








ADDRESS	VICINITY	ZONED	NOTES	PRICE	AGENT	IMAGE
<b>Great Deal</b> 1009 E. Kuna Rd Kuna, Idaho	South on Meridian Road West on Kuna Rd Property on the South Side	R-16	<b>16 Unit Apartment Community</b> 8 duplex buildings on one parcel 1.383 +/- acres Single story, wood frame/stucco construction Each unit is over 1,000 sf Cap Rate 7.0 %	<b>\$875,000</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>PENDING!</b> 2926 S. Jupiter Boise, Idaho	From I-84 South on Cole Rd West on Victory North on Jupiter	M-1D	<b>Warehouse with Office</b> Bank owned! 7,838 +/- warehouse/office 6,000 +/- sf main level 1,838 +/- sf mezzanine Four 12' high overhead doors, 18' clear height 1.73 +/- acre lot with fenced yard.	<b>\$619,000</b> <b>\$79/sf</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>Faith Landing</b> Caldwell/Nampa Blvd Nampa, Idaho	North of Caldwell Boulevard between Nampa and Caldwell		<b>Multi-Family Investment</b> 88 units in 23 buildings 6.93% Cap rate Also available for purchase 17 fourplex lots and 8 commercial lots	<b>\$4,950,000</b> <b>\$56,250/unit</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>New Listing</b> 219 S Wooddale Ave Eagle, Idaho	Located just off of Hwy 55 , North of State St on Hill road/ Wooddale	MU-DA	<b>Office building in Eagle</b> Combined space of 2,240 +/- sf which can be used as two separate office units. Built in 2005 office includes breakroom and reception area. Close to Eagle, St Al's Medical & Guerber park. Lease option \$10.00/sf F.S.E.J	<b>\$350,000</b> <b>\$156/sf</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>New Listing</b> 2065 Fairview Meridian, Idaho	Located off of Fairview 3/4 mile West of Eagle Rd on the South Side	C-G	<b>1 acre +/- commercial parcel</b> Borders new 160 acre Pineridge development 4,220 +/- sf of office/warehouse One mile from proposed Meridian Town Center	<b>\$499,900</b> <b>\$118/sf</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>Price Reduced</b> 1612 Jefferson Boise, Idaho	Located on Jefferson Street South on State Street, Between 16th and 17th. Blocks from downtown Boise	C-2D	<b>Charming office or retail space</b> Built in 1900, 3,823 +/- sf Ground floor 2,112 +/- sf of office space Downstairs 1,720 +/- sf Beautiful hardwood accents throughout	<b>\$399,000</b> <b>\$104/sf</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>New Listing</b> Capitol Heights 410-420 S 4th Street Boise, Idaho	Located in the heart of downtown Boise. Near the Ada County Courthouse, State Capitol Bldg., St. Luke's, Elk's Rehab, and much more.	R-ODD	<b>Apartment Units in downtown Boise</b> 4 Parcels, .53 acres Historic site 12 apartment units, and one single family dwelling combined 8,043 +/- sf Located in the River Myrtle Old Boise District  <b>6-Story Multi-use building</b> 154,355 gross square feet Ground floor retail/restaurant 2 floors of parking and 3 floors of office space Building has been approved for this site and adjacent parcel.	<b>\$1,150,000</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	 

FOR SALE

MARCH 2010







ADDRESS	VICINITY	ZONED	NOTES	PRICE	AGENT	IMAGE
<b>Great Deal</b> 115 E. 44th St Garden City, Idaho	Located North of Chinden On 44th close to Veteran's Parkway/Curtis Near I-84	C-2	<b>Excellent Opportunity</b> 3,808 +/- sf of office/warehouse Existing tenant in a portion of the building pays \$500/mo-MTM	<b>\$380,000</b> <b>\$99.79/sf</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>Bank Owned!</b> 2121 Caldwell Blvd. Nampa, Idaho	Located on the Nampa/Caldwell Blvd near the new Midland/I-84 Interchange and the Edwards Theaters and Costco, Target, and other major retailers.	BC	<b>Excellent opportunity for office or retail.</b> 44,953 +/- sf building located on 5+/- acres. There is a 1+/- acre pad site at the NW corner of the 5+/- acre site. This pad can be leased to a retail user for additional income. Price can not be beat!. A sea of parking.	<b>\$900,000</b> <b>\$20/sf</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>Retail/Office Space</b> 301 S. Capitol Boise, Idaho	Corner of S Capitol Blvd and Front Street	C-5HDDC	<b>Business Relocating!</b> High profile ground floor Retail/Office space in the BoDo Development. Currently occupied by the Idaho Association of REALTORS. Approx 8,357+/-sf of office space	<b>\$1,600,000</b> <b>\$191/sf</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>Live-Work</b> 605 Franklin Boise, ID	Downtown Boise just blocks from Capitol, Courthouse, St. Luke's, Elk's Rehab, BSU, and more	L-OD	<b>Live-Work</b> Historic office building, great owner-user, two story house with hard wood floors Ground floor/office 1,028 +/- sf 2nd floor/living area 1,028 +/- sf Also available for lease!	<b>\$350,000</b> <b>\$170/sf</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>C.W. Office Condos</b> <b>Flex Workspace Bldg.</b> 6023 W. Clinton Boise, Idaho	Located just off of Curtis between I-84 and Franklin. Easy freeway access and just minutes from either downtown Boise or Meridian.	M-1D	<b>Fully renovated office condos for Sale</b> or Lease. Sizes and configurations are flexible and range from 2,173 +/- to 9,076+/- sf. Ready to move in. Also available for lease!	<b>\$125/sf</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>Downtown Office</b> <b>Fulton Street Annex</b> 518 S 9th Street Boise, Idaho	Located in Downtown Boise. Near BoDo, connector, Airport, and all of downtown. Access from 9th Street or from Fulton St. Next door to Fulton St. Theater.	C-5HD	<b>Multi-Tenant Investment Opportunity.</b> 10,346+/- sf Net Rentable Area. Three stories plus basement. Projected 2009 NOI is nearly \$113K. 7.8% CAP Rate. Very nicely finished interior.	<b>\$1,450,000</b> <b>\$140/sf</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>Gravel Pit Land</b> 21880 Dixie River Rd. Caldwell, Idaho	West of Caldwell North of Simplot Rd. off of Weitz Rd. South of the Boise River. Surrounded by operating gravel pits.		<b>Gravel Pit Land</b> 29.31 +/- Acres of land West of Caldwell Additional acreage may be available for purchase, adjacent to the property.	<b>\$500,000</b> <b>\$17,059/Acre</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>Price Reduced</b> <b>Again!</b> 103 Idaho Street Boise, Idaho	Located in downtown Boise across the street from St. Luke's, and blocks from the Ada County Courthouse, Elk's Rehab.	R-OD	<b>Owner occupied opportunity with</b> <b>Seller Leaseback on 1/2 the building.</b> 6,661 +/- sf total w/ 3,197 +/- sf on main level, 1,904+/- sf basement and 1,333 +/- sf storage. \$143/sf in downtown Boise! Lot is .21 +/- Acres. Also for lease!	<b>New Price!</b> <b>\$750,000</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	

(208) 344-0288 512 W. Idaho Street, Boise, Idaho 83702 [www.commercialnw.com](http://www.commercialnw.com) or [www.kwcommercialidaho.com](http://www.kwcommercialidaho.com)

KELLER WILLIAMS REALTY-BOISE

ADDRESS	VICINITY	ZONED	NOTES	PRICE	AGENT	IMAGE
<b>On The River!</b> 1401 Shoreline Dr. Boise, Idaho	Located on the Boise River at the 14th and Shoreline Dr.	R-OD	<b>Downtown Office Bldg on Boise River</b> Owner occupied opportunity with Seller leaseback option. Two buildings totaling 9,372 +/- sf on .513+/- Acres. Seller willing to vacate if Buyer requires more space. Seller is Neighborhood Housing Services.	<b>\$1,400,000</b> <b>\$149/sf</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>PRICE REDUCED!</b> 481 W Main Boise, Idaho	5th & Main. Just blocks from the State Capitol, the Ada County Courthouse, and the Boise City Hall, and all that downtown Boise offers.	C-5HD	<b>Former Mortimer's Restaurant Space!</b> <b>Three contiguous condos for sale.</b> Buy one, two or all three condos. This condo is 912 +/- sf and contains the banquet room, dish kitchen, walk-in-cooler, and restroom.	<b>\$120,000</b> <b>\$131/sf</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>PRICE REDUCED!</b> 110 S 5th Street Boise, Idaho	5th & Main. Just blocks from the State Capitol, the Ada County Courthouse, and the Boise City Hall, and all that downtown Boise offers.	C-5HD	<b>Former Mortimer's Restaurant Space!</b> <b>Three contiguous condos for sale.</b> Buy one, two or all three condos. This condo is 1,117 +/- sf and is the corner unit containing the kitchen, dining area, server station and main entrance.	<b>\$160,000</b> <b>\$143/sf</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>PRICE REDUCED!</b> 471 W Main Boise, Idaho	5th & Main. Just blocks from the State Capitol, the Ada County Courthouse, and the Boise City Hall, and all that downtown Boise offers.	C-5HD	<b>Former Mortimer's Restaurant Space!</b> <b>Three contiguous condos for sale.</b> Buy one, two or all three condos. This condo is 1,007 +/- sf and is the corner unit containing the kitchen, dining area, server station and main entrance.	<b>\$95,000</b> <b>\$104/sf</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>For Sale or Lease</b> <b>Office Condo</b> <b>Sparrowhawk</b> 2240 E Franklin Rd. Meridian, Idaho	Located in the Sparrowhawk Commercial Park on Franklin Rd. between Eagle Rd. and Locust Grove Rd.	C-G	<b>New Office Condo For Sale or Lease.</b> 3,500 to 7,007 +/- sf divisible to 1,750 +/- sf Price includes a \$30/sf Tenant Improvement Allowance. Design Services Included.	<b>\$270,000</b> <b>to \$1,086,000</b> <b>Shell \$155/sf</b> T/I Allowance \$30/sf	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>Apartment Building</b> 723 Lewis Pocatello, Idaho	Pocatello, Idaho		<b>Short Sale Opportunity</b> Open courtyard apartment building NOI ~\$38,130 with a CAP rate of 13.9%. Spanish style construction 24 Unit Apartment Building 13 1 bedroom units, 11 studio units	<b>\$275,000</b> <b>\$11,458/unit</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>Lots For Sale</b> 2000 E. Franklin Rd. Meridian, Idaho	Located on Franklin Rd. between Eagle Rd. and Locust Grove	C-G	<b>Office/Retail Lots for Sale.</b> All utilities stubbed to lots. Ready for build out. 35,000 +/- to 67,200 +/- sf lots.	<b>\$6.50 to</b> <b>\$10.00/sf</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>Fantastic location!</b> 815 Ann Morrison Park Boise, ID	Located at the entrance of Ann Morrison Park just off of Capitol Blvd. just blocks from the Boise Airport, BSU, Downtown Boise	C-2DC	<b>Seller financing available!</b> <b>Office/flex/retail/special use near BSU</b> 10,444 +/- total sf, Bldg A = 7,366 +/- sf, Bldg B = 2,804 +/- sf. Additional parking lot now included to the west of the building.	<b>\$1,250,000</b> <b>\$120/sf</b> <b>GREAT PRICE!</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>Downtown Office</b> 512 W Idaho Boise, ID	Located in the heart of downtown Boise. Near the Ada County Courthouse, State Capitol Bldg., St. Luke's, Elk's Rehab, and much more.	C-5HD	<b>The Star Building is a downtown Boise icon.</b> Built in 1895. Historical landmark. 4,353 +/- sf office building with 7 private parking spaces, two conference rooms, and was remodeled in 2005.	<b>\$1,100,000</b> <b>\$252/sf</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	



ADDRESS	VICINITY	ZONED	NOTES	PRICE	AGENT	IMAGE
<b>New Listing</b> 219 S Wooddale Ave Eagle, Idaho	Located just off of Hwy 55 , North of State St on Hill Road/ Wooddale	MU-DA	<b>Office in Eagle</b> Combined space of 2,240 +/- sf which can be used as two separate office units. Built in 2005 office includes breakroom and reception area. Close to Eagle, St Al's Medical and Guerber park.	<b>\$10.00/sf</b> Full Service Excluding Janitorial	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>Office Suite</b> 200 N 4TH St Boise, Idaho	Located on 4th and Idaho Downtown Boise	R-OD	<b>Excellent Downtown Location</b> 1,676 +/- sf Full length windows overlook 4th street. Spacious entry with potential conference room and 2 separate offices.	<b>\$12.00/sf</b> Full Service Including Janitorial	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>For Sale or Lease</b> <b>Office Condo</b> Sparrowhawk 2240 E Franklin Rd. Meridian, Idaho	Located in the Sparrowhawk Commercial Park on Franklin Rd. between Eagle Rd. and Locust Grove Rd.	C-G	<b>New Office Condo For Sale or Lease.</b> 3,500 to 7,007 +/- sf divisible to 1,750 +/- sf Price includes a \$30/sf Tenant Improvement Allowance. Design Services Included.	<b>\$12.00 NNN</b> T/I Allowance \$30/sf	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>New Listing</b> 1612 Jefferson Boise, Idaho	Located in Boise's Historic Northend. Blocks from the state capitol and downtown Boise. Easy access to I-184.	C-2D	<b>New Listing!</b> 3,832 +/- sf office building built in 1900 with turn of the century charm. Conference room, break room, and private parking.	<b>\$12.50/sf</b> Full Service Excluding Janitorial	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>Office Suites</b> <b>For Lease</b> 512 W Idaho St. Boise, Idaho	Located in beautiful downtown Boise. Near the Ada County Courthouse, St. Luke's, and downtown.	C-5HD	<b>The Star Building. One of Boise's</b> charmest located in the heart of downtown Boise. Office suites include access to conference rooms, kitchen, courtyard and much more. Phone and printing services available for additional fee.	<b>\$200-500/mo</b> Full Service	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>Live/Work</b> 605 Franklin Boise, ID	Downtown Boise just blocks from Capitol, Courthouse, St. Luke's, Elk's Rehab, BSU, and more	L-OD	<b>Live-Work Space</b> Historic office building, great live work space. Ground floor/office 1,028 +/- sf. 2nd floor/living area 1,028 +/- sf. 6 month lease available. Resident pays all utilities.	<b>\$1,299/mo</b>	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	
<b>On The River!</b> 1401 Shoreline Dr. Boise, Idaho	Located on the Boise River at the 14th and Shoreline Dr.	R-OD	<b>Downtown Office Bldg on Boise River</b> Approximately 3,216 +/- sf of office space.	<b>\$14.00/sf</b> Full Service Excluding Janitorial	Nancy Lemas <a href="mailto:nancy@commercialnw.com">nancy@commercialnw.com</a> 208.344.0288 <a href="http://www.commercialnw.com">www.commercialnw.com</a>	