



9TH & IDAHO

225-237 N. 9TH STREET | BOISE, ID | **FOR LEASE**

▶ **PAT SHALZ**
208.947.0834 | pat@tokcommercial.com

▶ **LANCE HENDRICKS**
208.957.5623 | lance@tokcommercial.com



OFFICE SPACE FOR LEASE
9th & IDAHO CENTER
 225 N 9TH STREET | BOISE, IDAHO 83702

COMMERCIAL



PREMIER DOWNTOWN OFFICE

FOR LEASE | 2,000 - 23,240 SQ. FEET

PROPERTY INFORMATION

Submarket:	Downtown	Parking:	2.2/1,000
Bldg Type:	Office	Lease Term:	3 - 8 years
Quality:	Class A	Lease Type:	FLSV
Bldg Size:	94,983 SF	Available:	Now
# of Floors:	8		

AVAILABLE SPACE

SPACE	SIZE	RATE
Second Floor		
*Ste 200	11,620 SF	\$25.00/SF
**Divisible to 2,000 SF		
Third Floor		
*Ste 300	11,620 SF	\$25.00/SF
**Divisible to 2,000 SF		
Fifth Floor		
Ste 500	2,528 SF	\$25.00/SF
Sixth Floor		
Ste 630	3,544 SF	\$25.00/SF

*Floors 2 and 3 can be combined for 23,240 SF

**Floors 2 and 3 can be divisible to 2,000 SF

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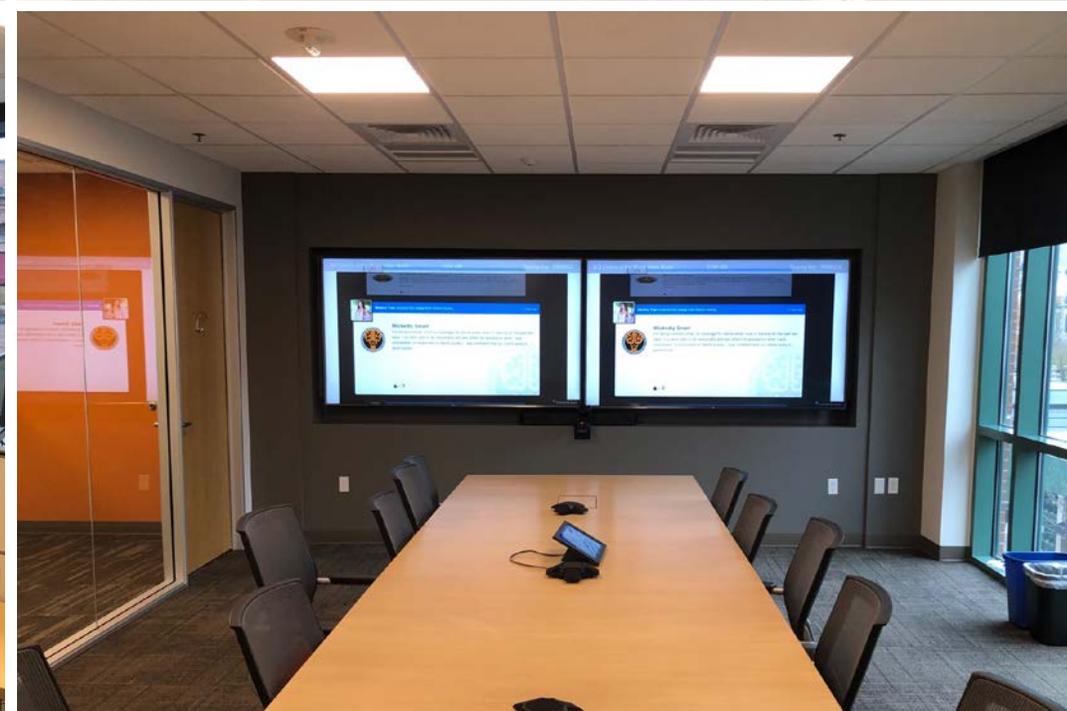
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LISTING COMMENTS

Fiber optics available.

Excellent downtown location in the heart of Boise.

Building amenities: Showers, locker room, bike storage, and adjacent parking garage for employee parking.





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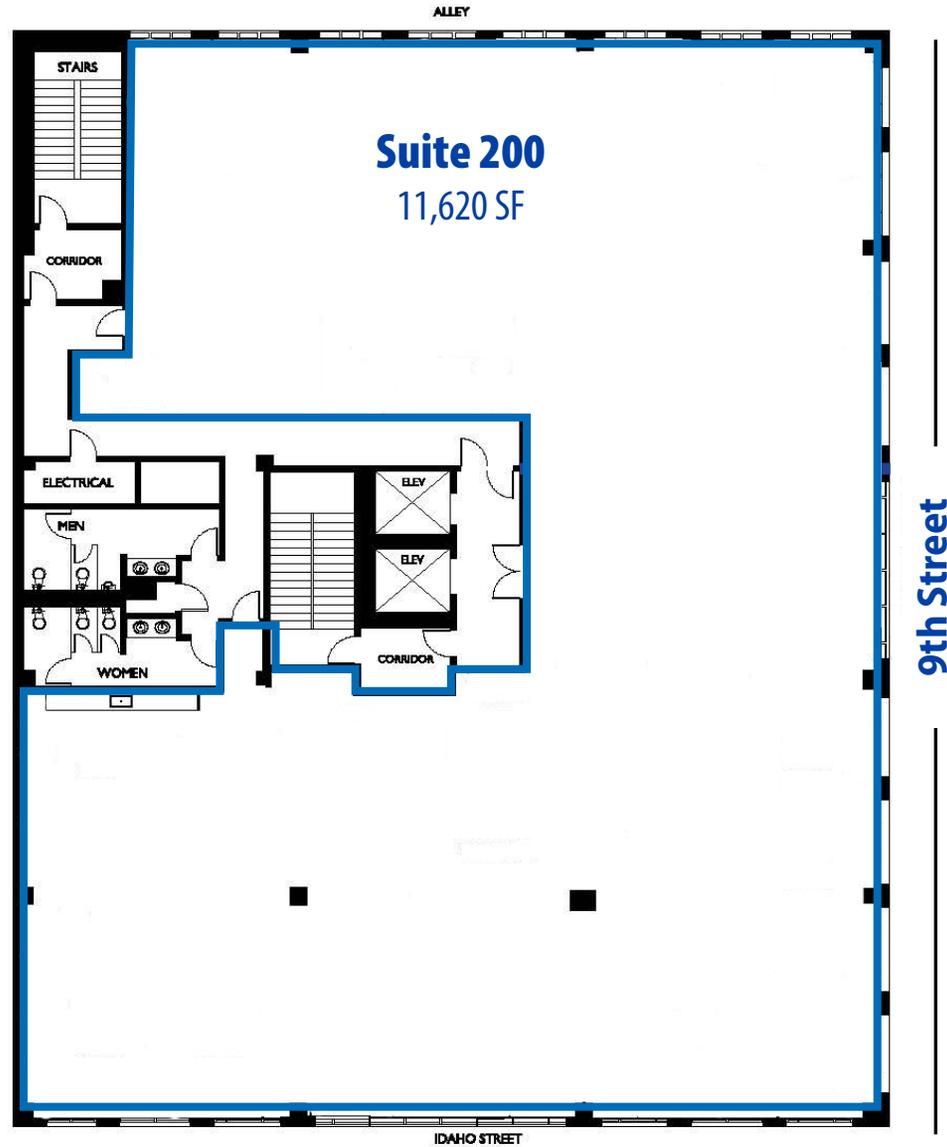
225 N 9TH STREET | BOISE, IDAHO 83702

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SECOND FLOOR

SUITE 200 | **11,620 RSF**

*Divisible to 2,000 RSF





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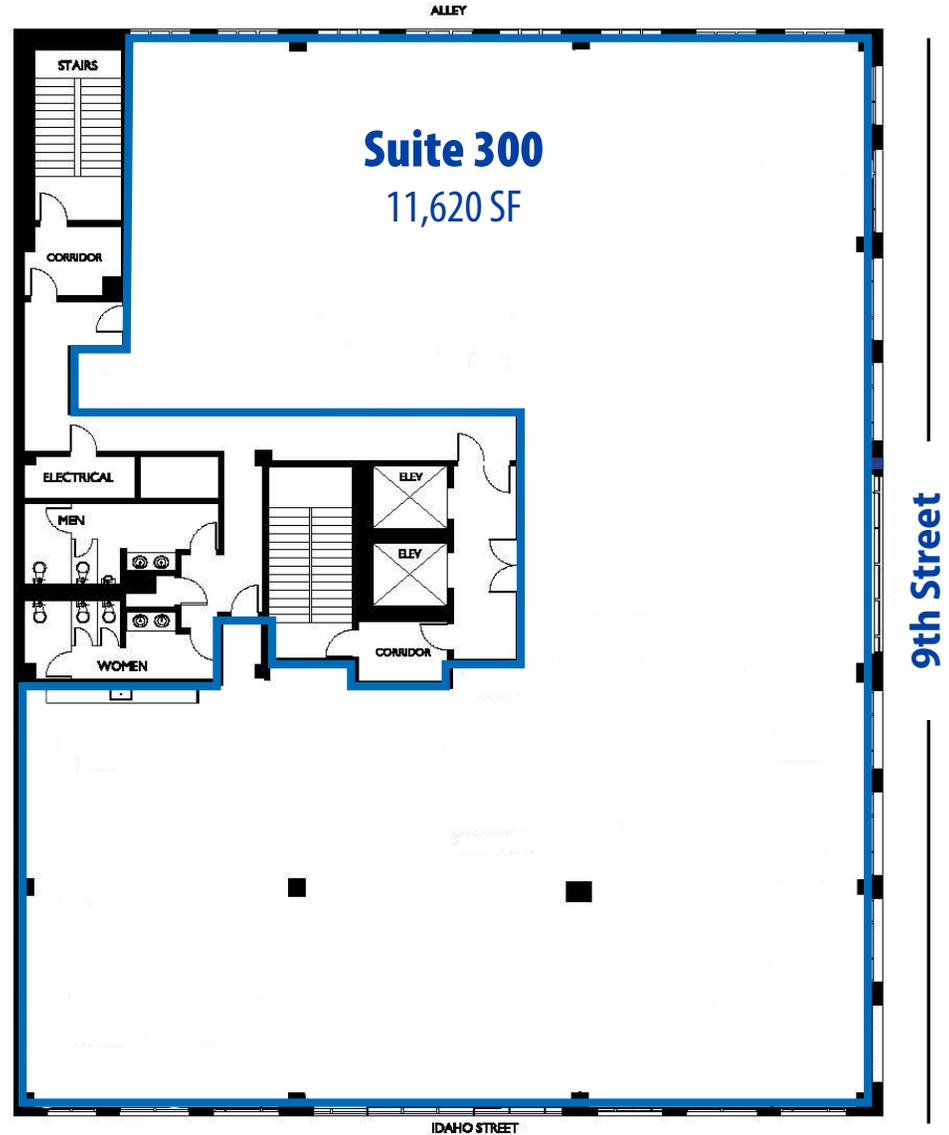
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THIRD FLOOR

SUITE 300 | **11,620 RSF**

*Divisible to 2,000 RSF





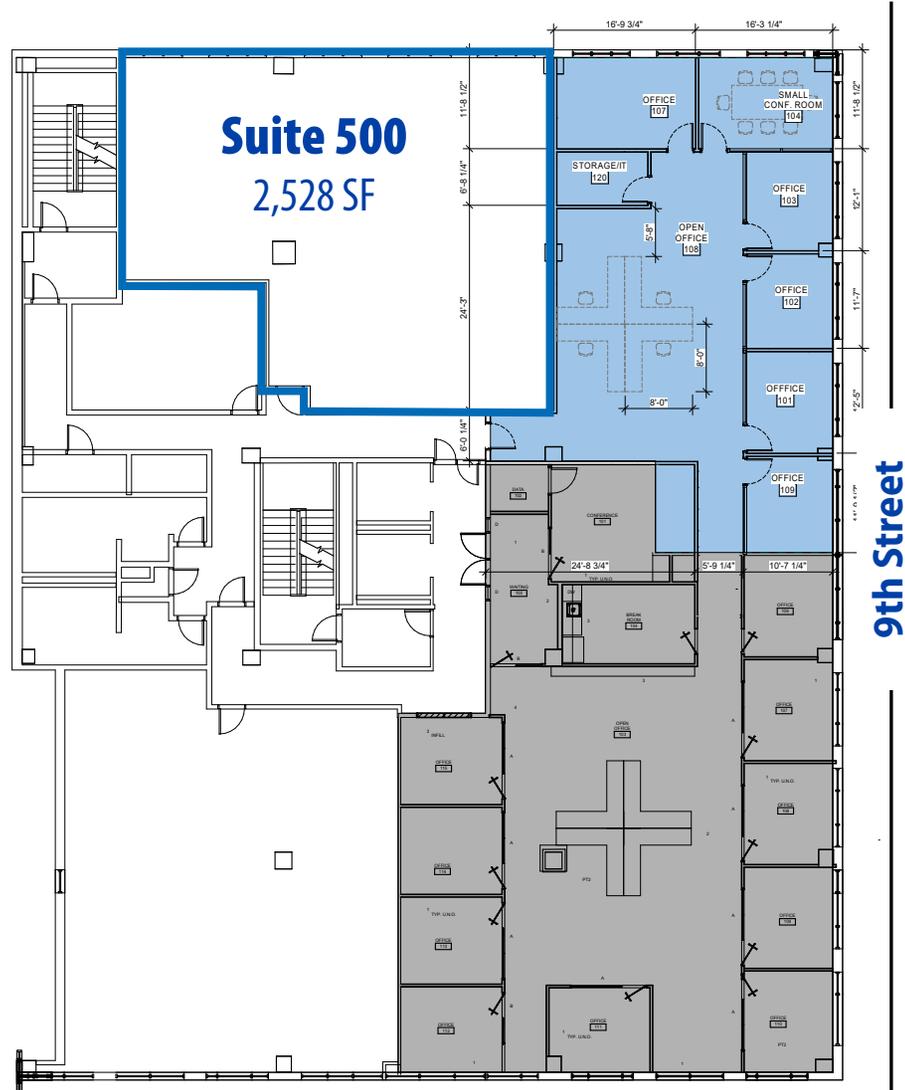
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COMMERCIAL

FIFTH FLOOR

SUITE 500 | 2,528 RSF





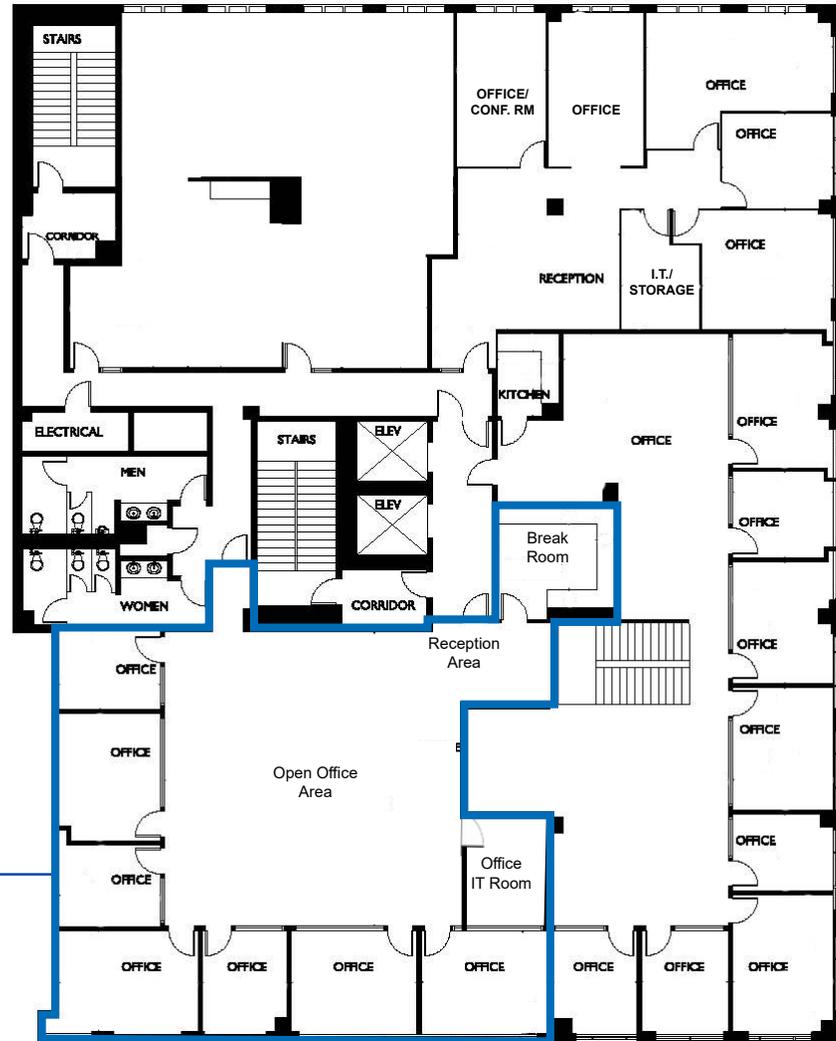
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COMMERCIAL

SIXTH FLOOR

SUITE 630 | 3,544 RSF

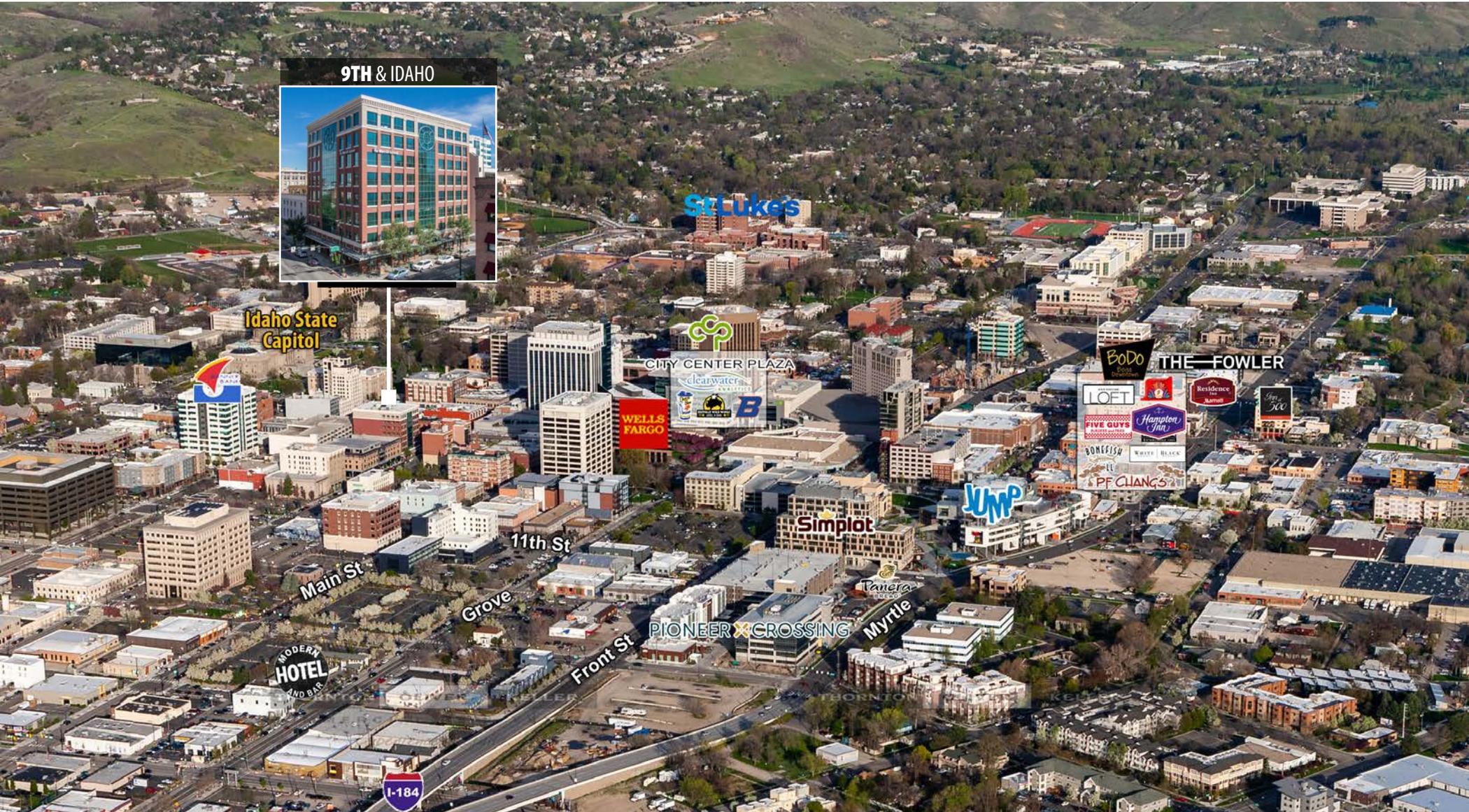


Suite 630
3,544 SF



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9TH & IDAHO



Idaho State Capitol

St Luke's

CITY CENTER PLAZA

WELLS FARGO

BoDO

THE FOWLER

LOFT

FIVE GUYS

Hampton Inn

BONEFISH

PF CHANGS

11th St

Simplot

JUMP

Main St

Grove

Myrtle

PIONEER CROSSING

MODERN HOTEL AND BAR

