

BOISE IDAHO OFFICE MARKET NEWS

Quarterly Commercial Real Estate News provided by the
Cushman & Wakefield | Commerce Boise Office Team

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OFFICE SPACE REVOLUTION: BREAKING THE MOLD



Photo by Cole Architects
BodyBuilding.com Headquarters

If you walked in to a typical office building 10 years ago you would most likely have seen perimeter offices surrounding a sea of cubicles. Today there are a number of successful companies who have broken this mold. Companies are changing in response to the needs and wants of their employees who no longer see achieving the corner office as the epitome of success.

This change is largely being led by Generation Y, Gen Y or the

Millennials. This demographic is largely defined as individuals with birth years ranging from the mid-1980s to the early 2000s. To Gen Y, working in a cool building, with cool amenities, in a comfortable and energetic environment is a stronger motivating factor than a corner office. In fact, many young employees rank a great workspace as more important than a higher pay rate. Some of the amenities they value include basketball courts, rock climbing walls and dedicated game rooms for ping-pong and pool, big screen TVs and game consoles.

Businesses that have been more traditional are making shifts in management style and techniques, adopting new ideas to meet the needs of their younger employees. Collaboration is the name of the game for up-and-coming young entrepreneurs and executives. The cooperative teamwork effort mentality is beginning to permeate how more traditional businesses are run and grown. This change in attitude is being reflected not only in the way a company is run, but also where a company chooses to do business.

BOISE OFFICE TEAM



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As architecture evolves to meet this perspective, companies with multi-generational workforces are often left scratching their heads on how to meet the changing needs of their workforce and business. The current trend is to center on environmental elements. Businesses are creating smaller, more efficient work spaces and offsetting these smaller spaces with shared collaborative areas.

With offices getting smaller, one resulting challenge is parking. Whether a company has 10 or 1,000 employees, parking ratio is a critical consideration for real estate decisions. As the economy continues to grow and employee count goes up, a side effect will be that there are fewer parking spaces available, which increases the importance of nearby mass transit. Many mid to larger cities across the country have pushed hard to build better mass transit and

“Businesses are creating smaller, more efficient work spaces and offsetting these smaller spaces with shared collaborative areas”

those that have been successful have seen new life in their downtown and core areas. These areas provide a much higher level of amenities from shopping to restaurants to yoga studios. This live-work-play setting is especially desirable to the Gen Y group.

Large windows, natural light and large collaboration spaces have replaced big signs and cubicle farms. Cubicles still exist but are more commonly located on the exterior of the office which allows for an open space in the middle. The open feel of a space is often extended to the ceiling as well—panels are being ripped out to expose the rafters and ventilation system. This has a tendency to create an atmosphere of volume and an industrious (not necessarily industrial) feeling. Add a few bean bag chairs, a comfy couch, and espresso machine, and the best-places-to-work vibe skyrockets.

Building owners are clueing in to the fact that amenities are important. They are getting creative in what they can offer smaller tenants who may not have the capital to install a private squash court or other feature. Some buildings are providing amenities such as on-site gyms, locker rooms and restaurants for multiple tenants to share.

As the workforce evolves and priorities change, the architecture and design of office space will continue to change as well. Smart executives can start taking cues from cutting edge companies as to what the changing needs of their workforce will entail.

Content provided by:

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KNOWLEDGE CENTER: TYPES OF TENANT IMPROVEMENTS

As-Is:	Tenant accepts the premises in its existing condition, with no additional improvements.
Allowance:	Advertised rate includes a dollar amount expressed per square foot (i.e. \$25.00/PSF)
Turn Key:	Base on an agreed upon plan & rate Landlord will deliver completed space to Tenant.

FEATURED PROPERTIES



755 W. FRONT STREET, SUITE 200 BOISE, ID

- Size: 10,317 SF
- Sales Price: \$2,100,000.00 (\$203.55/SF)
- Lease Price: Negotiable
- Comments: Fully Built Out - Class A Office Space located on the SWC of Capitol Blvd & Front St. in Downtown Boise



827 E. PARK BLVD, SUITE 201 BOISE ID

- Size: 2,000-6,942 SF (Can be demised)
- Lease Price: \$14.95/SF Full Service
- Comments: Class A Office Space on Park Blvd., near Broadway Ave.

OFFICE ACTIVITY

SOLD



**4700 & 4720 W. EMERALD STREET
BOISE, ID**

- Size: 16,048 sf
- CWC Role: Seller Representation
- Client: Cougar Investments, LLC

SOLD



**2970 E. ST. LUKES DRIVE
MERIDIAN, ID**

- Size: 5,558 sf
- CWC Role: Seller & Buyer Representation
- Seller: Velma V. Morrison Family Trust
- Buyer: Mountain West Bank, a division of Glacier Bank

SOLD



**2006 E. FRANKLIN ROAD
MERIDIAN, ID**

- Size: 11,400 sf
- CWC Role: Buyer Representation
- Client: Jerry B. Esten & Elaine Esten Family Trust

SOLD



**6659 N. GLENWOOD STREET
GARDEN CITY, ID**

- Size: 0.41 Acre Pad
7,000 sf Office Building to be built
- CWC Role: Seller Representation
- Seller: Renard I, LLC

LEASED



**3597 MONARCH SKY LN, SUITE F250
THE VILLAGE AT MERIDIAN**

- Size: 16,006 SF
- CWC Role: Tenant Representation
- Client: Regus Corporation

LEASED



**1097 N. ROSARIO STREET
MERIDIAN, ID**

- Size: 4,367 SF
- CWC Role: Tenant Representation
- Client: Active Health Chiropractic, PLLC

CUSHMAN & WAKEFIELD | COMMERCE



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Cushman & Wakefield | Commerce, headquartered in Salt Lake City, Utah is an independently owned and operated member of the Cushman & Wakefield Alliance with offices throughout Utah, Nevada, Washington and Idaho. The firm partners with its sister company Cushman & Wakefield | NorthMarq to provide innovative commercial real estate solutions to occupier and investor clients, offering transaction services, capital markets services, occupier and investor services, and real estate advisory.

Together the firms manage more than 52 million sq. ft. of retail, industrial, and office assets, have annual revenues of more than \$100 million, and employ more than 750 professionals. Learn more at www.comre.com; www.cushwakenm.com. C&W | Commerce and C&W | NorthMarq are part of the Cushman & Wakefield platform, which is the world's largest privately-held commercial real estate services firm with 250 offices in 57 countries globally. www.cushmanandwakefield.com.

BOISE OFFICE TEAM

Our professionals develop strategies and executable approaches to achieve client business requirements and objectives. Representing tenants and building owners of all sizes, our team works throughout the transaction from lease review to final move-in, ensuring a smooth process.

- Property Acquisition
- Property Disposition
- Strategic Planning
- Lease/Renewal Negotiation
- Sublease Excess Space
- Market Knowledge



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