



CENTRAL BOISE OFFICE SPACE FOR LEASE

CONTACT

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HIGHLIGHTS

- Fiber optics to building.
- Electronic key card access.
- Ample on-site parking available.
- Great central bench location close to the I-184 Connector and Downtown Boise.

DETAILS

SPACE	SIZE	RATE
Suite 180	850 SF	\$17.50/SF FSEJ
Suite 185	1,995 SF	\$17.50/SF FSEJ
Suite 250*	6,936 SF	\$17.50/SF FSEJ
Suite 280*	1,897 SF	\$17.50/SF FSEJ
250+280 Combined	8,833 SF	\$17.50/SF FSEJ

*Suites may be demised as shown in the conceptual drawings.

SUBMARKET	Central	LEASE TYPE	FSEJ
BLDG. TYPE	Office	TI ALLOWANCE	Negotiable
BLDG. SIZE	40,044 SF	PARKING	6:1000
# OF FLOORS	2		
YEAR BUILT	1987		

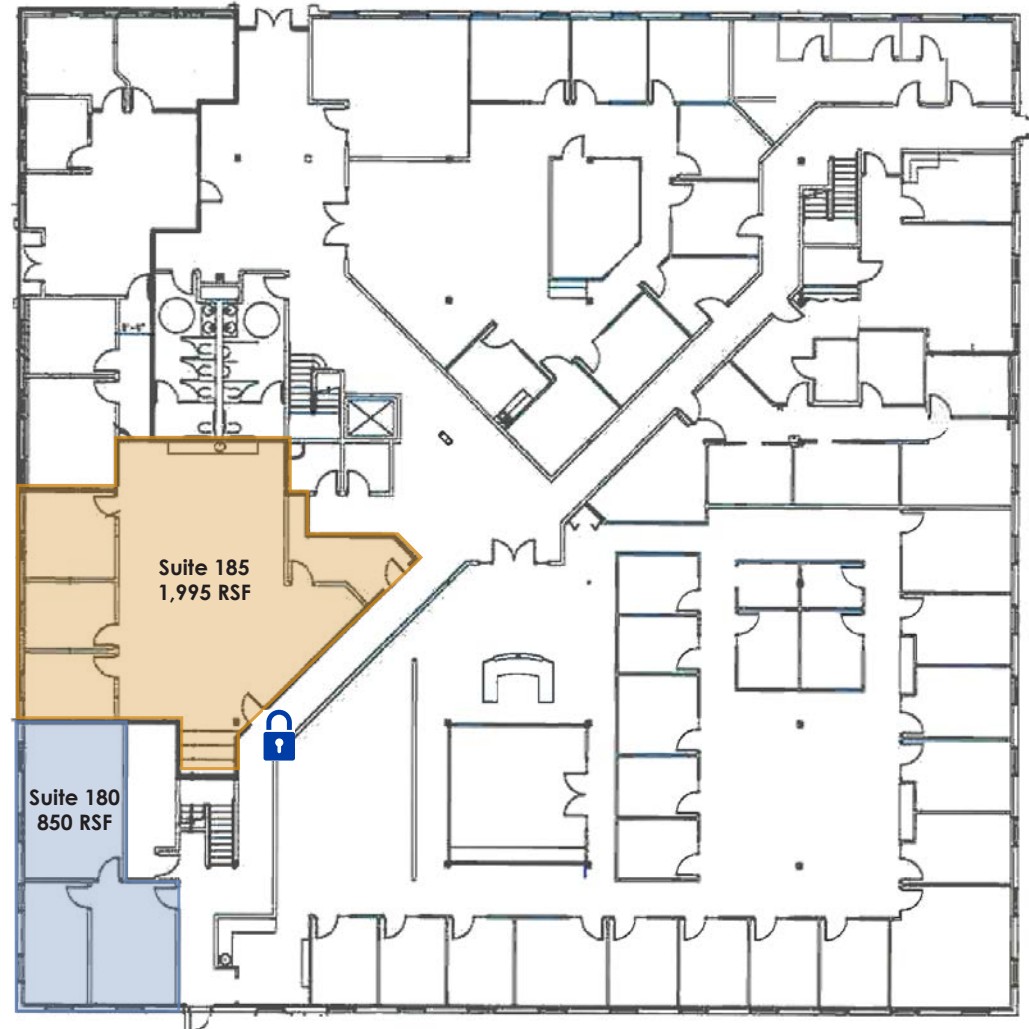


FLOOR PLAN

FIRST FLOOR

SUITE 180 | 850 RSF
AVAILABLE 2/15/2025

SUITE 185 | 1,995 RSF
AVAILABLE IMMEDIATELY





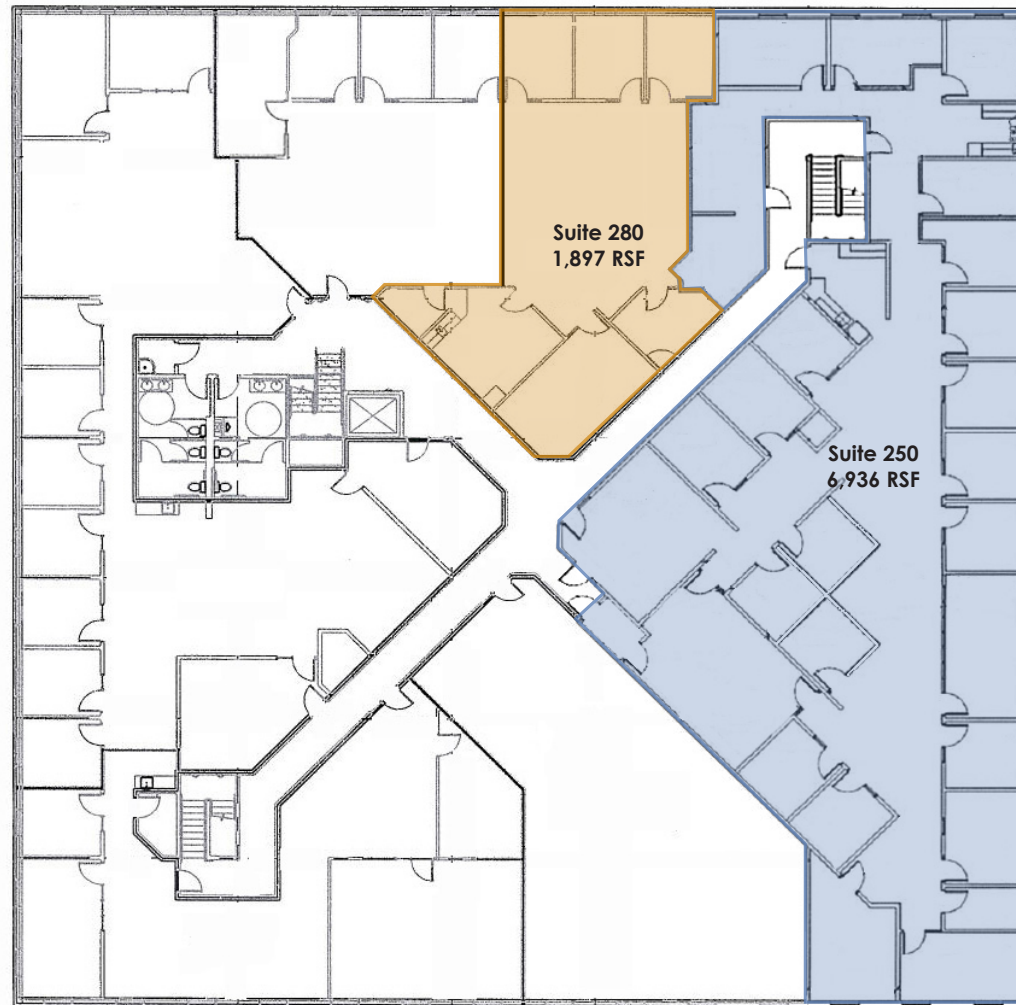
FLOOR PLAN

SECOND FLOOR

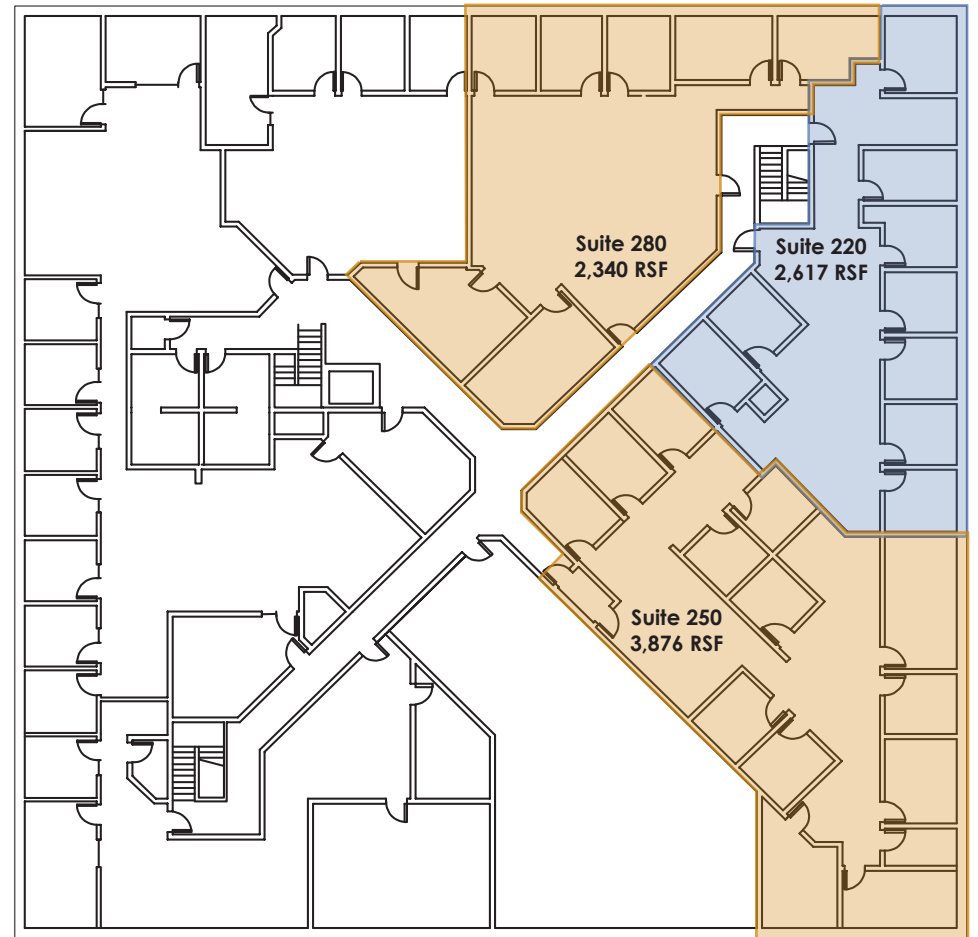
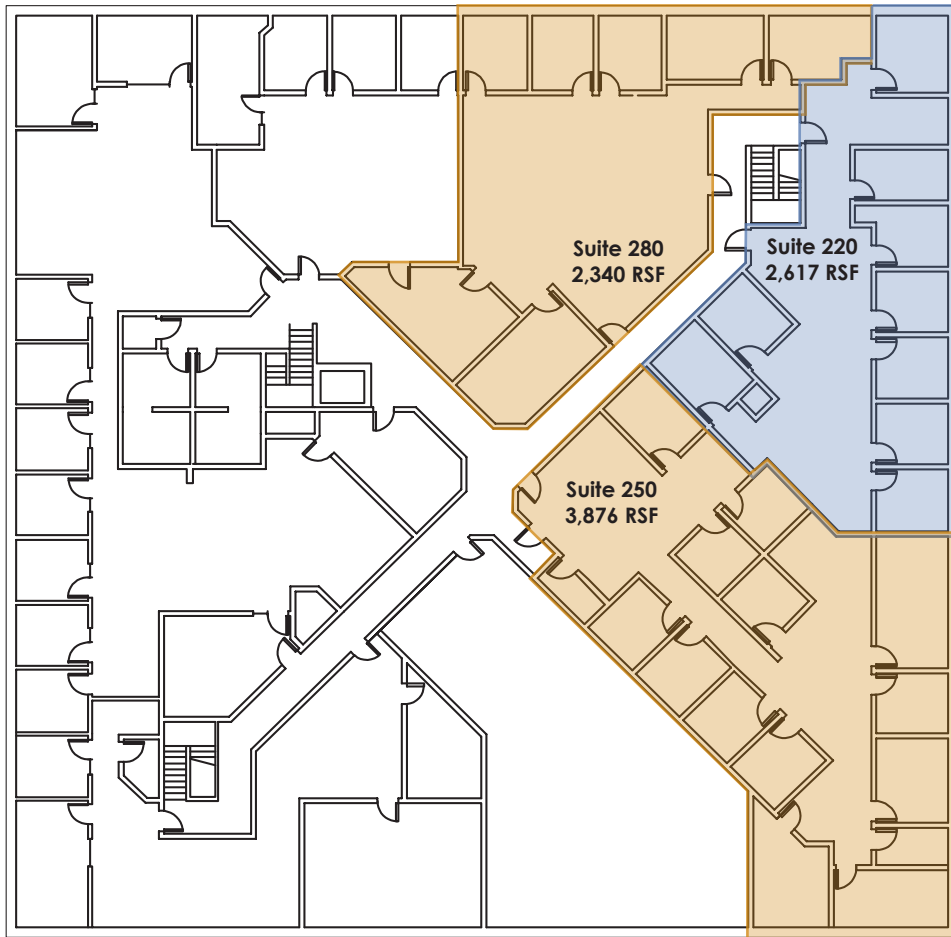
SUITE 250 | 6,936 RSF
AVAILABLE IMMEDIATELY

SUITE 280 | 1,897 RSF
AVAILABLE IMMEDIATELY

COMBINED | 8,833 RSF



CONCEPTUAL FLOOR PLANS







TOK

COMMERCIAL

Fairview

Idaho Department of Environmental Quality

The Idaho Statesman



Saint Alphonsus



Ann Morrison Park



19,785 vpd

21,175 vpd

Curtis

Orchard

Roosevelt

Latah

UPRR

Franklin

Fred Meyer

11,825 vpd

Rose Hill

South Junior High

Walmart

LOWE'S
Home Improvement Warehouse

22,427 vpd

19,519 vpd

Rose Hill

South Junior High

Overland 31,706 vpd

25,973 vpd

25,355 vpd

21,656 vpd

23,678 vpd

17,122 vpd



Edwards Theaters



RITE AID



Walgreens

Hillcrest Country Club

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