

Office Market SEPTEMBER 2017

9.02%
 VACANCY RATE

351,000
 YTD NET ABSORPTION [SF]

\$19.50
 AVERAGE CLASS A
 ASKING RATE



Construction completed on the new **76,000 SF** AmeriBen/IEC building in **Meridian** where vacancy is **3.9%**.



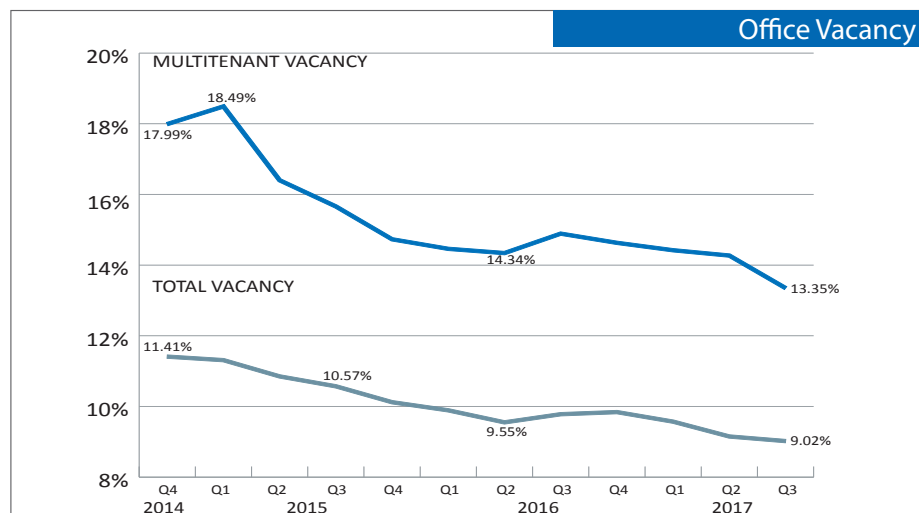
AmeriBen/IEC's move to Ten Mile Crossing increased vacancy in **South Meridian** to **13.3%**, the highest it has been in 3 years.



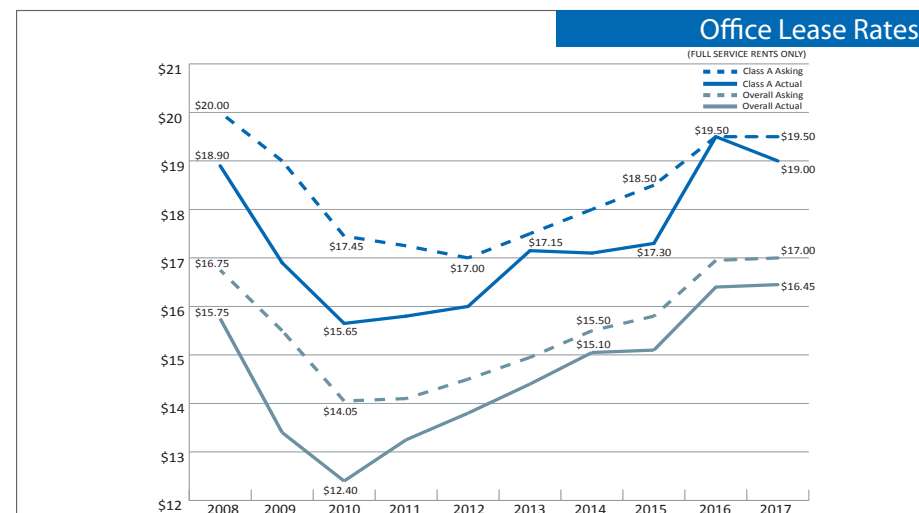
21,400 SF was leased to Packaging Corp of America at US Bank Plaza in **Downtown Boise** where vacancy is **7.8%**.



The Nichols Accounting Group moved into a newly constructed **10,800 SF** office building in **Nampa**.



Total vacancy **REMAINED FLAT** at **9.0%** in August.



Overall asking rates in **MERIDIAN** have increased **\$1.50** in the last 12 months.

Industrial Market **4.35%** **519,900** **\$0.62**
 SEPTEMBER 2017 VACANCY RATE YTD NET ABSORPTION [SF] AVERAGE CLASS A ASKING RATE



20,000 SF was leased to Ferguson Enterprises in **Meridian** where vacancy is **2.0%**.



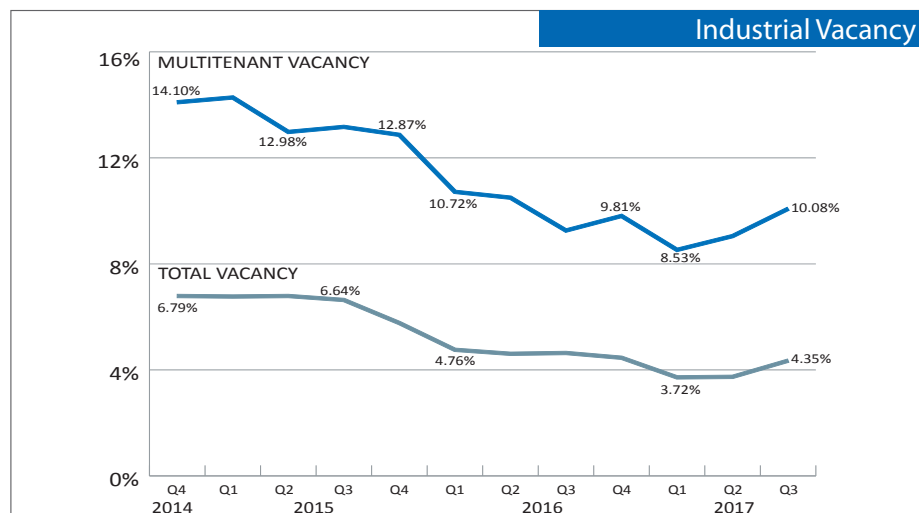
Construction completed on a **10,500 SF** spec industrial building in **Meridian**.



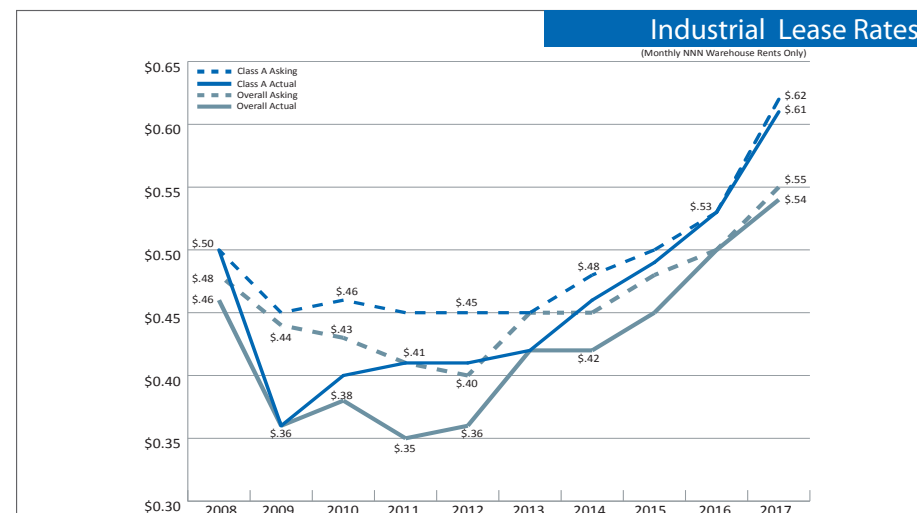
Bretz RV leased the former Bish's RV space in **Nampa** (**34,300 SF**).



A new **90,000 SF** building was completed in the **Caldwell Boulevard** submarket where vacancy is **5.4%**.



Total vacancy **INCREASED** from 4.1% to **4.4%** in August.



Overall asking rates are up **10%** since 2016.

Retail Market

SEPTEMBER 2017

8.38%
VACANCY RATE

130,500
YTD NET ABSORPTION [SF]

\$17.50
AVERAGE CLASS A
ASKING RATE



Urban Outfitter's move from Downtown Boise to The Village decreased vacancy in **Meridian** to **4.9%**.



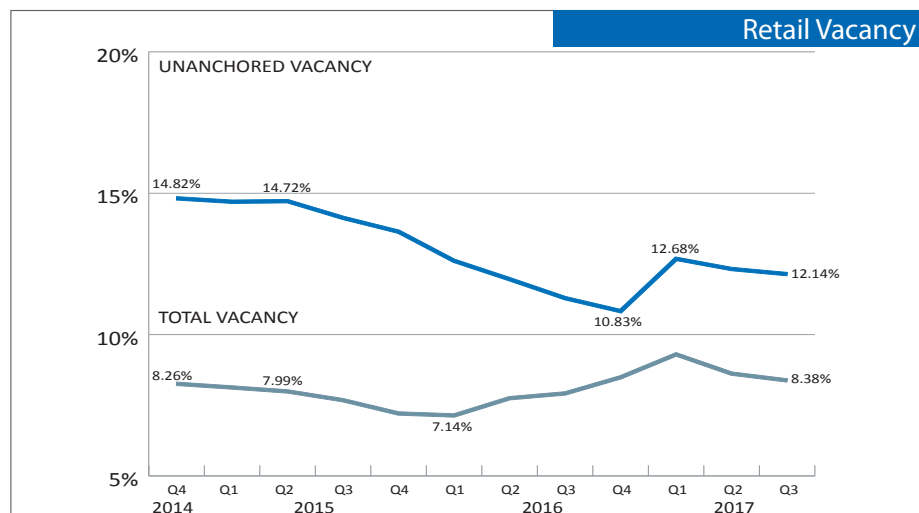
Renaissance Consignment leased **5,400 SF** in **Downtown Boise** where vacancy is **7.2%**.



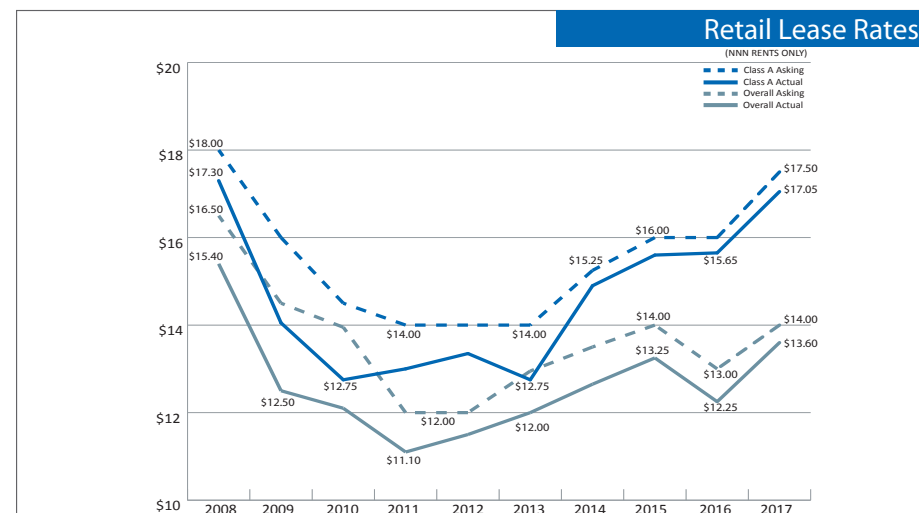
Planet Fitness announced they will be closing their location at Cottonwood Plaza in the **North** submarket increasing vacancy to **11.0%**.



Vacancy in **South Nampa** fell to **10.0%**, the lowest point it has been since March 2016.



Total vacancy **DECREASED** from 8.5% to **8.4%** in August.



Class A asking rates are up **\$1.00** over the past 12 months.

Boise MSA

SUBMARKET MAP

