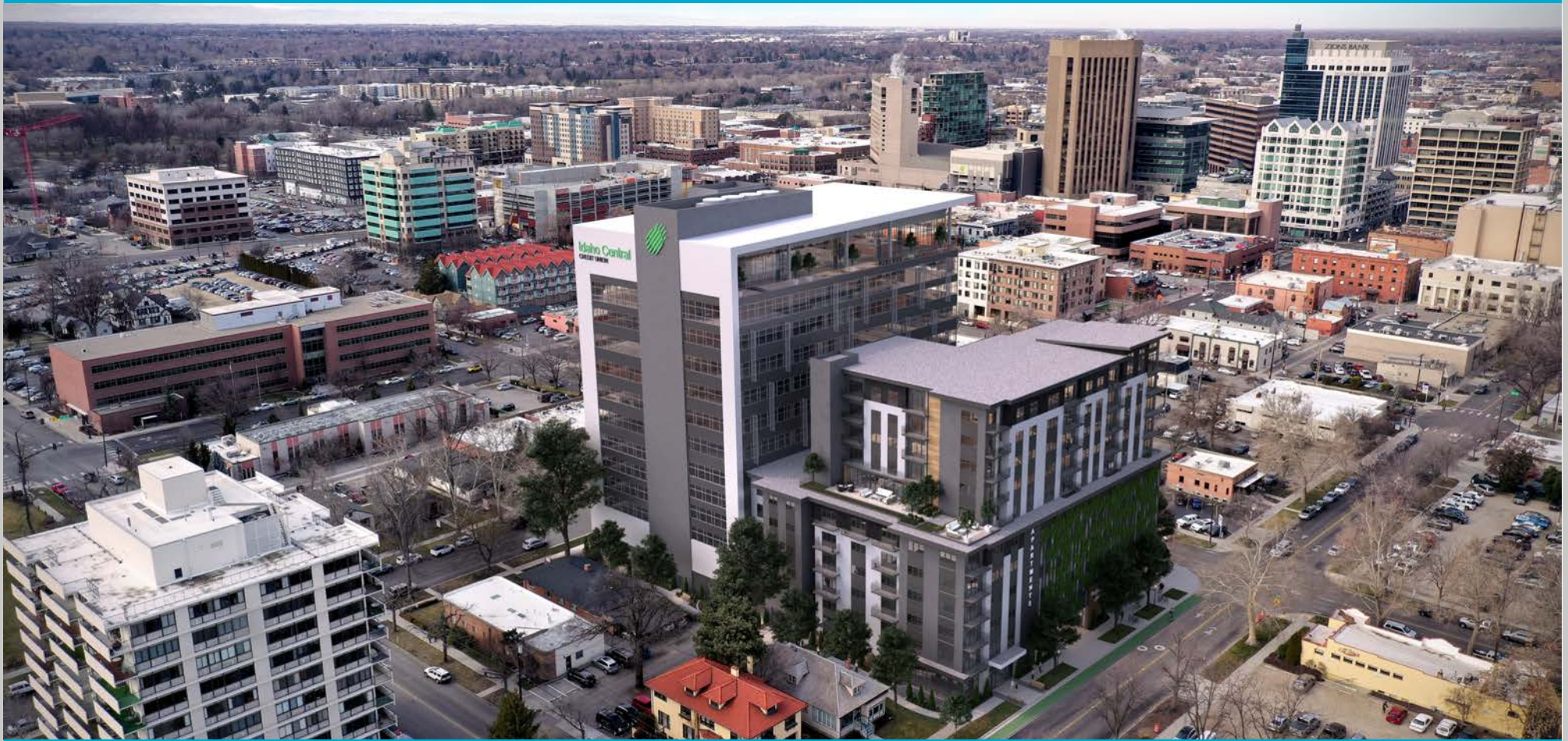


# OFFICE SPACE FOR LEASE

4TH STREET AND IDAHO STREET, BOISE, ID, 83702



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VENTURES  
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## 4TH & IDAHO OFFICE SPACE

**AVAILABLE SF:** 3,000-80,000 SQ. FT. **BUILDING SIZE:** 161,405 SQ. FT.

**LEASE RATE:** \$26.00 / SQ. FT. **PARKING:** 392 STALLS

**TI ALLOWANCE:** \$60.00 / SQ. FT. **YEAR BUILT:** FALL 2025



**MARK CLEVERLEY**  
208.850.6113  
MARK@BVADEV.COM



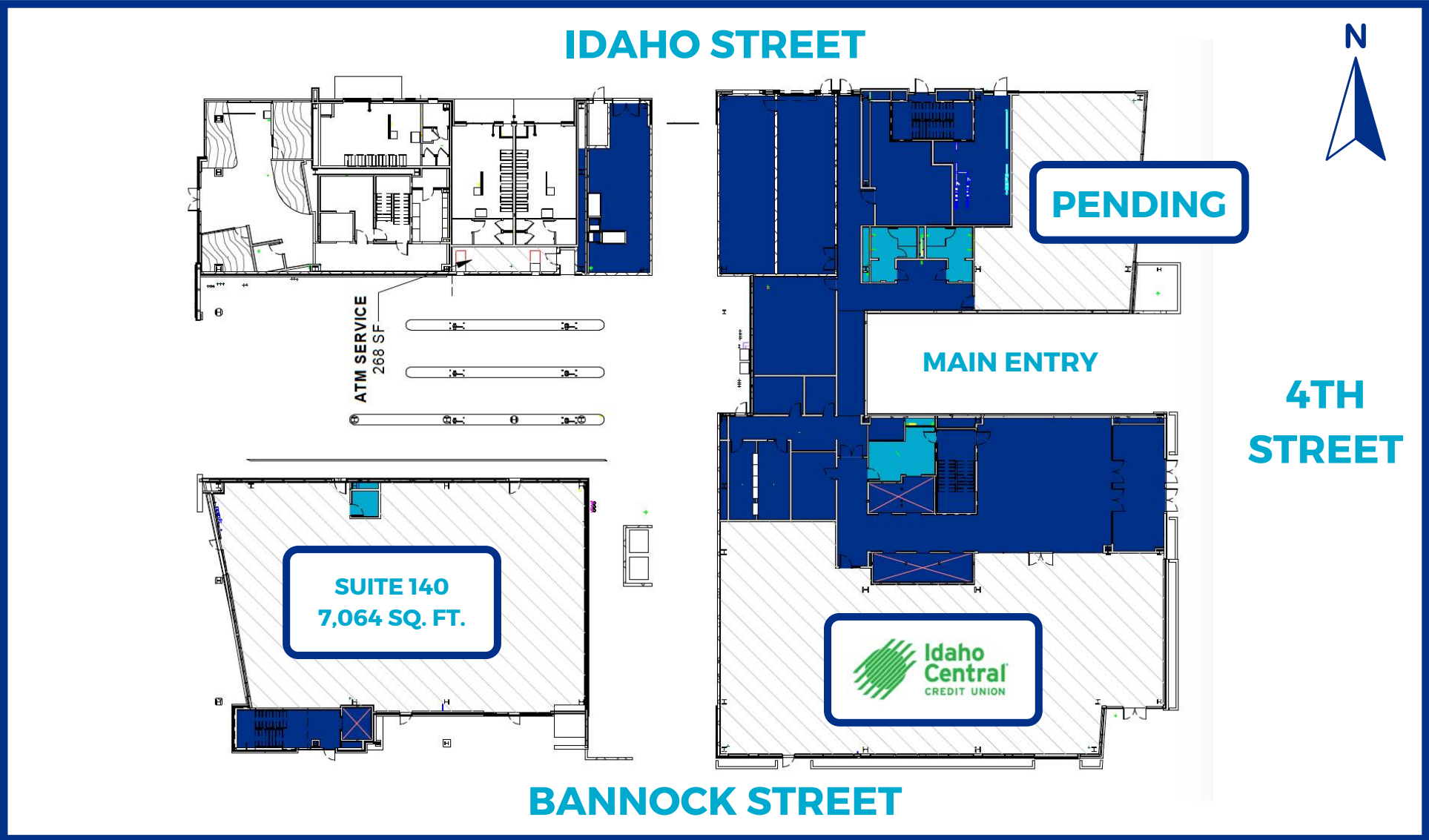
**HOLT HAGA**  
208.371.4658  
HOLT@BVADEV.COM

# BUILDING DETAILS

## BUILDING FLOORPLATES

Below are images of the building's floor plates showing availability.

### FLOOR 1



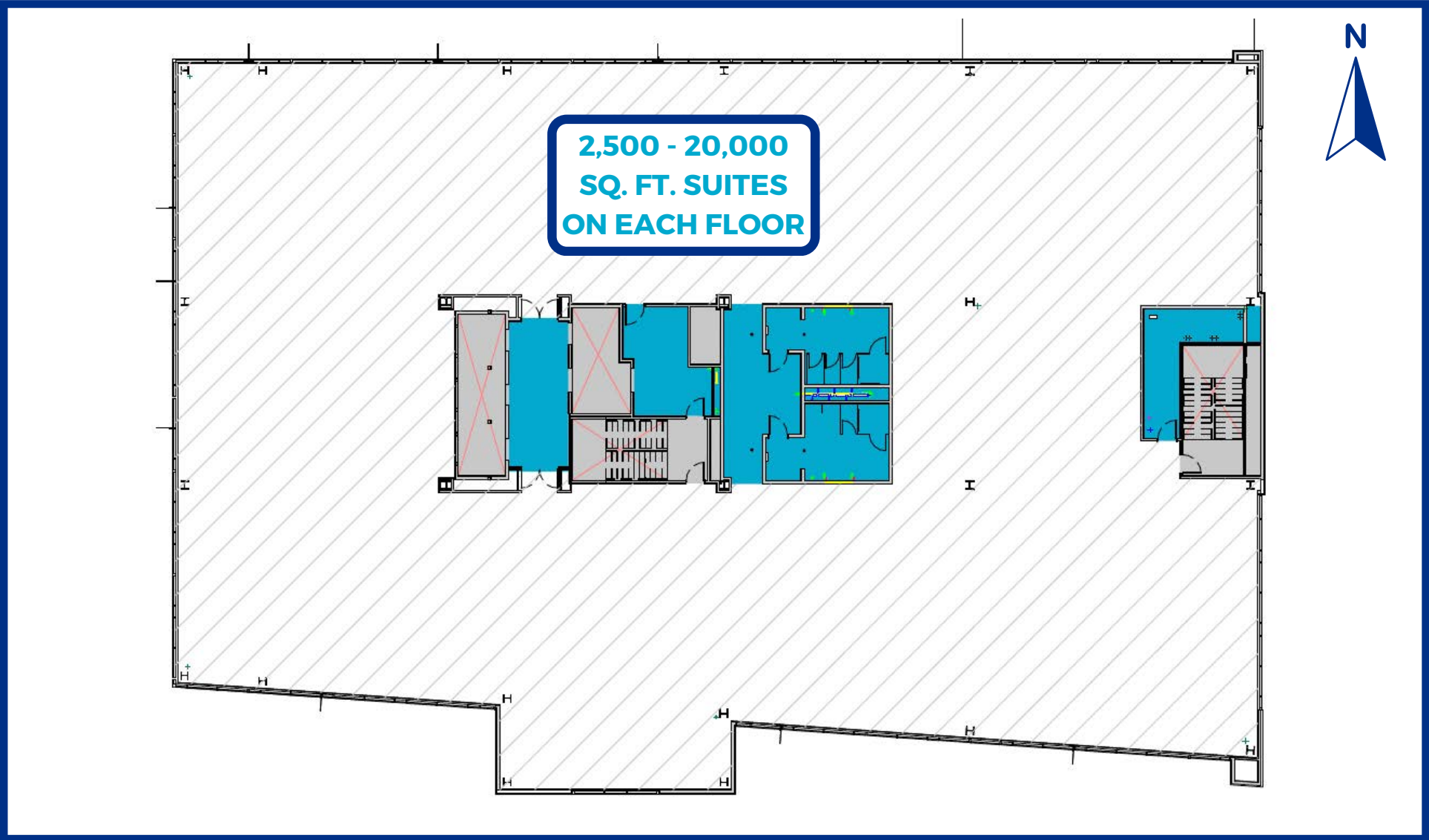


# BUILDING DETAILS

## BUILDING FLOORPLATES

Below are images of the building's floor plates showing availability.

### FLOORS 7-10



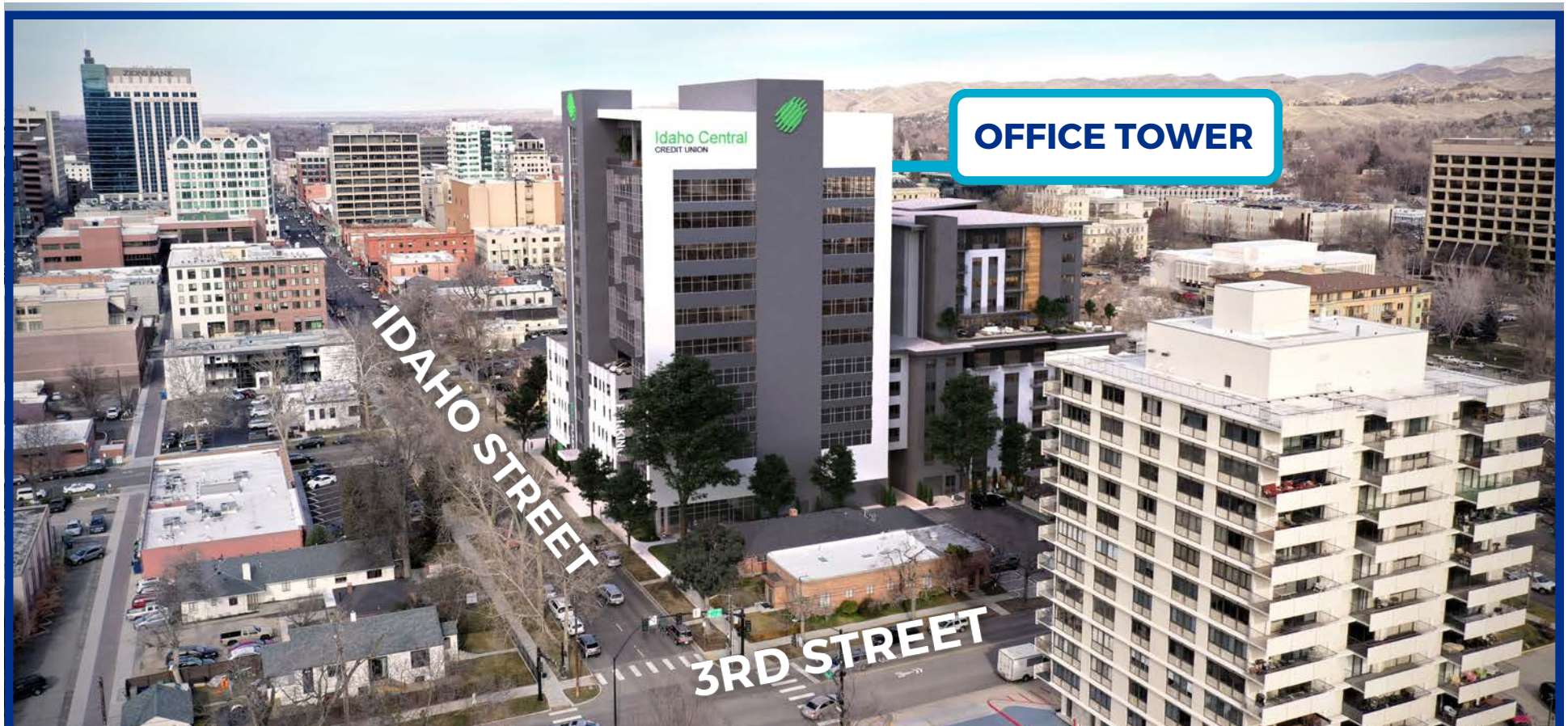
# SITE HIGHLIGHTS

## ABOUT 4TH AND IDAHO

Located at the northeast corner of 4th Street and Idaho Street, the 4th & Idaho Project will feature one 13 story multi-tenant tower and one 11 story multi-tenant tower, offering class A office, retail, and residential spaces.

The 13 story tower will feature over 160,000 square feet of class A office space, premium retail suites, and will become the new central headquarters for ICCU, the state's largest credit union. The 11 story tower will also feature premium retail suites, and several hundred multi family home units. Each tower will share over 435 parking spaces and 125 bike parking spaces.

The founding members of BVA are known for their projects that have shaped downtown Boise in the past. 4th and Idaho will change the Boise skyline once again, and offer needed space and resources to the capital city of the fastest growing state in the nation.

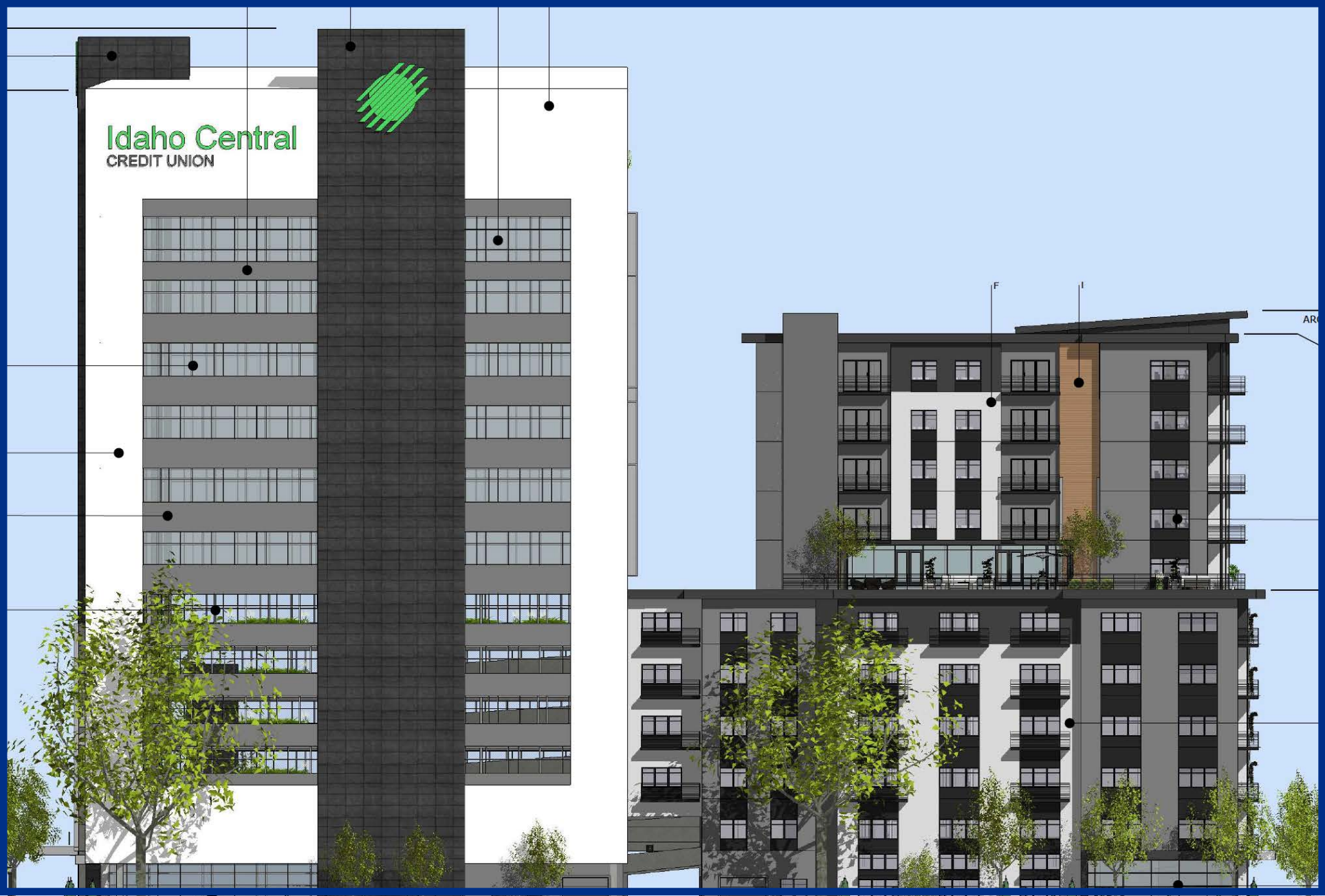




# IMAGES



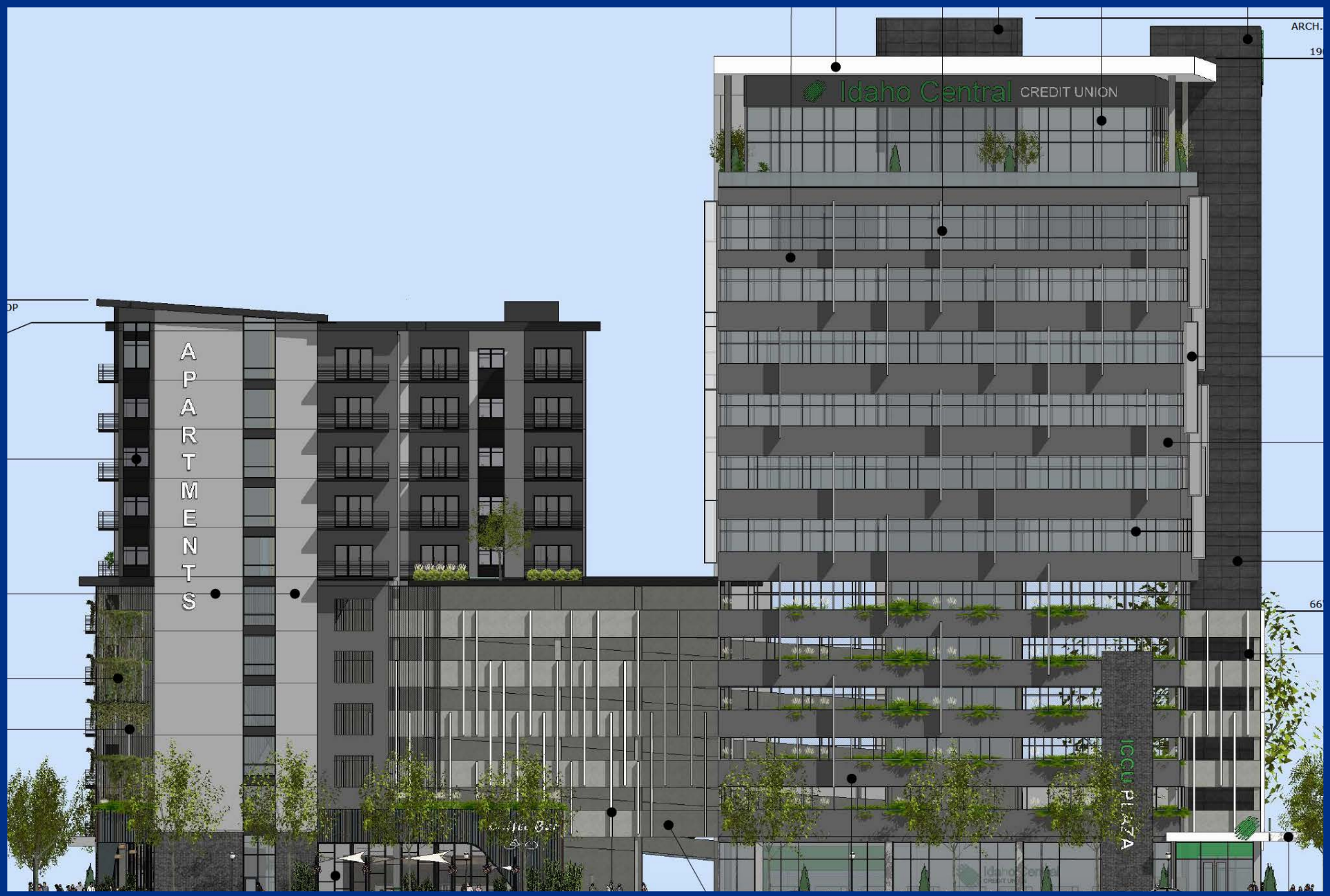
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# IMAGES



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VENTURES  
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# IMAGES

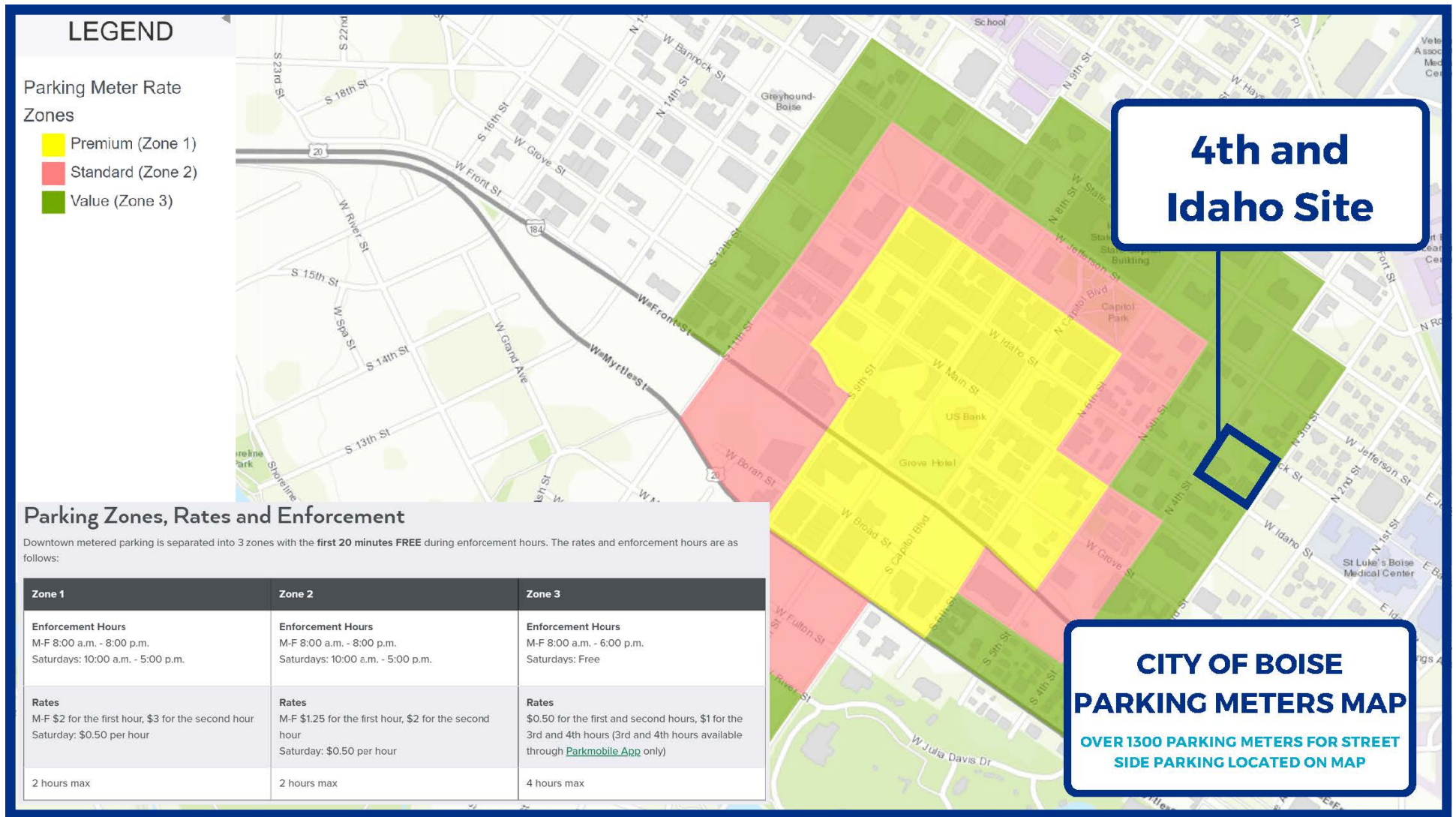


BALL  
VENTURES  
AHLQUIST



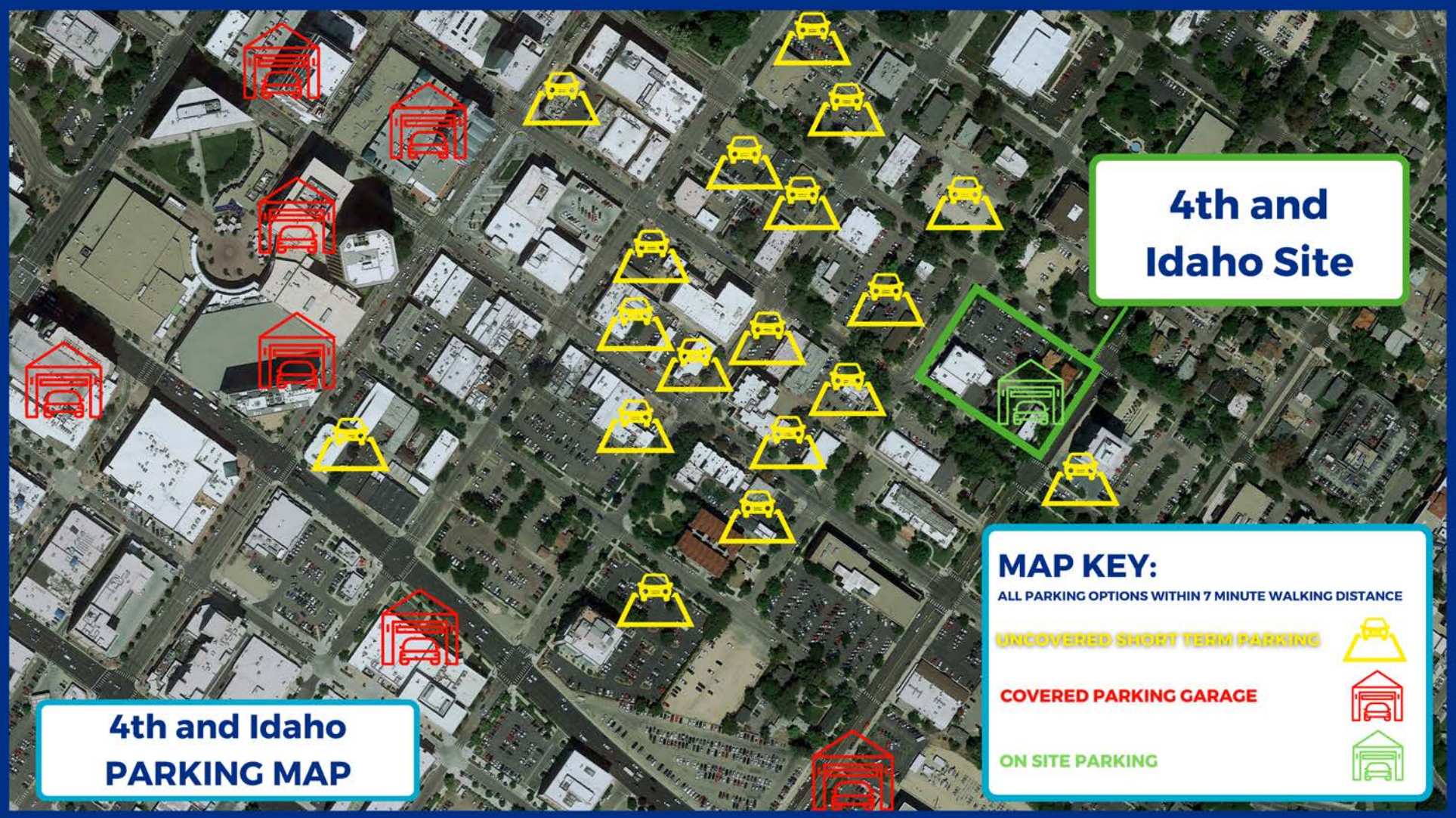


# PARKING MAP



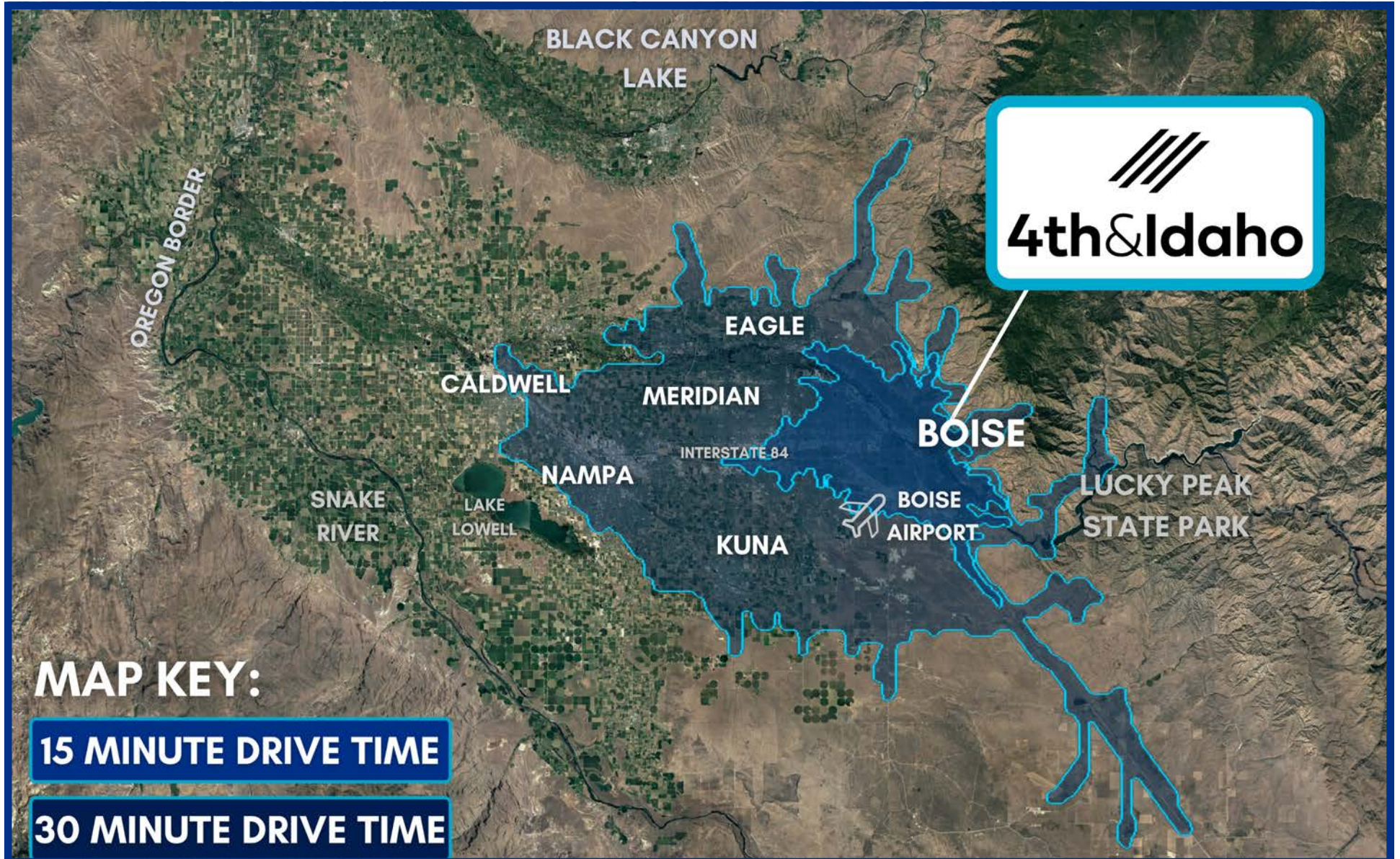


# PARKING MAP





# SITE HIGHLIGHTS





# SITE DEMOGRAPHICS



## 4TH AND IDAHO

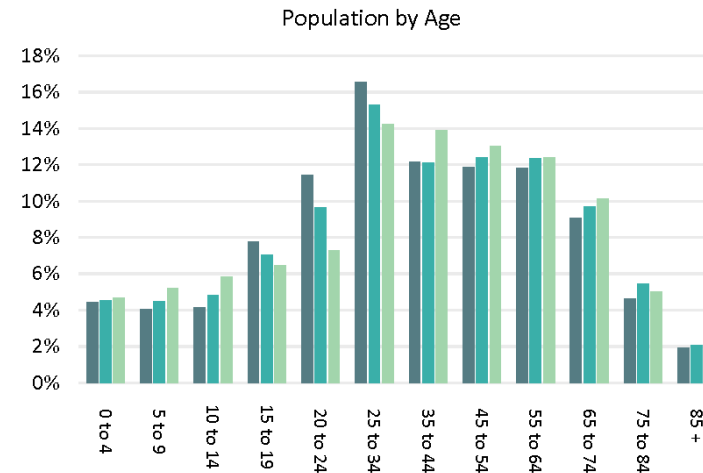
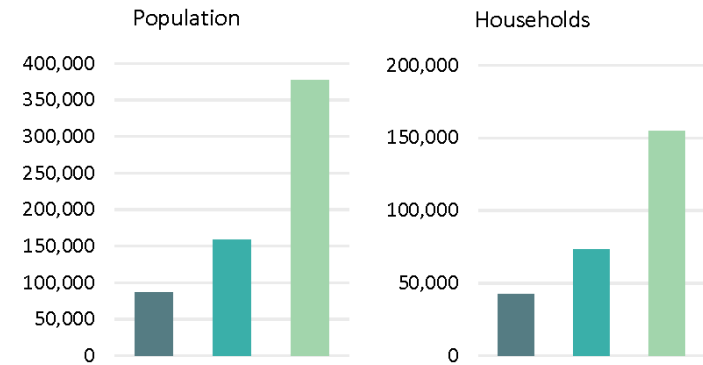
280 N 4th St | Boise, ID 83702



### Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
<b>Current</b>						
2023 Population	87,164	---	159,267	---	376,644	---
2028 Projected Population	88,366	---	158,729	---	389,936	---
Pop Growth (%)	1.4%	---	-0.3%	---	3.5%	---
2023 Households	42,290	---	72,959	---	154,597	---
2028 Projected Households	44,111	---	74,380	---	162,438	---
HH Growth (%)	4.3%	---	1.9%	---	5.1%	---
Daytime Population	97,225	---	165,777	---	329,933	---
Average Business Travelers	2,149	---	3,322	---	5,509	---
Average Leisure Travelers	381	---	494	---	604	---
Average Migrant Workers	0	---	0	---	21	---
Group Quarters Pop	381	---	494	---	604	---
Pop in Family Households	55,263	---	109,676	---	295,134	---
Pop Non-Family Households	27,958	---	43,918	---	72,168	---
<b>Total Population by Age</b>						
Median Age (2023)	36.7		38.3		39.1	
<b>Ages by Year</b>						
0 to 4	3,863	4.4%	7,266	4.6%	17,627	4.7%
5 to 9	3,531	4.1%	7,122	4.5%	19,658	5.2%
10 to 14	3,628	4.2%	7,678	4.8%	22,084	5.9%
15 to 19	6,794	7.8%	11,247	7.1%	24,436	6.5%
20 to 24	9,954	11.4%	15,419	9.7%	27,502	7.3%
25 to 34	14,438	16.6%	24,400	15.3%	53,729	14.3%
35 to 44	10,600	12.2%	19,289	12.1%	52,443	13.9%
45 to 54	10,365	11.9%	19,730	12.4%	49,012	13.0%
55 to 64	10,317	11.8%	19,653	12.3%	46,683	12.4%
65 to 74	7,917	9.1%	15,470	9.7%	38,138	10.1%
75 to 84	4,061	4.7%	8,697	5.5%	18,918	5.0%
85 +	1,696	1.9%	3,296	2.1%	6,415	1.7%

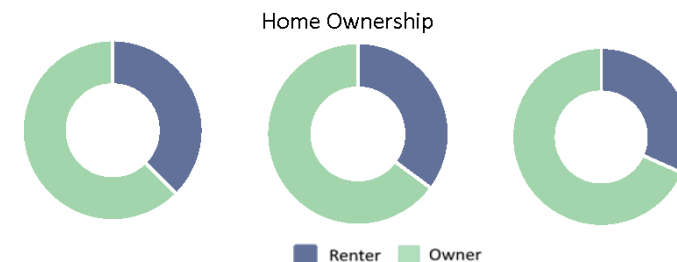
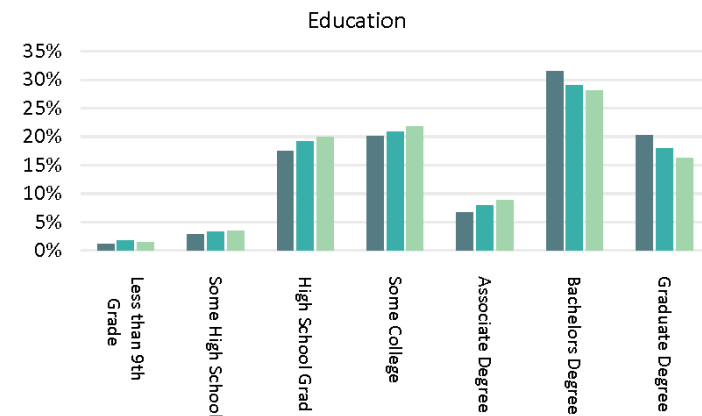
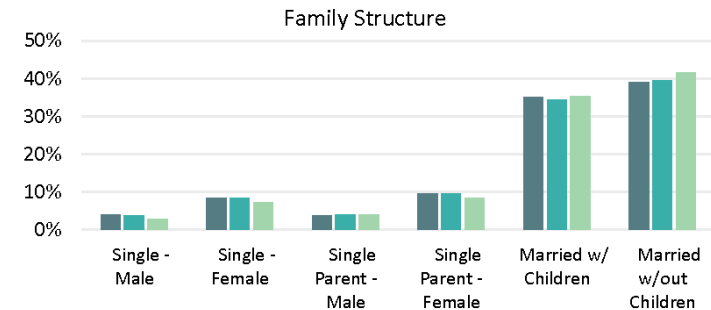


# SITE DEMOGRAPHICS

## Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
<b>Family Structure (2023)</b>	19,353		37,345		96,236	
Single - Male	789	4.1%	1,405	3.8%	2,894	3.0%
Single - Female	1,628	8.4%	3,189	8.5%	7,129	7.4%
Single Parent - Male	733	3.8%	1,515	4.1%	3,828	4.0%
Single Parent - Female	1,847	9.5%	3,602	9.6%	8,209	8.5%
Married w/ Children	6,798	35.1%	12,869	34.5%	34,049	35.4%
Married w/out Children	7,557	39.0%	14,765	39.5%	40,126	41.7%
<b>Education (2023)</b>	59,394		110,536		265,338	
Less than 9th Grade	652	1.1%	2,026	1.8%	3,947	1.5%
Some High School	1,648	2.8%	3,690	3.3%	9,096	3.4%
High School Grad	10,347	17.4%	21,153	19.1%	52,911	19.9%
Some College	11,932	20.1%	23,056	20.9%	57,714	21.8%
Associate Degree	4,000	6.7%	8,730	7.9%	23,682	8.9%
Bachelors Degree	18,757	31.6%	32,090	29.0%	74,722	28.2%
Graduate Degree	12,058	20.3%	19,790	17.9%	43,265	16.3%
<b>Home Ownership (2023)</b>	59,842		101,289		208,492	
Housing Units Occupied	42,290	70.7%	72,959	72.0%	154,597	74.2%
Housing Units Vacant	1,706	2.9%	2,662	2.6%	4,941	2.4%
Occupied Units Renter	15,846	26.5%	25,669	25.3%	48,954	23.5%
Occupied Units Owner	26,444	44.2%	47,290	46.7%	105,643	50.7%
<b>Unemployment Rate (2023)</b>	3.0%		2.6%		2.1%	
<b>Employment, Pop 16+ (2023)</b>	97,225		165,777		329,933	
Armed Services	171	0.2%	262	0.2%	905	0.3%
Civilian	55,059	56.6%	97,183	58.6%	218,574	66.2%
Employed	52,792	54.3%	93,623	56.5%	212,031	64.3%
Unemployed	2,267	2.3%	3,560	2.1%	6,543	2.0%
Not in Labor Force	20,087	20.7%	37,998	22.9%	93,040	28.2%
<b>Businesses</b>						
Establishments	5,991	---	9,901	---	18,404	---
Employees (FTEs)	66,162	---	105,555	---	176,340	---



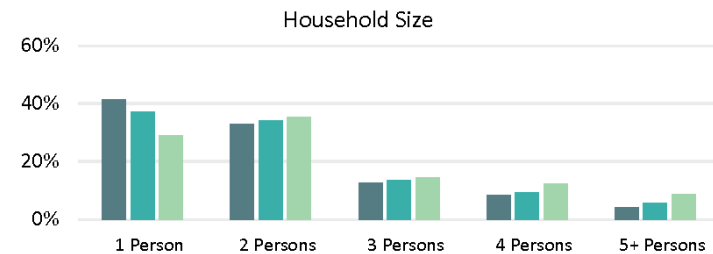
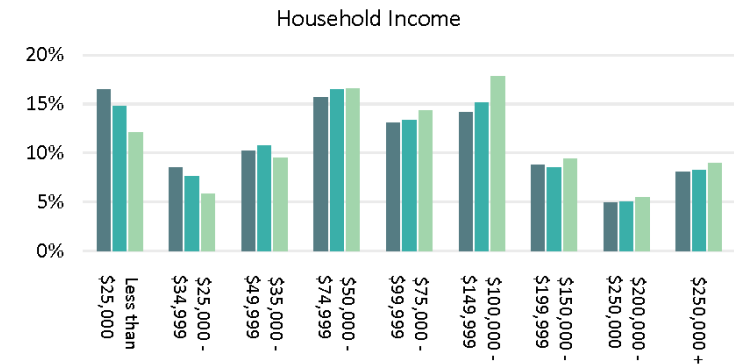
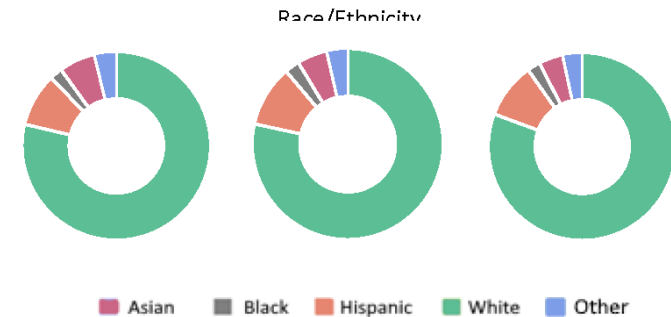


# SITE DEMOGRAPHICS

## Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
<b>Population by Race/Ethnicity (2023)</b>						
White, Non-Hispanic	68,588	78.7%	124,843	78.4%	303,625	80.6%
Hispanic	7,986	9.2%	16,607	10.4%	36,107	9.6%
Black, Non-Hispanic	1,876	2.2%	3,985	2.5%	8,474	2.2%
Asian, Non-Hispanic	5,431	6.2%	8,176	5.1%	15,741	4.2%
Other	3,284	3.8%	5,656	3.6%	12,699	3.4%
<b>Language at Home (2023)</b>						
Spanish Linguistically Isolated	334	0.8%	716	1.0%	1,299	0.8%
Spanish Not Isolated	2,701	6.4%	4,989	6.8%	10,564	6.8%
Asian Linguistically Isolated	87	0.2%	198	0.3%	696	0.5%
Asian Not isolated	666	1.6%	998	1.4%	2,019	1.3%
<b>Household Income (2023)</b>						
<b>Per Capita Income</b>	\$57,372	---	\$53,573	---	\$50,814	---
<b>Average HH Income</b>	\$117,483	---	\$116,214	---	\$123,153	---
<b>Median HH Income</b>	\$82,913	---	\$84,272	---	\$93,213	---
Less than \$25,000	6,978	16.5%	10,774	14.8%	18,767	12.1%
\$25,000 - \$34,999	3,607	8.5%	5,592	7.7%	8,965	5.8%
\$35,000 - \$49,999	4,320	10.2%	7,827	10.7%	14,752	9.5%
\$50,000 - \$74,999	6,646	15.7%	12,054	16.5%	25,580	16.5%
\$75,000 - \$99,999	5,554	13.1%	9,730	13.3%	22,174	14.3%
\$100,000 - \$149,999	5,975	14.1%	11,058	15.2%	27,530	17.8%
\$150,000 - \$199,999	3,726	8.8%	6,217	8.5%	14,563	9.4%
\$200,000 - \$250,000	2,077	4.9%	3,675	5.0%	8,429	5.5%
\$250,000 +	3,409	8.1%	6,031	8.3%	13,837	9.0%
<b>Avg Family Income</b>	\$166,658		\$154,616		\$149,159	
<b>Avg Non-Family Income</b>	\$87,779		\$87,141		\$91,540	
<b>Household Size (2023)</b>						
1 Person	17,552	41.5%	27,190	37.3%	44,674	28.9%
2 Persons	13,962	33.0%	24,842	34.0%	54,814	35.5%
3 Persons	5,416	12.8%	9,953	13.6%	22,463	14.5%
4 Persons	3,543	8.4%	6,794	9.3%	18,949	12.3%
5+ Persons	1,815	4.3%	4,180	5.7%	13,697	8.9%



# ABOUT BVA



**Ball Ventures Ahlquist (BVA) is Idaho's premier commercial real estate development company.** BVA has delivered over 2 million square feet of class A office, medical office, retail, and industrial space since 2018, and has plans to deliver over 3 million more square feet in the next 5-10 years.

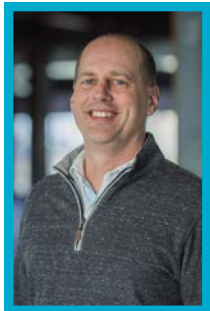
At BVA we strive to **INSPIRE EXCELLENCE** in everything we do. From leasing, and architecture, to construction, and property management; BVA's dedicated teams are the best in class. We provide unparalleled service to help you or your client find the perfect building, tailored to their needs. BVA projects specialize in office, retail, flex, medical, and industrial spaces located at some of the most strategic and visible locations in the valley.

Focusing on ground up development, asset stabilization, property management, and acquisition, BVA works every day to deliver excellence and value to tenants, investors, and partners through projects that inspire.



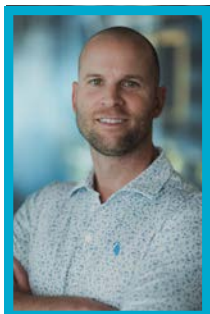


# CONTACT INFORMATION



## **MARK CLEVERLEY - CHIEF LEASING OFFICER | 208.850.6113 | [MARK@BVADEV.COM](mailto:MARK@BVADEV.COM)**

Mark is one of the founding members of BVA. As Chief Leasing Officer, Mark oversees all leasing and marketing operations, taking care to put an incredible level of care and attention into each project. Mark received his associate's degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 15 years of experience in the Treasure Valley real estate field, Mark has a depth of understanding of the market that enables him to help each tenant find a perfect fit for their unique situation.



## **HOLT HAGA - VP OF LEASING | 208.371.4658 | [HOLT@BVADEV.COM](mailto:HOLT@BVADEV.COM)**

Holt is one of the founding members of BVA. As VP of Leasing, Holt has delivered the successful completion of over 1.2 million square feet of commercial development. Holt specializes in office, industrial, and retail leasing within the company's portfolio. Holt graduated Summa Cum Laude with a degree in Finance from Westminster College in Salt Lake City and received his MBA from Boise State University. Holt's outstanding attention to detail and relentless work ethic ensure a seamless and enjoyable experience with each client he works with.