

Office Total Vacancy Report: 11/2018

Monday, December 03, 2018

Total vacancy includes all physically vacant space in all buildings.

Ada County					
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Boise Area					
Airport	8	70,243	64,613	5,630	8.02%
Central	214	2,726,225	2,430,057	296,168	10.86%
Downtown	274	6,859,915	6,315,640	544,275	7.93%
North	109	610,696	523,371	87,325	14.30%
Southeast	95	1,974,282	1,879,830	94,452	4.78%
Southwest	87	988,677	931,164	57,513	5.82%
West	245	4,117,946	3,814,950	302,996	7.36%
Boise Area	1032	17,347,984	15,959,625	1,388,359	8.00%
Eagle Area					
Eagle	122	1,072,970	1,024,001	48,969	4.56%
Eagle Area	122	1,072,970	1,024,001	48,969	4.56%
Meridian Area					
Meridian	262	2,910,842	2,793,421	117,421	4.03%
S Meridian	114	1,745,172	1,579,207	165,965	9.51%
Meridian Area	376	4,656,014	4,372,628	283,386	6.09%
Ada County	1530	23,076,968	21,356,254	1,720,714	7.46%
Canyon County					
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Nampa Area					
Caldwell Blvd	48	390,253	326,844	63,409	16.25%
Idaho Center	31	319,367	299,395	19,972	6.25%
South Nampa	99	715,028	663,696	51,332	7.18%
Nampa Area	178	1,424,648	1,289,935	134,713	9.46%
Caldwell Area					
Caldwell	73	558,211	496,568	61,643	11.04%
Caldwell Area	73	558,211	496,568	61,643	11.04%
Canyon County	251	1,982,859	1,786,503	196,356	9.90%
SUMMARY					
TOTAL	1781	25,059,827	23,142,757	1,917,070	7.65%

Office Total Vacancy By Quality: 11/2018

Monday, December 03, 2018

Total vacancy includes all physically vacant space in all buildings.

Class A

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Central	12	415,474	361,616	53,858	12.96%	
Downtown	45	4,114,685	3,818,106	296,579	7.21%	
North	4	68,409	65,469	2,940	4.30%	
Southeast	17	1,070,715	1,030,640	40,075	3.74%	
Southwest	7	259,794	240,038	19,756	7.60%	
West	15	1,268,875	1,243,575	25,300	1.99%	
Boise Area	100	7,197,952	6,759,444	438,508	6.09%	
Eagle Area						
Eagle	20	465,127	447,940	17,187	3.70%	
Eagle Area	20	465,127	447,940	17,187	3.70%	
Meridian Area						
Meridian	28	1,391,968	1,322,278	69,690	5.01%	
S Meridian	38	1,305,055	1,194,999	110,056	8.43%	
Meridian Area	66	2,697,023	2,517,277	179,746	6.66%	
Ada County	186	10,360,102	9,724,661	635,441	6.13%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	1	16,700	16,700	0	0.00%	
Idaho Center	10	190,957	177,462	13,495	7.07%	
South Nampa	1	34,500	34,500	0	0.00%	
Nampa Area	12	242,157	228,662	13,495	5.57%	
Caldwell Area						
Caldwell	6	149,455	126,904	22,551	15.09%	
Caldwell Area	6	149,455	126,904	22,551	15.09%	
Canyon County	18	391,612	355,566	36,046	9.20%	
SUMMARY						
TOTAL	204	10,751,714	10,080,227	671,487	6.25%	

Office Total Vacancy By Quality: 11/2018

Monday, December 03, 2018

Total vacancy includes all physically vacant space in all buildings.

Class B

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	5	57,143	51,513	5,630	9.85%	
Central	88	957,044	898,179	58,865	6.15%	
Downtown	95	1,736,671	1,527,366	209,305	12.05%	
North	82	399,891	339,247	60,644	15.17%	
Southeast	50	627,744	614,179	13,565	2.16%	
Southwest	78	707,988	670,231	37,757	5.33%	
West	173	2,377,761	2,122,784	254,977	10.72%	
Boise Area	571	6,864,242	6,223,499	640,743	9.33%	
Eagle Area						
Eagle	99	595,381	564,294	31,087	5.22%	
Eagle Area	99	595,381	564,294	31,087	5.22%	
Meridian Area						
Meridian	217	1,437,062	1,393,315	43,747	3.04%	
S Meridian	76	440,117	384,208	55,909	12.70%	
Meridian Area	293	1,877,179	1,777,523	99,656	5.31%	
Ada County	963	9,336,802	8,565,316	771,486	8.26%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	40	294,334	249,742	44,592	15.15%	
Idaho Center	19	106,996	100,519	6,477	6.05%	
South Nampa	49	367,301	339,136	28,165	7.67%	
Nampa Area	108	768,631	689,397	79,234	10.31%	
Caldwell Area						
Caldwell	31	197,481	185,649	11,832	5.99%	
Caldwell Area	31	197,481	185,649	11,832	5.99%	
Canyon County	139	966,112	875,046	91,066	9.43%	
SUMMARY						
TOTAL	1102	10,302,914	9,440,362	862,552	8.37%	

Office Total Vacancy By Quality: 11/2018

Monday, December 03, 2018

Total vacancy includes all physically vacant space in all buildings.

Class C

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	3	13,100	13,100	0	0.00%	
Central	114	1,353,707	1,170,262	183,445	13.55%	
Downtown	134	1,008,559	970,168	38,391	3.81%	
North	23	142,396	118,655	23,741	16.67%	
Southeast	28	275,823	235,011	40,812	14.80%	
Southwest	2	20,895	20,895	0	0.00%	
West	57	471,310	448,591	22,719	4.82%	
Boise Area	361	3,285,790	2,976,682	309,108	9.41%	
Eagle Area						
Eagle	3	12,462	11,767	695	5.58%	
Eagle Area	3	12,462	11,767	695	5.58%	
Meridian Area						
Meridian	17	81,812	77,828	3,984	4.87%	
Meridian Area	17	81,812	77,828	3,984	4.87%	
Ada County	381	3,380,064	3,066,277	313,787	9.28%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	7	79,219	60,402	18,817	23.75%	
Idaho Center	2	21,414	21,414	0	0.00%	
South Nampa	49	313,227	290,060	23,167	7.40%	
Nampa Area	58	413,860	371,876	41,984	10.14%	
Caldwell Area						
Caldwell	36	211,275	184,015	27,260	12.90%	
Caldwell Area	36	211,275	184,015	27,260	12.90%	
Canyon County	94	625,135	555,891	69,244	11.08%	
SUMMARY						
TOTAL	475	4,005,199	3,622,168	383,031	9.56%	

Office Multitenant Vacancy Report: 11/2018

Monday, December 03, 2018

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

Ada County					
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Boise Area					
Airport	7	64,036	58,406	5,630	8.79%
Central	108	1,554,544	1,322,171	232,373	14.95%
Downtown	160	5,184,401	4,688,105	496,296	9.57%
North	46	313,770	249,735	64,035	20.41%
Southeast	53	1,190,253	1,091,797	98,456	8.27%
Southwest	39	619,629	536,968	82,661	13.34%
West	121	2,704,290	2,441,088	263,202	9.73%
Boise Area	534	11,630,923	10,388,270	1,242,653	10.68%
Eagle Area					
Eagle	69	676,365	644,449	31,916	4.72%
Eagle Area	69	676,365	644,449	31,916	4.72%
Meridian Area					
Meridian	103	1,406,600	1,274,506	132,094	9.39%
S Meridian	51	934,781	805,597	129,184	13.82%
Meridian Area	154	2,341,381	2,080,103	261,278	11.16%
Ada County	757	14,648,669	13,112,822	1,535,847	10.48%
Canyon County					
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate
Nampa Area					
Caldwell Blvd	26	215,343	177,207	38,136	17.71%
Idaho Center	12	182,950	166,804	16,146	8.83%
South Nampa	45	359,908	316,076	43,832	12.18%
Nampa Area	83	758,201	660,087	98,114	12.94%
Caldwell Area					
Caldwell	28	217,330	190,791	26,539	12.21%
Caldwell Area	28	217,330	190,791	26,539	12.21%
Canyon County	111	975,531	850,878	124,653	12.78%
SUMMARY					
TOTAL	868	15,624,200	13,963,700	1,660,500	10.63%

Office Multitenant By Quality: 11/2018

Monday, December 03, 2018

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	
Boise Area						
Central	4	214,931	194,613	20,318	9.45%	
Downtown	35	3,362,568	3,012,954	349,614	10.40%	
North	2	39,349	36,409	2,940	7.47%	
Southeast	11	800,785	751,598	49,187	6.14%	
Southwest	5	210,324	163,136	47,188	22.44%	
West	11	1,030,749	1,002,784	27,965	2.71%	
Boise Area	68	5,658,706	5,161,494	497,212	8.79%	
Eagle Area						
Eagle	16	347,025	329,838	17,187	4.95%	
Eagle Area	16	347,025	329,838	17,187	4.95%	
Meridian Area						
Meridian	11	636,079	547,652	88,427	13.90%	
S Meridian	26	797,110	694,220	102,890	12.91%	
Meridian Area	37	1,433,189	1,241,872	191,317	13.35%	
Ada County	121	7,438,920	6,733,204	705,716	9.49%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Idaho Center	5	127,967	114,472	13,495	10.55%	
Nampa Area	5	127,967	114,472	13,495	10.55%	
Caldwell Area						
Caldwell	1	7,518	6,008	1,510	20.09%	
Caldwell Area	1	7,518	6,008	1,510	20.09%	
Canyon County	6	135,485	120,480	15,005	11.08%	
SUMMARY						
TOTAL	127	7,574,405	6,853,684	720,721	9.52%	

Office Multitenant By Quality: 11/2018

Monday, December 03, 2018

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

Class B

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	4	50,936	45,306	5,630	11.05%	
Central	37	480,940	427,272	53,668	11.16%	
Downtown	54	1,115,482	1,025,697	89,785	8.05%	
North	28	184,153	138,203	45,950	24.95%	
Southeast	19	215,000	206,543	8,457	3.93%	
Southwest	33	399,905	364,432	35,473	8.87%	
West	86	1,455,213	1,244,258	210,955	14.50%	
Boise Area	261	3,901,629	3,451,711	449,918	11.53%	
Eagle Area						
Eagle	51	318,748	304,714	14,034	4.40%	
Eagle Area	51	318,748	304,714	14,034	4.40%	
Meridian Area						
Meridian	80	700,783	661,100	39,683	5.66%	
S Meridian	25	137,671	111,377	26,294	19.10%	
Meridian Area	105	838,454	772,477	65,977	7.87%	
Ada County	417	5,058,831	4,528,902	529,929	10.48%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	23	180,341	144,405	35,936	19.93%	
Idaho Center	5	33,569	30,918	2,651	7.90%	
South Nampa	23	189,159	164,444	24,715	13.07%	
Nampa Area	51	403,069	339,767	63,302	15.71%	
Caldwell Area						
Caldwell	11	108,301	97,661	10,640	9.82%	
Caldwell Area	11	108,301	97,661	10,640	9.82%	
Canyon County	62	511,370	437,428	73,942	14.46%	
SUMMARY						
TOTAL	479	5,570,201	4,966,330	603,871	10.84%	

Office Multitenant By Quality: 11/2018

Monday, December 03, 2018

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

Class C

Ada County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Boise Area						
Airport	3	13,100	13,100	0	0.00%	
Central	67	858,673	700,286	158,387	18.45%	
Downtown	71	706,351	649,454	56,897	8.06%	
North	16	90,268	75,123	15,145	16.78%	
Southeast	23	174,468	133,656	40,812	23.39%	
Southwest	1	9,400	9,400	0	0.00%	
West	24	218,328	194,046	24,282	11.12%	
Boise Area	205	2,070,588	1,775,065	295,523	14.27%	
Eagle Area						
Eagle	2	10,592	9,897	695	6.56%	
Eagle Area	2	10,592	9,897	695	6.56%	
Meridian Area						
Meridian	12	69,738	65,754	3,984	5.71%	
Meridian Area	12	69,738	65,754	3,984	5.71%	
Ada County	219	2,150,918	1,850,716	300,202	13.96%	
Canyon County						
Submarket	# Bldgs	Total SF	Occupied SF	Vacant SF	Vacancy Rate	
Nampa Area						
Caldwell Blvd	3	35,002	32,802	2,200	6.29%	
Idaho Center	2	21,414	21,414	0	0.00%	
South Nampa	22	170,749	151,632	19,117	11.20%	
Nampa Area	27	227,165	205,848	21,317	9.38%	
Caldwell Area						
Caldwell	16	101,511	87,122	14,389	14.17%	
Caldwell Area	16	101,511	87,122	14,389	14.17%	
Canyon County	43	328,676	292,970	35,706	10.86%	
SUMMARY						
TOTAL	262	2,479,594	2,143,686	335,908	13.55%	