

# AHLQUIST.

## 4th & Idaho

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# Welcome to 4th & Idaho

Office | Medical | Retail

## A NEW ERA OF EXCELLENCE

4th & Idaho is a landmark mixed-use development transforming the eastern skyline of Downtown Boise. This dual-tower project serves as the new central headquarters for ICCU, the state's largest credit union, while providing high-density luxury residential units and premium ground-floor retail. Situated on the "quiet side" of downtown, it bridges the gap between the urban core and the St. Luke's Medical District.

# Ahlquist Development's Full-Service Ecosystem



**In-House Architecture & Design:** Real-time collaboration to ensure your brand is reflected in every corner of the suite.



## YOUR MOVE, SIMPLIFIED.

**TEST FIT:** In 48-hours Our architectural team will provide a custom space-plan layout for your specific headcount and workflow—**AT ZERO COST TO YOU.**



**Pre-Construction & Estimating:** Instant transparency on build-out costs to eliminate "budget shock" later



**CONSTRUCTION BUDGET:** In 7 day, receive a detailed estimate of your total build-out costs



**Vertical Construction Management:** Total control over the supply chain and timelines to ensure target your 2026 move-in date.



**White-Glove Property Management:** Ongoing, on-site support to maintain the Class A standard your firm deserves.



# 4th & Idaho

# Site Plan

# Overview

|          |                                    |
|----------|------------------------------------|
| LOCATION | 320 W IDAHO ST.<br>BOISE, ID 83702 |
|----------|------------------------------------|

|                   |                 |
|-------------------|-----------------|
| TOTAL SQ. FOOTAGE | 161,405 SQ. FT. |
|-------------------|-----------------|

|            |                      |
|------------|----------------------|
| LEASE RATE | \$26.00 / SQ. FT NNN |
|------------|----------------------|

|                 |                                           |
|-----------------|-------------------------------------------|
| ESTIMATED NNN'S | \$8.60 / SQ. FT<br>(INCLUDING JANITORIAL) |
|-----------------|-------------------------------------------|

|              |                   |
|--------------|-------------------|
| TI ALLOWANCE | \$60.00 / SQ. FT. |
|--------------|-------------------|

|                 |                      |
|-----------------|----------------------|
| COMPLETION DATE | OFFICE: OCTOBER 2026 |
|-----------------|----------------------|

## Available Office Tower

|         |                          |
|---------|--------------------------|
| FLOOR 7 | 20,000 SQ. FT. AVAILABLE |
|---------|--------------------------|

|            |         |
|------------|---------|
| SUITE 8000 | PENDING |
|------------|---------|

|            |               |
|------------|---------------|
| SUITE 8010 | 4,638 SQ. FT. |
|------------|---------------|

|            |        |
|------------|--------|
| SUITE 9000 | LEASED |
|------------|--------|

|            |               |
|------------|---------------|
| SUITE 9010 | 3,621 SQ. FT. |
|------------|---------------|

|            |        |
|------------|--------|
| SUITE 1000 | LEASED |
|------------|--------|

|            |        |
|------------|--------|
| SUITE 1005 | LEASED |
|------------|--------|

|            |               |
|------------|---------------|
| SUITE 1010 | 4,530 SQ. FT. |
|------------|---------------|

|          |        |
|----------|--------|
| FLOOR 11 | LEASED |
|----------|--------|

|          |        |
|----------|--------|
| FLOOR 12 | LEASED |
|----------|--------|

|          |        |
|----------|--------|
| FLOOR 13 | LEASED |
|----------|--------|

# 4th & Idaho

# The Site

# Building Strategic Location & Connectivity

The "East Downtown" district is Boise's fastest-growing professional pocket. 4th & Idaho offers unparalleled access to major hubs:



**Transit:** 451 on-site parking stalls and 230 secured bike spaces.



**Walkability:** 80/100 Walk Score; minutes from the Idaho State Capitol, Julia Davis Park, and the foothills Ridge to Rivers Trail system.



**Medical Proximity:** Located 3 blocks from St. Luke's Regional Medical Center (\$1B expansion project underway).



**Commuter Friendly:** 15-minute drive to Boise Airport; 20-minute drive to Meridian/Eagle via I-84.



**Tech-Forward:** Integrated fiber Wi-Fi, electronic fob access, and modern Class A finishes.



**Views:** Panoramic views of the Boise Foothills and Albertsons Stadium.



\*Construction Status: December 2025

# 4th & Idaho

# Site Plan



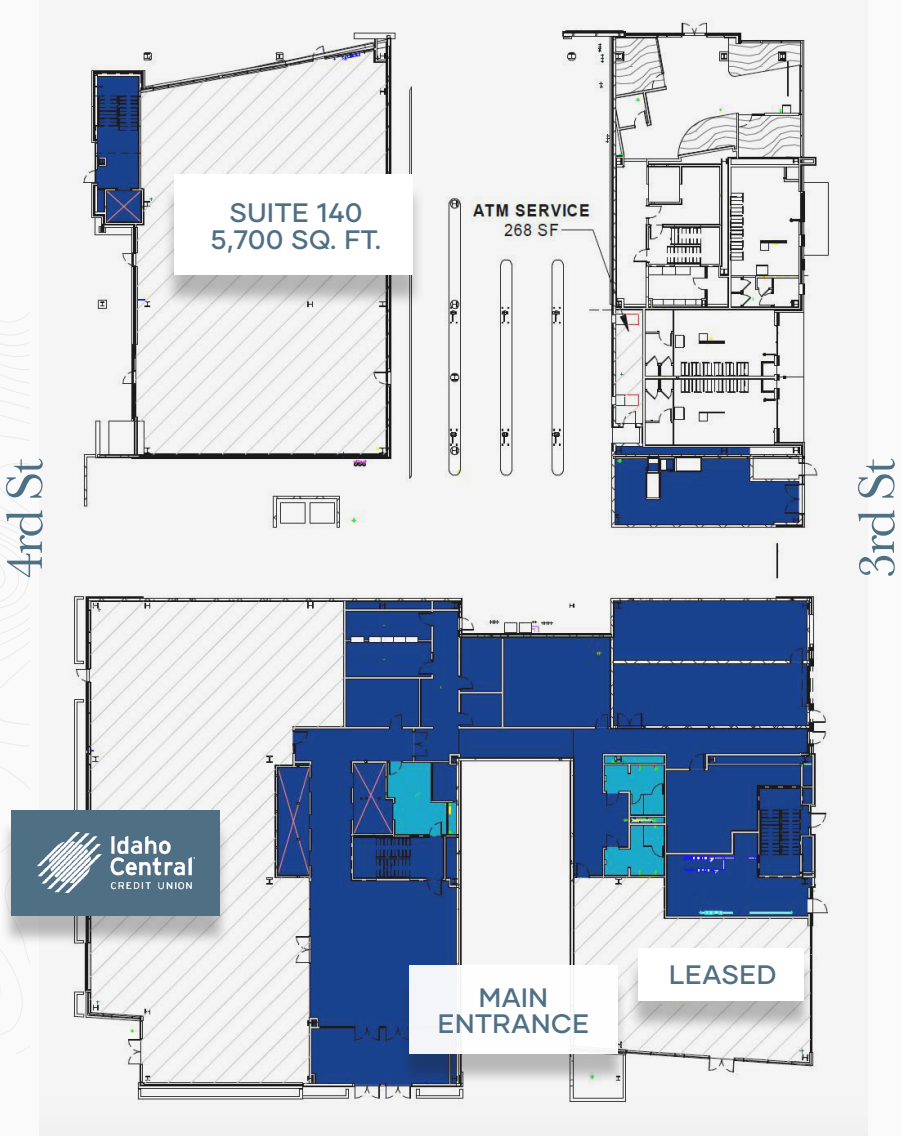
# 4th & Idaho

# Site Plan

# Building Floorplates Floors 1

Images of the building's floor plates showing availability.

Bannock St



# 4th & Idaho

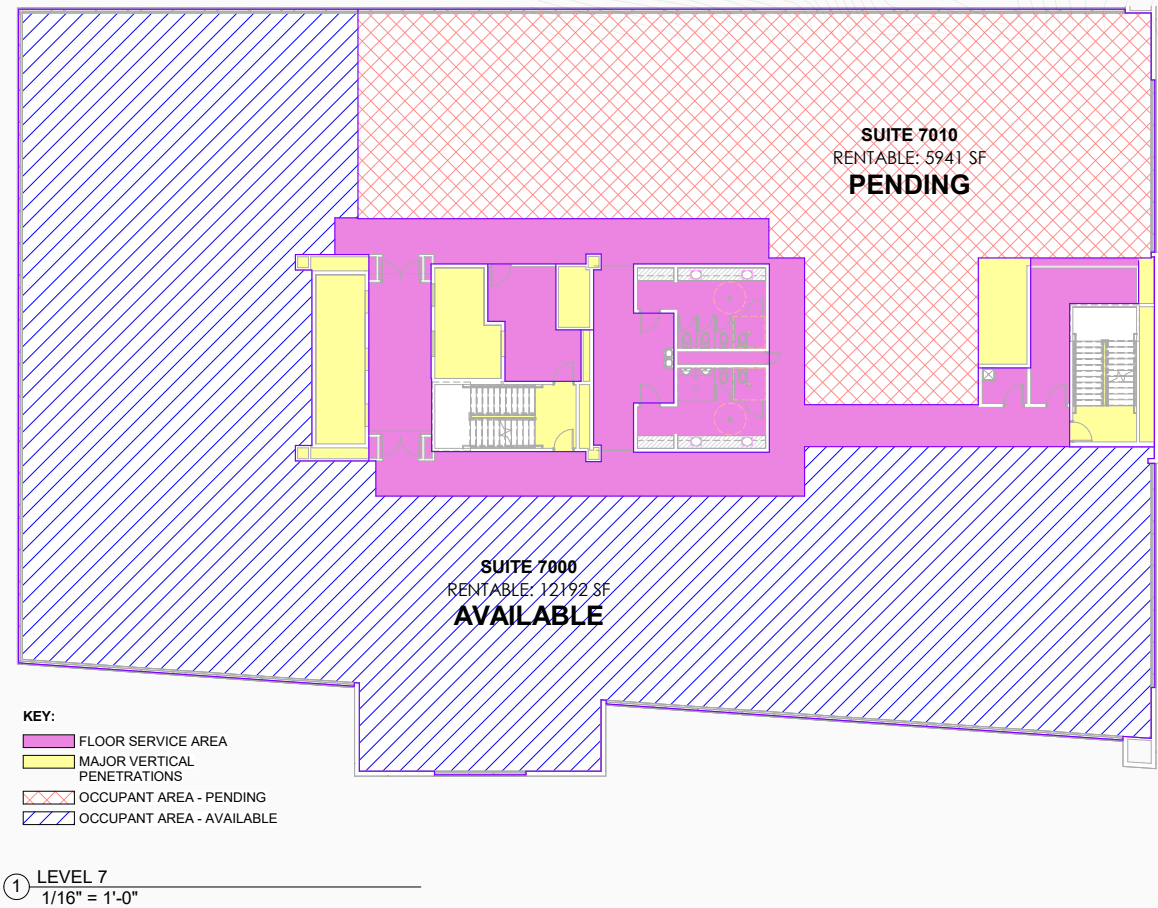
Idaho St

# Site Plan

# Building Floorplates

## Floor 7

Images of the building's floor plates showing availability.



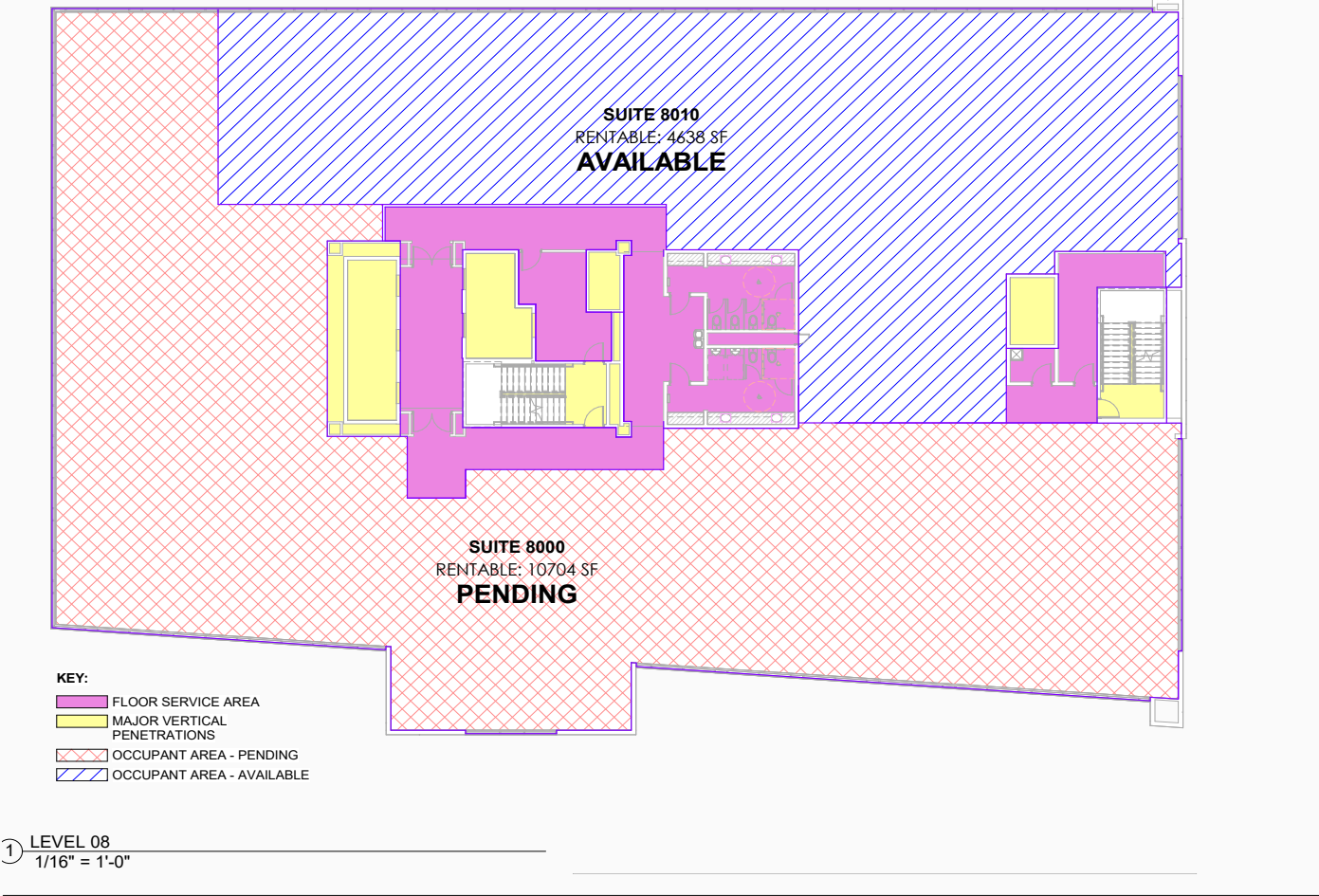
# 4th & Idaho

# Site Plan

# Building Floorplates

## Floor 8

Images of the building's floor plates showing availability.



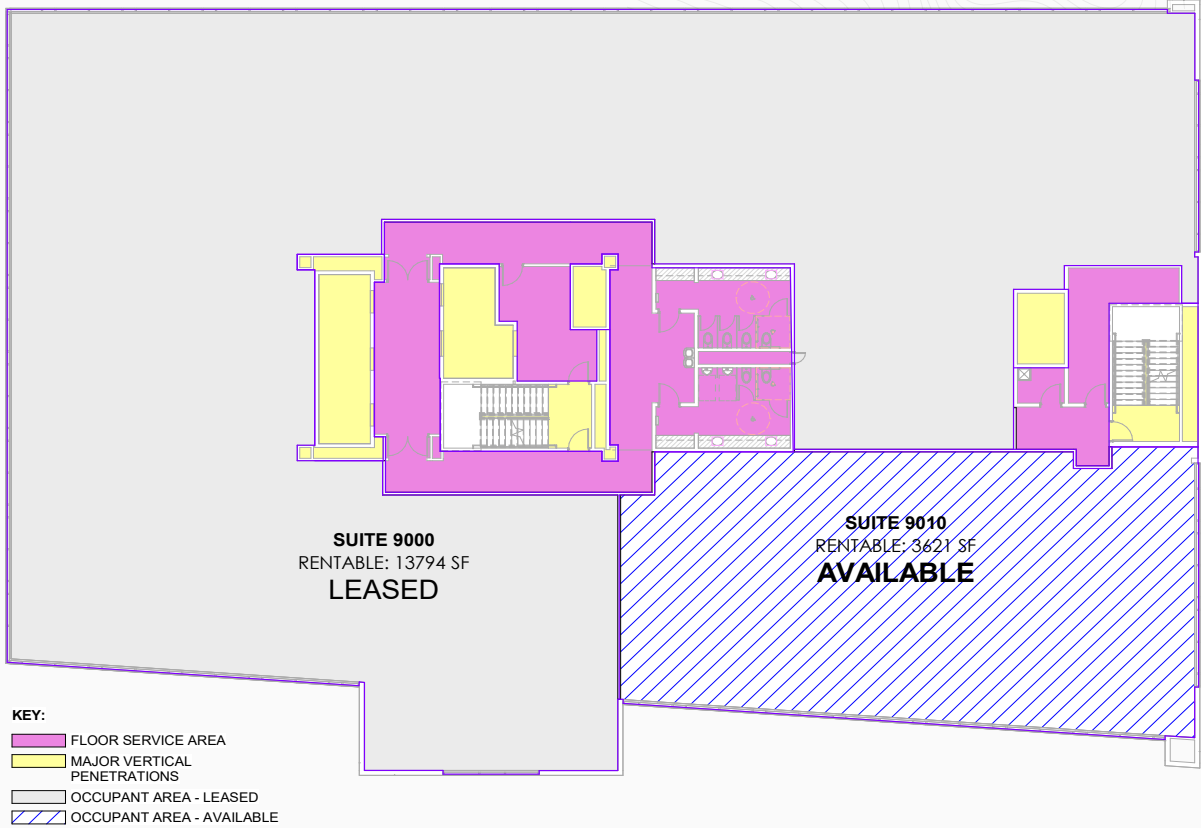
# 4th & Idaho

# Site Plan

# Building Floorplates

## Floor 9

Images of the building's floor plates showing availability.



LEVEL 09  
1/16" = 1'-0"

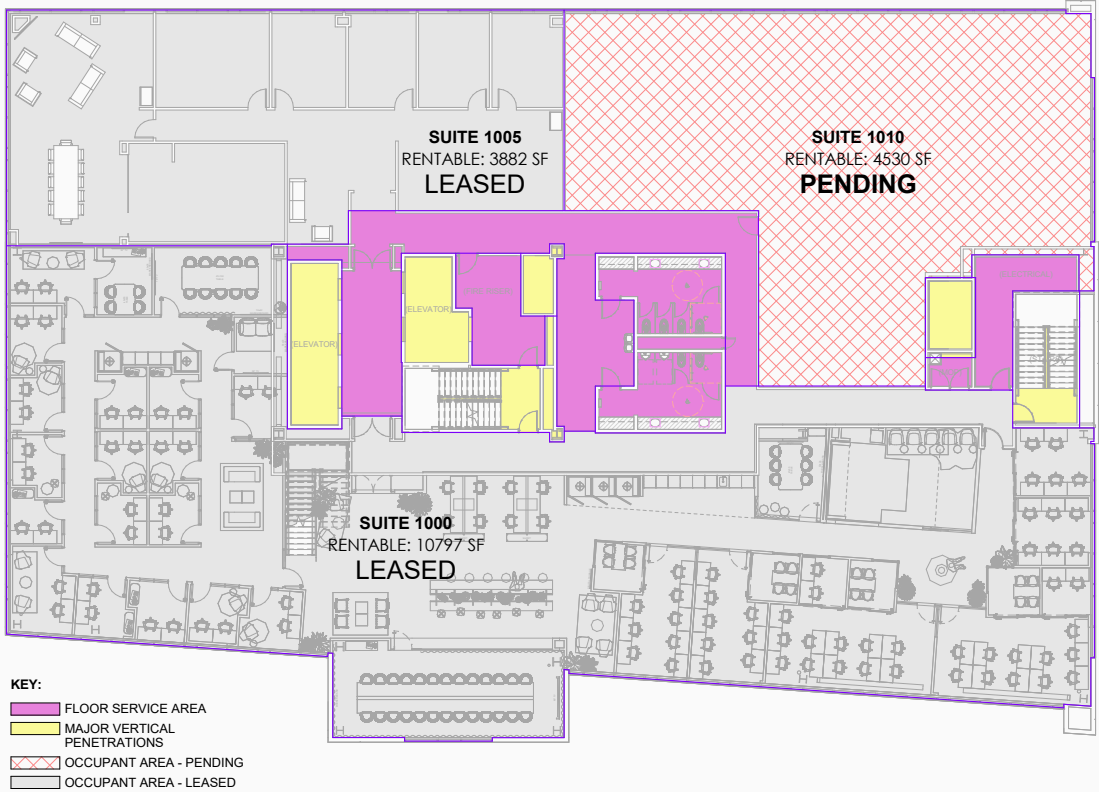
# 4th & Idaho

# Site Plan

# Building Floorplates

## Floor 10

Images of the building's floor plates showing availability.



① LEVEL 10  
1/16" = 1'-0"

# 4th & Idaho

# Site Plan

# Downtown Boise Looking West

KEY  
LOCATIONS

- 01. BODO DT BOISE
- 02. BODO CINEMA
- 03. P.F. CHANG'S
- 04. KNITTING FACTORY
- 05. TREEFORT MUSIC HALL
- 06. MOD PIZZA
- 07. TRADER JOE'S
- 08. PANDA EXPRESS
- 09. CHIPOTLE MEXICAN GRILL
- 10. THE BASQUE MARKET
- 11. BARDENAY
- 12. CITY CENTER PLAZA
- 13. IDAHO CENTRAL ARENA
- 14. DUTCH BROS COFFEE
- 15. JUMP
- 16. SIMPLOT
- 17. THE MATADOR
- 18. JUNIPER
- 19. DIABLO & SONS
- 20. EUREKA!
- 21. TUPLEO HONEY
- 22. THE FORK
- 23. FUNKY TACO
- 24. STATE CAPITOL
- 25. THE MELTING POT
- 26. THE LIVELY
- 27. FLYING M COFFEE
- 28. GUIDO'S PIZZA
- 29. CHICAGO CONNECTION
- 30. IDAHO SUPREME COURT BUILDING
- 31. WESTERN PROPER
- 32. BLUE SKY BAGELS BOISE, IDAHO



# 4th & Idaho

# Location

# Downtown Boise Looking South

KEY  
LOCATIONS

- 01. Dona Larson Park
- 02. Whole Foods Market
- 03. WinCo Foods
- 04. Ada County Courthouse
- 05. Boise State Football Stadium
- 06. Boise Discovery Center
- 07. Boise River
- 08. Boise State Main Campus
- 09. Boise Zoo
- 10. Julia Davis Park
- 11. Basque Block
- 12. Boise City Hall



# 4th & Idaho

# Location

# Downtown Boise Looking East

- KEY LOCATIONS
01.

Fort Boise Military Reserve
02.

Community Center
03.

VA Hospital
04.

Veterans Home
05.

Recruitment
06.

Boise Foothills
07.

St. Luke's Medical Campus
08.

Boise "East End"

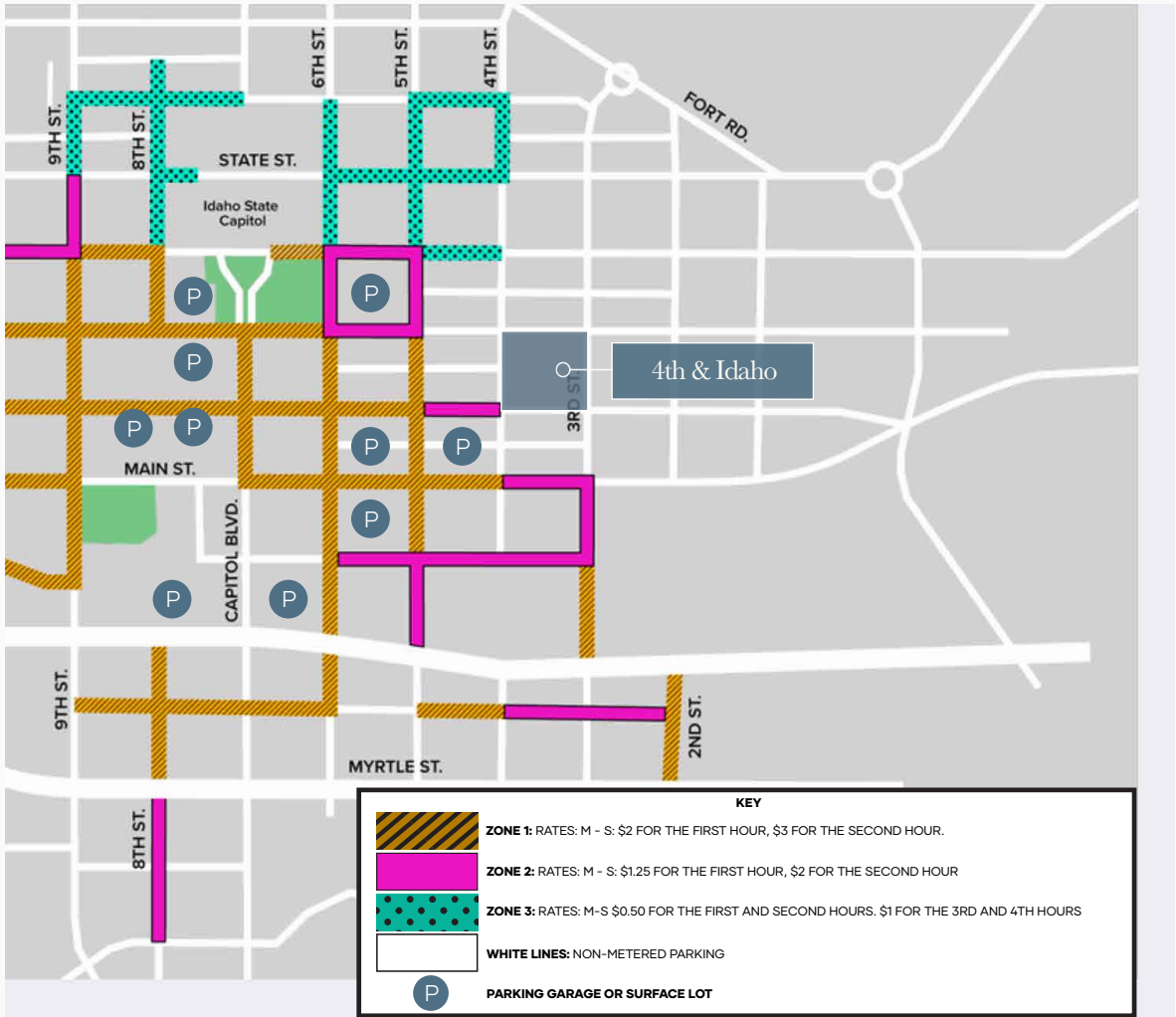


# 4th & Idaho

# Location

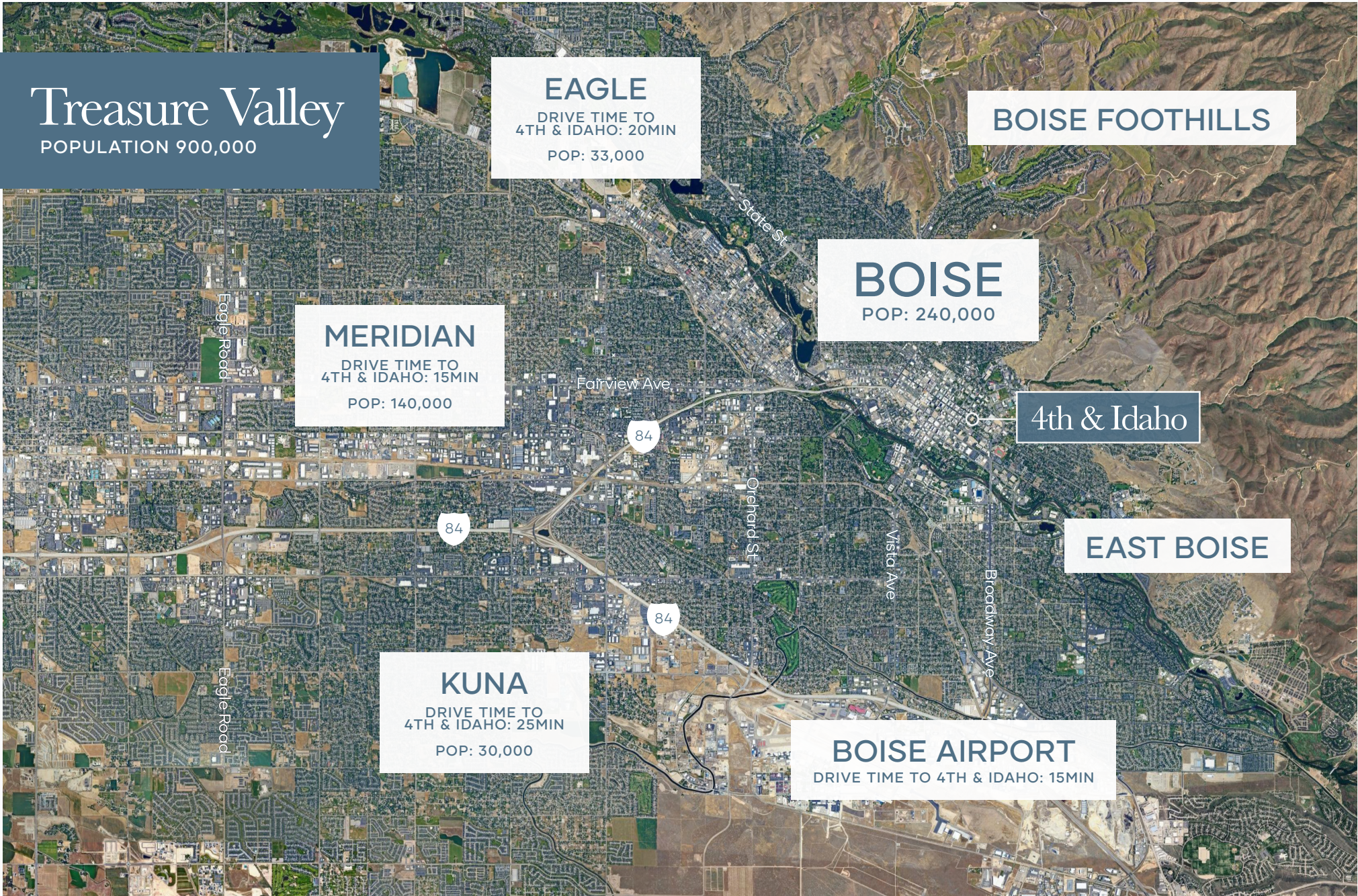
# 451 ON SITE PARKING STALLS

OVER 3,700 PARKING  
SPACES WITHIN  
A SIX MINUTE WALKING  
RADIUS.



# 4th & Idaho

# Location



Treasure Valley  
POPULATION 900,000

**EAGLE**  
DRIVE TIME TO  
4TH & IDAHO: 20MIN  
POP: 33,000

**BOISE FOOTHILLS**

**BOISE**  
POP: 240,000

**MERIDIAN**  
DRIVE TIME TO  
4TH & IDAHO: 15MIN  
POP: 140,000

**4th & Idaho**

**EAST BOISE**

**KUNA**  
DRIVE TIME TO  
4TH & IDAHO: 25MIN  
POP: 30,000

**BOISE AIRPORT**  
DRIVE TIME TO 4TH & IDAHO: 15MIN

4th & Idaho

The Site

# Consumer Profile Report

## Population

|                                                      | 1 mile | 3 miles | 5 miles |
|------------------------------------------------------|--------|---------|---------|
| Population                                           | 13,479 | 87,027  | 158,946 |
| Population Density <small>(people per sq mi)</small> | 4,425  | 3,146   | 2,058   |

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B01003

## Income

|                                                                              | 1 mile   | 3 miles   | 5 miles   |
|------------------------------------------------------------------------------|----------|-----------|-----------|
| Median Household Income <small>(in 2023 inflation adjusted dollars)</small>  | \$53,113 | \$72,566  | \$75,695  |
| Average Household Income <small>(in 2023 inflation adjusted dollars)</small> | \$85,534 | \$110,907 | \$111,797 |
| Families in Poverty                                                          | 1799%    | 1,4168%   | 2,5777%   |
| Households                                                                   | 5,900    | 39,295    | 69,788    |
| Less than \$25,000                                                           | 1,43524% | 6,19216%  | 9,28213%  |
| \$25,000 to \$49,999                                                         | 1,41424% | 7,72120%  | 13,53919% |
| \$50,000 to \$74,999                                                         | 92116%   | 6,35316%  | 11,79917% |
| \$75,000 to \$99,999                                                         | 65411%   | 5,29713%  | 9,82314%  |
| \$100,000 to \$199,999                                                       | 96916%   | 9,24824%  | 17,13925% |
| Over \$200,000                                                               | 5079%    | 4,48511%  | 8,20512%  |

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B19001, B19013, B19025, B17010

## Age

|                | 1 mile   | 3 miles   | 5 miles   |
|----------------|----------|-----------|-----------|
| Median Age     | 28       | 35        | 37        |
| Population     | 13,479   | 87,027    | 158,946   |
| Ages 9 & under | 5304%    | 7,0738%   | 14,1609%  |
| Ages 10 to 19  | 3,53926% | 11,59813% | 19,68612% |
| Ages 20 to 29  | 3,25224% | 18,24921% | 28,51318% |
| Ages 30 to 39  | 1,56012% | 12,97315% | 23,85815% |
| Ages 40 to 49  | 1,39710% | 11,24013% | 20,62813% |
| Ages 50 to 59  | 1,40010% | 10,15212% | 19,07912% |
| Ages 60 to 69  | 1,0828%  | 8,36010%  | 17,17311% |
| Ages 70 & over | 7205%    | 7,3828%   | 15,85010% |

## Race & Ethnicity

|                    | 1 mile    | 3 miles   | 5 miles    |
|--------------------|-----------|-----------|------------|
| Population         | 13,479    | 87,027    | 158,946    |
| White              | 11,09782% | 70,88581% | 128,14081% |
| Black              | 1541%     | 1,0981%   | 2,1941%    |
| American Indian    | 480%      | 3100%     | 6200%      |
| Asian              | 3653%     | 2,3763%   | 4,8383%    |
| Pacific Islander   | 00%       | 2540%     | 4870%      |
| Other race         | 941%      | 3160%     | 6810%      |
| Two or more races  | 6195%     | 3,4924%   | 6,0584%    |
| Hispanic or Latino | 1,1038%   | 8,29610%  | 15,92810%  |

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B03002

## Educational Attainment

|                               | 1 mile   | 3 miles   | 5 miles   |
|-------------------------------|----------|-----------|-----------|
| Population Aged 25 & Over     | 7,399    | 58,703    | 111,037   |
| No high school diploma        | 2784%    | 2,7305%   | 6,1566%   |
| High school graduate or equal | 1,01514% | 9,72117%  | 20,65519% |
| Some college                  | 1,69223% | 11,78820% | 22,98621% |
| Associate's degree            | 3825%    | 3,4536%   | 7,5917%   |
| Bachelor's degree             | 2,20930% | 18,77432% | 33,14730% |
| Advanced degree               | 1,82325% | 12,23821% | 20,50318% |

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B15002

## Employment Status

|                           | 1 mile   | 3 miles   | 5 miles   |
|---------------------------|----------|-----------|-----------|
| Population Aged 16 & Over | 12,604   | 75,793    | 135,370   |
| In labor force            | 8,25165% | 53,39670% | 92,82569% |
| Civilian labor force      | 8,25165% | 53,17970% | 92,39868% |
| Employed                  | 7,88463% | 50,69767% | 88,84966% |
| Unemployed                | 3673%    | 2,4823%   | 3,5493%   |
| In armed forces           | 00%      | 2170%     | 4270%     |
| Not in labor force        | 4,35335% | 22,39730% | 42,54431% |

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B12005

4th & Idaho

Demographics

# Consumer Profile Report

## Households

|                                 | 1 mile |     | 3 miles |     | 5 miles |     |
|---------------------------------|--------|-----|---------|-----|---------|-----|
| Households                      | 5,900  |     | 39,295  |     | 69,788  |     |
| Family households               | 1,930  | 33% | 18,159  | 46% | 36,472  | 52% |
| Married couples                 | 1,298  | 22% | 13,271  | 34% | 27,328  | 39% |
| With kids under 18              | 406    | 7%  | 4,998   | 13% | 10,085  | 14% |
| Other family types              | 632    | 11% | 4,888   | 12% | 9,144   | 13% |
| Single dad households with kids | 22     | 0%  | 706     | 2%  | 1,464   | 2%  |
| Single mom households with kids | 196    | 3%  | 1,727   | 4%  | 3,061   | 4%  |
| Non-family households           | 3,970  | 67% | 21,137  | 54% | 33,316  | 48% |

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B11001, B11003

## Homes

|                       | 1 mile |     | 3 miles |     | 5 miles |     |
|-----------------------|--------|-----|---------|-----|---------|-----|
| Homes                 | 6,502  |     | 42,095  |     | 74,166  |     |
| Occupied Homes        | 5,900  |     | 39,295  |     | 69,788  |     |
| Owner occupied units  | 1,493  | 25% | 18,835  | 48% | 38,517  | 55% |
| Renter occupied units | 4,406  | 75% | 20,460  | 52% | 31,271  | 45% |

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B25024, B25003

## Housing Unit Value

|                            | 1 mile    |     | 3 miles   |     | 5 miles   |     |
|----------------------------|-----------|-----|-----------|-----|-----------|-----|
| Median Home Value          | \$657,691 |     | \$514,132 |     | \$469,254 |     |
| Owner Occupied Homes       | 1,493     |     | 18,835    |     | 38,517    |     |
| Under \$100,000            | 41        | 3%  | 665       | 4%  | 1,672     | 4%  |
| \$100,000 to \$199,999     | 4         | 0%  | 506       | 3%  | 1,345     | 3%  |
| \$200,000 to \$299,999     | 78        | 5%  | 1,952     | 10% | 4,951     | 13% |
| \$300,000 to \$399,999     | 112       | 8%  | 2,613     | 14% | 6,411     | 17% |
| \$400,000 to \$499,999     | 183       | 12% | 3,381     | 18% | 7,046     | 18% |
| \$500,000 to \$749,999     | 524       | 35% | 5,322     | 28% | 10,000    | 26% |
| \$750,000 to \$999,999     | 258       | 17% | 1,862     | 10% | 3,394     | 9%  |
| \$1,000,000 to \$1,499,999 | 207       | 14% | 1,880     | 10% | 2,595     | 7%  |
| \$1,500,000 to \$1,999,999 | 46        | 3%  | 292       | 2%  | 581       | 2%  |
| Over \$2,000,000           | 42        | 3%  | 362       | 2%  | 522       | 1%  |

## Detailed Age

|                   | 1 mile |     | 3 miles |     | 5 miles |     |
|-------------------|--------|-----|---------|-----|---------|-----|
| Population        | 13,479 |     | 87,027  |     | 158,946 |     |
| Male:             | 6,600  | 49% | 44,427  | 51% | 80,218  | 50% |
| Under 5 years     | 170    | 1%  | 2,064   | 2%  | 3,917   | 2%  |
| 5 to 9 years      | 92     | 1%  | 1,692   | 2%  | 3,582   | 2%  |
| 10 to 14 years    | 131    | 1%  | 1,649   | 2%  | 3,763   | 2%  |
| 15 to 17 years    | 105    | 1%  | 1,264   | 1%  | 2,713   | 2%  |
| 18 and 19 years   | 1,084  | 8%  | 2,330   | 3%  | 2,995   | 2%  |
| 20 years          | 317    | 2%  | 1,118   | 1%  | 1,508   | 1%  |
| 21 years          | 283    | 2%  | 978     | 1%  | 1,323   | 1%  |
| 22 to 24 years    | 415    | 3%  | 2,927   | 3%  | 4,444   | 3%  |
| 25 to 29 years    | 686    | 5%  | 4,648   | 5%  | 7,924   | 5%  |
| 30 to 34 years    | 544    | 4%  | 3,955   | 5%  | 6,471   | 4%  |
| 35 to 39 years    | 326    | 2%  | 3,025   | 3%  | 5,829   | 4%  |
| 40 to 44 years    | 378    | 3%  | 3,222   | 4%  | 5,516   | 3%  |
| 45 to 49 years    | 404    | 3%  | 2,629   | 3%  | 4,914   | 3%  |
| 50 to 54 years    | 304    | 2%  | 2,684   | 3%  | 5,145   | 3%  |
| 55 to 59 years    | 366    | 3%  | 2,465   | 3%  | 4,657   | 3%  |
| 60 and 61 years   | 139    | 1%  | 980     | 1%  | 2,097   | 1%  |
| 62 to 64 years    | 258    | 2%  | 1,349   | 2%  | 2,497   | 2%  |
| 65 and 66 years   | 50     | 0%  | 665     | 1%  | 1,370   | 1%  |
| 67 to 69 years    | 158    | 1%  | 1,078   | 1%  | 2,181   | 1%  |
| 70 to 74 years    | 196    | 1%  | 1,538   | 2%  | 3,169   | 2%  |
| 75 to 79 years    | 101    | 1%  | 1,041   | 1%  | 2,030   | 1%  |
| 80 to 84 years    | 52     | 0%  | 701     | 1%  | 1,350   | 1%  |
| 85 years and over | 42     | 0%  | 424     | 0%  | 824     | 1%  |
| Female:           | 6,878  | 51% | 42,600  | 49% | 78,728  | 50% |
| Under 5 years     | 140    | 1%  | 1,704   | 2%  | 3,365   | 2%  |
| 5 to 9 years      | 128    | 1%  | 1,613   | 2%  | 3,295   | 2%  |
| 10 to 14 years    | 137    | 1%  | 1,753   | 2%  | 3,756   | 2%  |
| 15 to 17 years    | 158    | 1%  | 1,207   | 1%  | 2,643   | 2%  |
| 18 and 19 years   | 1,924  | 14% | 3,394   | 4%  | 3,816   | 2%  |
| 20 years          | 501    | 4%  | 1,481   | 2%  | 1,821   | 1%  |
| 21 years          | 170    | 1%  | 688     | 1%  | 983     | 1%  |
| 22 to 24 years    | 326    | 2%  | 2,463   | 3%  | 3,983   | 3%  |
| 25 to 29 years    | 555    | 4%  | 3,947   | 5%  | 6,526   | 4%  |
| 30 to 34 years    | 338    | 3%  | 3,269   | 4%  | 6,484   | 4%  |
| 35 to 39 years    | 352    | 3%  | 2,723   | 3%  | 5,074   | 3%  |
| 40 to 44 years    | 449    | 3%  | 3,112   | 4%  | 5,764   | 4%  |
| 45 to 49 years    | 166    | 1%  | 2,277   | 3%  | 4,433   | 3%  |
| 50 to 54 years    | 297    | 2%  | 2,416   | 3%  | 4,412   | 3%  |
| 55 to 59 years    | 433    | 3%  | 2,586   | 3%  | 4,865   | 3%  |
| 60 and 61 years   | 93     | 1%  | 779     | 1%  | 1,718   | 1%  |
| 62 to 64 years    | 158    | 1%  | 1,510   | 2%  | 3,000   | 2%  |
| 65 and 66 years   | 114    | 1%  | 760     | 1%  | 1,737   | 1%  |
| 67 to 69 years    | 112    | 1%  | 1,239   | 1%  | 2,573   | 2%  |
| 70 to 74 years    | 141    | 1%  | 1,494   | 2%  | 3,232   | 2%  |
| 75 to 79 years    | 97     | 1%  | 938     | 1%  | 2,121   | 1%  |
| 80 to 84 years    | 50     | 0%  | 592     | 1%  | 1,392   | 1%  |
| 85 years and over | 40     | 0%  | 653     | 1%  | 1,732   | 1%  |

# 4th & Idaho

# Demographics



## Mark Cleverley

CHIEF LEASING OFFICER | 208.850.6113  
MARK@AHLQUISTDEV.COM

Mark is one of the founding members of Ahlquist. 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 associates degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 20 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@AHLQUISTDEV.COM

Holt is one of the founding members of Ahlquist. As VP of Leasing, Holt has delivered the successful completion of over 4 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.

# 4th & Idaho

# Contact

AHLQUIST.

Thank you

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