



# Office Total Vacancy Report: 9/2021

Friday, October 1, 2021

Total vacancy includes all physically vacant space in all buildings.

<b>Ada County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
Airport	8	70,243	62,638	7,605	10.83%	
Central	214	2,688,348	2,609,788	78,560	2.92%	
Downtown	273	7,101,774	6,524,829	576,945	8.12%	
North	117	656,560	601,224	55,336	8.43%	
Southeast	99	2,026,913	1,971,754	55,159	2.72%	
Southwest	91	1,007,758	988,794	18,964	1.88%	
West	251	4,194,674	4,040,323	154,351	3.68%	
<b>Boise Area</b>	<b>1053</b>	<b>17,746,270</b>	<b>16,799,350</b>	<b>946,920</b>	<b>5.34%</b>	
<b>Meridian Area</b>						
Meridian	307	3,650,873	3,467,614	183,259	5.02%	
S Meridian	129	2,267,141	2,009,685	257,456	11.36%	
<b>Meridian Area</b>	<b>436</b>	<b>5,918,014</b>	<b>5,477,299</b>	<b>440,715</b>	<b>7.45%</b>	
<b>Boise Periphery</b>						
Eagle	128	1,261,781	1,207,045	54,736	4.34%	
Kuna	17	96,661	86,901	9,760	10.10%	
<b>Boise Periphery</b>	<b>145</b>	<b>1,358,442</b>	<b>1,293,946</b>	<b>64,496</b>	<b>4.75%</b>	
<b>Ada County</b>	<b>1634</b>	<b>25,022,726</b>	<b>23,570,595</b>	<b>1,452,131</b>	<b>5.80%</b>	
<b>Canyon County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	47	373,387	362,331	11,056	2.96%	
Idaho Center	34	354,928	338,584	16,344	4.60%	
South Nampa	103	722,631	702,754	19,877	2.75%	
<b>Nampa Area</b>	<b>184</b>	<b>1,450,946</b>	<b>1,403,669</b>	<b>47,277</b>	<b>3.26%</b>	
<b>Caldwell Area</b>						
Caldwell	79	603,304	563,354	39,950	6.62%	
<b>Caldwell Area</b>	<b>79</b>	<b>603,304</b>	<b>563,354</b>	<b>39,950</b>	<b>6.62%</b>	
<b>Canyon County</b>	<b>263</b>	<b>2,054,250</b>	<b>1,967,023</b>	<b>87,227</b>	<b>4.25%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>1897</b>	<b>27,076,976</b>	<b>25,537,618</b>	<b>1,539,358</b>	<b>5.69%</b>	



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## Class A

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
Central	3	54,286	54,286	0	0.00%	
Downtown	27	3,496,708	3,167,940	328,768	9.40%	
North	2	31,000	26,600	4,400	14.19%	
Southeast	9	350,378	343,390	6,988	1.99%	
Southwest	3	117,324	110,147	7,177	6.12%	
West	3	74,201	48,262	25,939	34.96%	
<b>Boise Area</b>	<b>47</b>	<b>4,123,897</b>	<b>3,750,625</b>	<b>373,272</b>	<b>9.05%</b>	
<b>Meridian Area</b>						
Meridian	30	1,691,026	1,578,143	112,883	6.68%	
S Meridian	25	1,101,223	888,077	213,146	19.36%	
<b>Meridian Area</b>	<b>55</b>	<b>2,792,249</b>	<b>2,466,220</b>	<b>326,029</b>	<b>11.68%</b>	
<b>Boise Periphery</b>						
Eagle	20	543,538	516,938	26,600	4.89%	
<b>Boise Periphery</b>	<b>20</b>	<b>543,538</b>	<b>516,938</b>	<b>26,600</b>	<b>4.89%</b>	
<b>Ada County</b>	<b>122</b>	<b>7,459,684</b>	<b>6,733,783</b>	<b>725,901</b>	<b>9.73%</b>	
<b>Canyon County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	1	16,700	16,700	0	0.00%	
Idaho Center	10	208,124	191,780	16,344	7.85%	
South Nampa	2	20,454	20,454	0	0.00%	
<b>Nampa Area</b>	<b>13</b>	<b>245,278</b>	<b>228,934</b>	<b>16,344</b>	<b>6.66%</b>	
<b>Caldwell Area</b>						
Caldwell	3	121,500	105,898	15,602	12.84%	
<b>Caldwell Area</b>	<b>3</b>	<b>121,500</b>	<b>105,898</b>	<b>15,602</b>	<b>12.84%</b>	
<b>Canyon County</b>	<b>16</b>	<b>366,778</b>	<b>334,832</b>	<b>31,946</b>	<b>8.71%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>138</b>	<b>7,826,462</b>	<b>7,068,615</b>	<b>757,847</b>	<b>9.68%</b>	



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## Class B

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
Airport	5	57,143	49,538	7,605	13.31%	
Central	92	1,232,903	1,211,695	21,208	1.72%	
Downtown	109	2,647,671	2,445,301	202,370	7.64%	
North	91	496,794	463,174	33,620	6.77%	
Southeast	60	1,401,050	1,366,280	34,770	2.48%	
Southwest	85	866,746	854,959	11,787	1.36%	
West	183	3,584,137	3,464,499	119,638	3.34%	
<b>Boise Area</b>	<b>625</b>	<b>10,286,444</b>	<b>9,855,446</b>	<b>430,998</b>	<b>4.19%</b>	
<b>Meridian Area</b>						
Meridian	256	1,861,527	1,798,422	63,105	3.39%	
S Meridian	104	1,165,918	1,121,608	44,310	3.80%	
<b>Meridian Area</b>	<b>360</b>	<b>3,027,445</b>	<b>2,920,030</b>	<b>107,415</b>	<b>3.55%</b>	
<b>Boise Periphery</b>						
Eagle	105	705,781	677,645	28,136	3.99%	
Kuna	13	78,196	78,196	0	0.00%	
<b>Boise Periphery</b>	<b>118</b>	<b>783,977</b>	<b>755,841</b>	<b>28,136</b>	<b>3.59%</b>	
<b>Ada County</b>	<b>1103</b>	<b>14,097,866</b>	<b>13,531,317</b>	<b>566,549</b>	<b>4.02%</b>	
<b>Canyon County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	38	283,910	272,854	11,056	3.89%	
Idaho Center	22	125,390	125,390	0	0.00%	
South Nampa	50	376,595	360,959	15,636	4.15%	
<b>Nampa Area</b>	<b>110</b>	<b>785,895</b>	<b>759,203</b>	<b>26,692</b>	<b>3.40%</b>	
<b>Caldwell Area</b>						
Caldwell	41	272,390	261,590	10,800	3.96%	
<b>Caldwell Area</b>	<b>41</b>	<b>272,390</b>	<b>261,590</b>	<b>10,800</b>	<b>3.96%</b>	
<b>Canyon County</b>	<b>151</b>	<b>1,058,285</b>	<b>1,020,793</b>	<b>37,492</b>	<b>3.54%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>1254</b>	<b>15,156,151</b>	<b>14,552,110</b>	<b>604,041</b>	<b>3.99%</b>	



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## Class C

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
Airport	3	13,100	13,100	0	0.00%	
Central	119	1,401,159	1,343,807	57,352	4.09%	
Downtown	137	957,395	911,588	45,807	4.78%	
North	24	128,766	111,450	17,316	13.45%	
Southeast	30	275,485	262,084	13,401	4.86%	
Southwest	3	23,688	23,688	0	0.00%	
West	65	536,336	527,562	8,774	1.64%	
<b>Boise Area</b>	<b>381</b>	<b>3,335,929</b>	<b>3,193,279</b>	<b>142,650</b>	<b>4.28%</b>	
<b>Meridian Area</b>						
Meridian	21	98,320	91,049	7,271	7.40%	
Meridian Area	21	98,320	91,049	7,271	7.40%	
<b>Boise Periphery</b>						
Eagle	3	12,462	12,462	0	0.00%	
Kuna	4	18,465	8,705	9,760	52.86%	
Boise Periphery	7	30,927	21,167	9,760	31.56%	
<b>Ada County</b>	<b>409</b>	<b>3,465,176</b>	<b>3,305,495</b>	<b>159,681</b>	<b>4.61%</b>	
<b>Canyon County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	8	72,777	72,777	0	0.00%	
Idaho Center	2	21,414	21,414	0	0.00%	
South Nampa	51	325,582	321,341	4,241	1.30%	
Nampa Area	61	419,773	415,532	4,241	1.01%	
<b>Caldwell Area</b>						
Caldwell	35	209,414	195,866	13,548	6.47%	
Caldwell Area	35	209,414	195,866	13,548	6.47%	
<b>Canyon County</b>	<b>96</b>	<b>629,187</b>	<b>611,398</b>	<b>17,789</b>	<b>2.83%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>505</b>	<b>4,094,363</b>	<b>3,916,893</b>	<b>177,470</b>	<b>4.33%</b>	



# Office Multitenant Vacancy Report: 9/2021

Friday, October 1, 2021

Multitenant vacancy excludes all owner-occupied buildings and medical buildings and includes all available space.

<b>Ada County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
Airport	6	57,036	57,036	0	0.00%	
Central	105	1,502,210	1,404,937	97,273	6.48%	
Downtown	158	5,448,432	4,847,336	601,096	11.03%	
North	47	329,772	295,063	34,709	10.53%	
Southeast	55	1,214,332	1,132,963	81,369	6.70%	
Southwest	39	620,102	585,935	34,167	5.51%	
West	129	2,919,707	2,669,707	250,000	8.56%	
<b>Boise Area</b>	<b>539</b>	<b>12,091,591</b>	<b>10,992,977</b>	<b>1,098,614</b>	<b>9.09%</b>	
<b>Meridian Area</b>						
Meridian	115	1,763,498	1,531,873	231,625	13.13%	
S Meridian	59	1,310,532	1,099,165	211,367	16.13%	
<b>Meridian Area</b>	<b>174</b>	<b>3,074,030</b>	<b>2,631,038</b>	<b>442,992</b>	<b>14.41%</b>	
<b>Boise Periphery</b>						
Eagle	72	737,322	684,254	53,068	7.20%	
Kuna	6	38,184	34,624	3,560	9.32%	
<b>Boise Periphery</b>	<b>78</b>	<b>775,506</b>	<b>718,878</b>	<b>56,628</b>	<b>7.30%</b>	
<b>Ada County</b>	<b>791</b>	<b>15,941,127</b>	<b>14,342,893</b>	<b>1,598,234</b>	<b>10.03%</b>	
<b>Canyon County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	25	212,394	201,338	11,056	5.21%	
Idaho Center	13	205,048	178,857	26,191	12.77%	
South Nampa	49	393,629	378,129	15,500	3.94%	
<b>Nampa Area</b>	<b>87</b>	<b>811,071</b>	<b>758,324</b>	<b>52,747</b>	<b>6.50%</b>	
<b>Caldwell Area</b>						
Caldwell	29	224,910	214,941	9,969	4.43%	
<b>Caldwell Area</b>	<b>29</b>	<b>224,910</b>	<b>214,941</b>	<b>9,969</b>	<b>4.43%</b>	
<b>Canyon County</b>	<b>116</b>	<b>1,035,981</b>	<b>973,265</b>	<b>62,716</b>	<b>6.05%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>907</b>	<b>16,977,108</b>	<b>15,316,158</b>	<b>1,660,950</b>	<b>9.78%</b>	



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Multitenant vacancy excludes all owner-occupied buildings and medical buildings and includes all available space.

## Class A

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
Downtown	23	3,082,278	2,740,372	341,906	11.09%	
North	2	31,000	26,600	4,400	14.19%	
Southeast	6	306,836	285,561	21,275	6.93%	
Southwest	2	83,324	60,075	23,249	27.90%	
West	2	60,309	24,066	36,243	60.10%	
<b>Boise Area</b>	<b>35</b>	<b>3,563,747</b>	<b>3,136,674</b>	<b>427,073</b>	<b>11.98%</b>	
<b>Meridian Area</b>						
Meridian	10	811,332	669,678	141,654	17.46%	
S Meridian	16	813,640	636,653	176,987	21.75%	
<b>Meridian Area</b>	<b>26</b>	<b>1,624,972</b>	<b>1,306,331</b>	<b>318,641</b>	<b>19.61%</b>	
<b>Boise Periphery</b>						
Eagle	15	315,344	282,839	32,505	10.31%	
<b>Boise Periphery</b>	<b>15</b>	<b>315,344</b>	<b>282,839</b>	<b>32,505</b>	<b>10.31%</b>	
<b>Ada County</b>	<b>76</b>	<b>5,504,063</b>	<b>4,725,844</b>	<b>778,219</b>	<b>14.14%</b>	
<b>Canyon County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Idaho Center	5	142,065	122,936	19,129	13.46%	
South Nampa	1	12,618	12,618	0	0.00%	
<b>Nampa Area</b>	<b>6</b>	<b>154,683</b>	<b>135,554</b>	<b>19,129</b>	<b>12.37%</b>	
<b>Canyon County</b>	<b>6</b>	<b>154,683</b>	<b>135,554</b>	<b>19,129</b>	<b>12.37%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>82</b>	<b>5,658,746</b>	<b>4,861,398</b>	<b>797,348</b>	<b>14.09%</b>	



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## Class B

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
Airport	4	50,936	50,936	0	0.00%	
Central	40	679,559	639,802	39,757	5.85%	
Downtown	63	1,754,407	1,537,518	216,889	12.36%	
North	30	223,528	200,578	22,950	10.27%	
Southeast	26	726,246	686,235	40,011	5.51%	
Southwest	35	524,585	513,667	10,918	2.08%	
West	100	2,602,397	2,396,692	205,705	7.90%	
<b>Boise Area</b>	<b>298</b>	<b>6,561,658</b>	<b>6,025,428</b>	<b>536,230</b>	<b>8.17%</b>	
<b>Meridian Area</b>						
Meridian	93	883,677	796,127	87,550	9.91%	
S Meridian	43	496,892	462,512	34,380	6.92%	
<b>Meridian Area</b>	<b>136</b>	<b>1,380,569</b>	<b>1,258,639</b>	<b>121,930</b>	<b>8.83%</b>	
<b>Boise Periphery</b>						
Eagle	55	411,386	390,823	20,563	5.00%	
Kuna	5	29,024	29,024	0	0.00%	
<b>Boise Periphery</b>	<b>60</b>	<b>440,410</b>	<b>419,847</b>	<b>20,563</b>	<b>4.67%</b>	
<b>Ada County</b>	<b>494</b>	<b>8,382,637</b>	<b>7,703,914</b>	<b>678,723</b>	<b>8.10%</b>	
<b>Canyon County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	21	172,641	161,585	11,056	6.40%	
Idaho Center	6	41,569	34,507	7,062	16.99%	
South Nampa	24	194,839	190,969	3,870	1.99%	
<b>Nampa Area</b>	<b>51</b>	<b>409,049</b>	<b>387,061</b>	<b>21,988</b>	<b>5.38%</b>	
<b>Caldwell Area</b>						
Caldwell	13	120,819	114,019	6,800	5.63%	
<b>Caldwell Area</b>	<b>13</b>	<b>120,819</b>	<b>114,019</b>	<b>6,800</b>	<b>5.63%</b>	
<b>Canyon County</b>	<b>64</b>	<b>529,868</b>	<b>501,080</b>	<b>28,788</b>	<b>5.43%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>558</b>	<b>8,912,505</b>	<b>8,204,994</b>	<b>707,511</b>	<b>7.94%</b>	



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## Class C

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Boise Area</b>						
Airport	2	6,100	6,100	0	0.00%	
Central	65	822,651	765,135	57,516	6.99%	
Downtown	72	611,747	569,446	42,301	6.91%	
North	15	75,244	67,885	7,359	9.78%	
Southeast	23	181,250	161,167	20,083	11.08%	
Southwest	2	12,193	12,193	0	0.00%	
West	27	257,001	248,949	8,052	3.13%	
<b>Boise Area</b>	<b>206</b>	<b>1,966,186</b>	<b>1,830,875</b>	<b>135,311</b>	<b>6.88%</b>	
<b>Meridian Area</b>						
Meridian	12	68,489	66,068	2,421	3.53%	
Meridian Area	12	68,489	66,068	2,421	3.53%	
<b>Boise Periphery</b>						
Eagle	2	10,592	10,592	0	0.00%	
Kuna	1	9,160	5,600	3,560	38.86%	
Boise Periphery	3	19,752	16,192	3,560	18.02%	
<b>Ada County</b>	<b>221</b>	<b>2,054,427</b>	<b>1,913,135</b>	<b>141,292</b>	<b>6.88%</b>	
<b>Canyon County</b>						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
<b>Nampa Area</b>						
Caldwell Blvd	4	39,753	39,753	0	0.00%	
Idaho Center	2	21,414	21,414	0	0.00%	
South Nampa	24	186,172	174,542	11,630	6.25%	
Nampa Area	30	247,339	235,709	11,630	4.70%	
<b>Caldwell Area</b>						
Caldwell	16	104,091	100,922	3,169	3.04%	
Caldwell Area	16	104,091	100,922	3,169	3.04%	
<b>Canyon County</b>	<b>46</b>	<b>351,430</b>	<b>336,631</b>	<b>14,799</b>	<b>4.21%</b>	
<b>SUMMARY</b>						
<b>TOTAL</b>	<b>267</b>	<b>2,405,857</b>	<b>2,249,766</b>	<b>156,091</b>	<b>6.49%</b>	