



# BANNER BANK BUILDING

950 W BANNOCK STREET | BOISE, ID | **FOR LEASE**

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BANNER BANK BUILDING

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# BANNER BANK BUILDING



## PROPERTY INFORMATION

### DOWNTOWN BOISE

Submarket

### OFFICE

Bldg Type

### 177,120 SF

Bldg Size

### CLASS A

Bldg Quality

### 11

# of Floors

### PRIVATE PARKING

9<sup>TH</sup> & BANNOCK

### NEGOTIABLE

TI Allowance

### LEED CERTIFIED

Platinum

### 10<sup>TH</sup> & BANNOCK

Cross Streets

### FULL SERVICE

Lease Type

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PREMIER OFFICE SPACE FOR LEASE

# BANNER BANK BUILDING



## PROPERTY HIGHLIGHTS

11 stories of Class "A" office space in one of Boise's more iconic buildings.

Tenants will enjoy panoramic views of downtown Boise and foothills.

The only LEED Certified Platinum building in Idaho.

Just steps away from Eighth Street, one of downtown's most active locations with shopping, dining and entertainment.

Surrounded by a wealth of local businesses, services and amenities.

Parking available in the 9th & Bannock private garage across the street.

## AVAILABLE LEASE SPACE

SPACE	RSF	RATE	LEASE TYPE
Suite 200	1,150 SF	\$25.00/SF	Full Service
Suite 270	2,040 SF	\$25.00/SF	Full Service
Suite 410	1,337 SF	\$25.00/SF	Full Service
Suite 450	3,473 SF	\$25.00/SF	Full Service
Suite 610	4,978 SF	\$25.00/SF	Full Service
Suite 850	4,600 SF	\$25.00/SF	Full Service
Suite 940	2,960 SF	\$28.00/SF	Full Service

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PREMIER OFFICE SPACE FOR LEASE

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MODERN MAIN LOBBY

CLASS A FINISHES



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## RECENT TENANT IMPROVEMENTS



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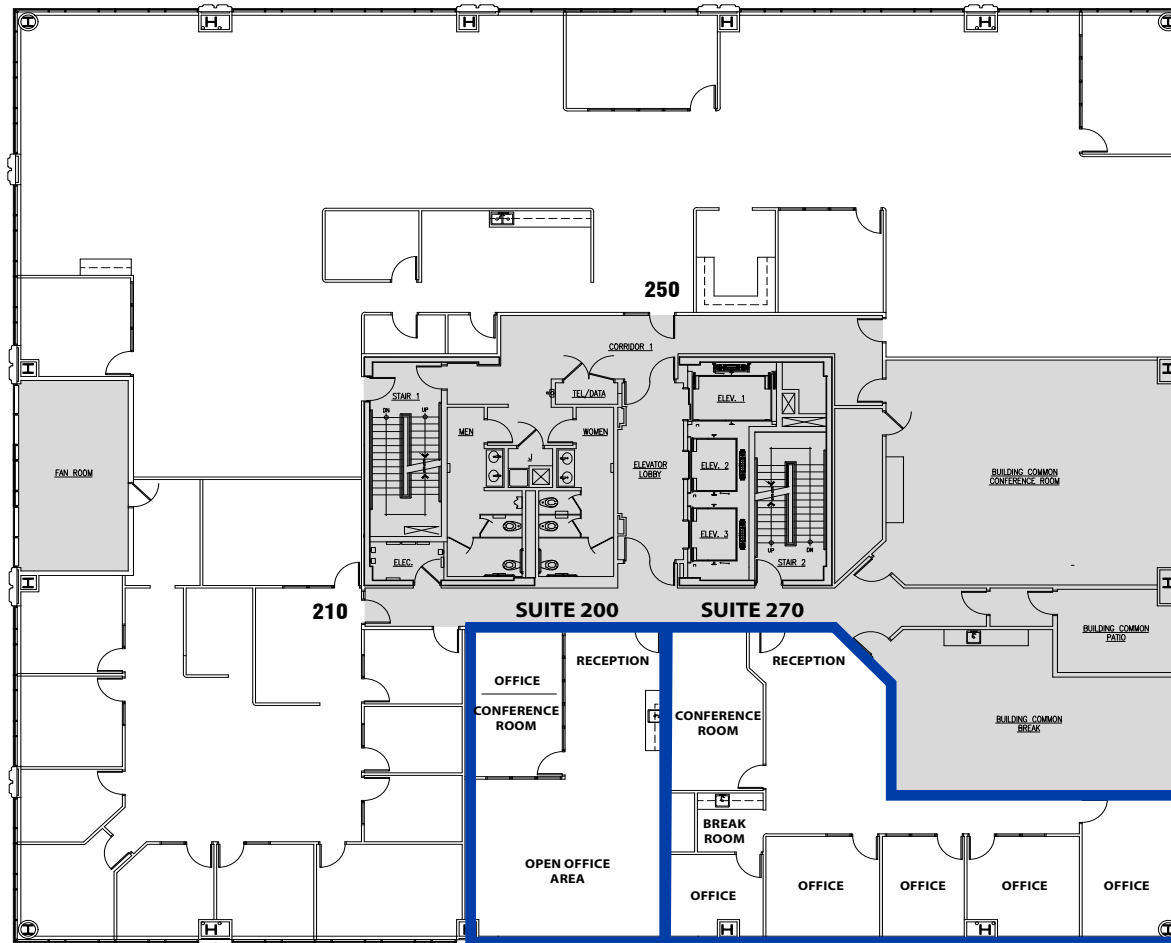
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## SECOND FLOOR

SUITE 200 | 1,150 SF

SUITE 270 | 2,040 SF



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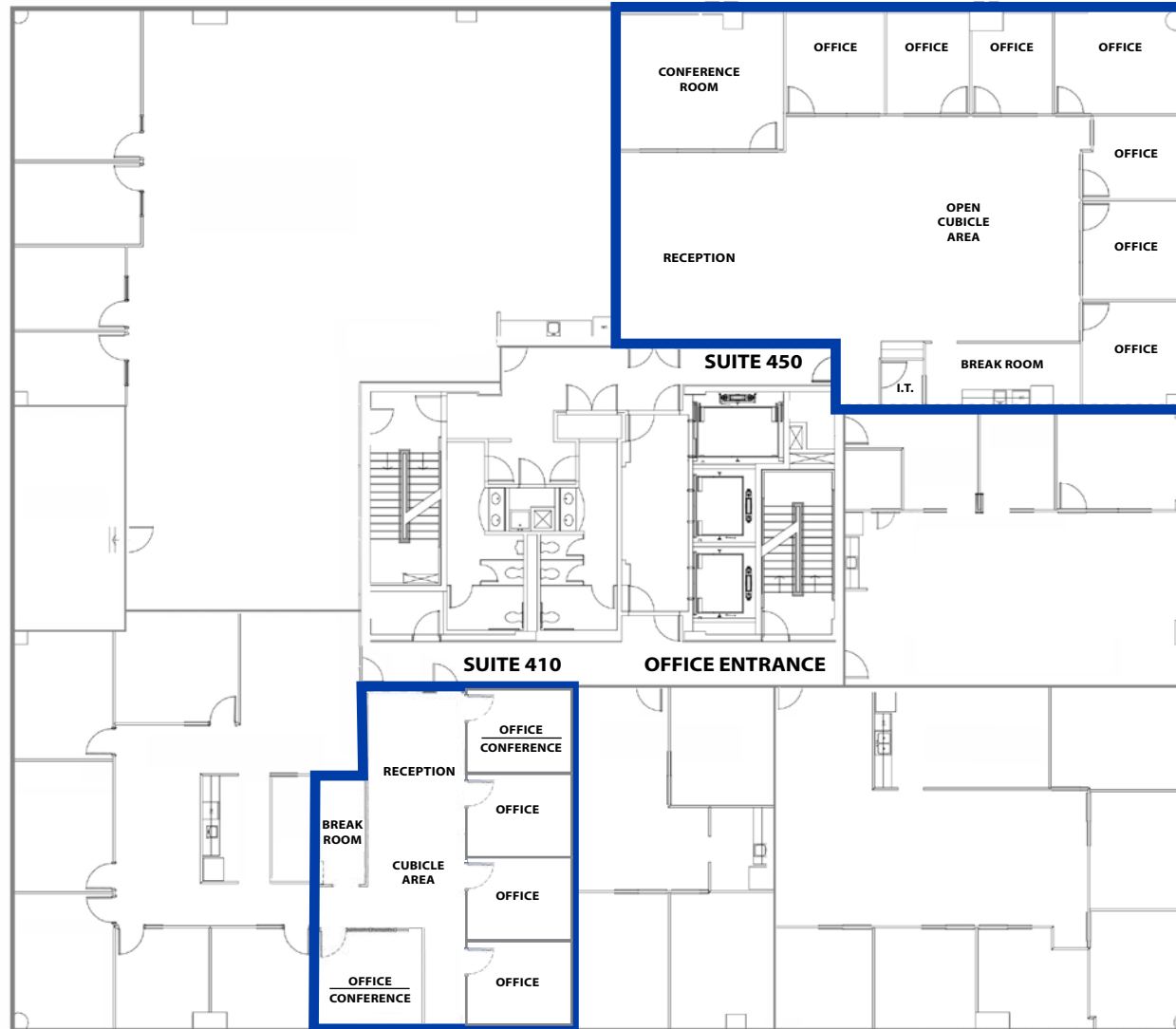
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## FOURTH FLOOR

SUITE 410 | 1,337 SF

SUITE 450 | 3,473 SF



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# BANNER BANK BUILDING

## SIXTH FLOOR

SUITE 610 | 4,978 SF



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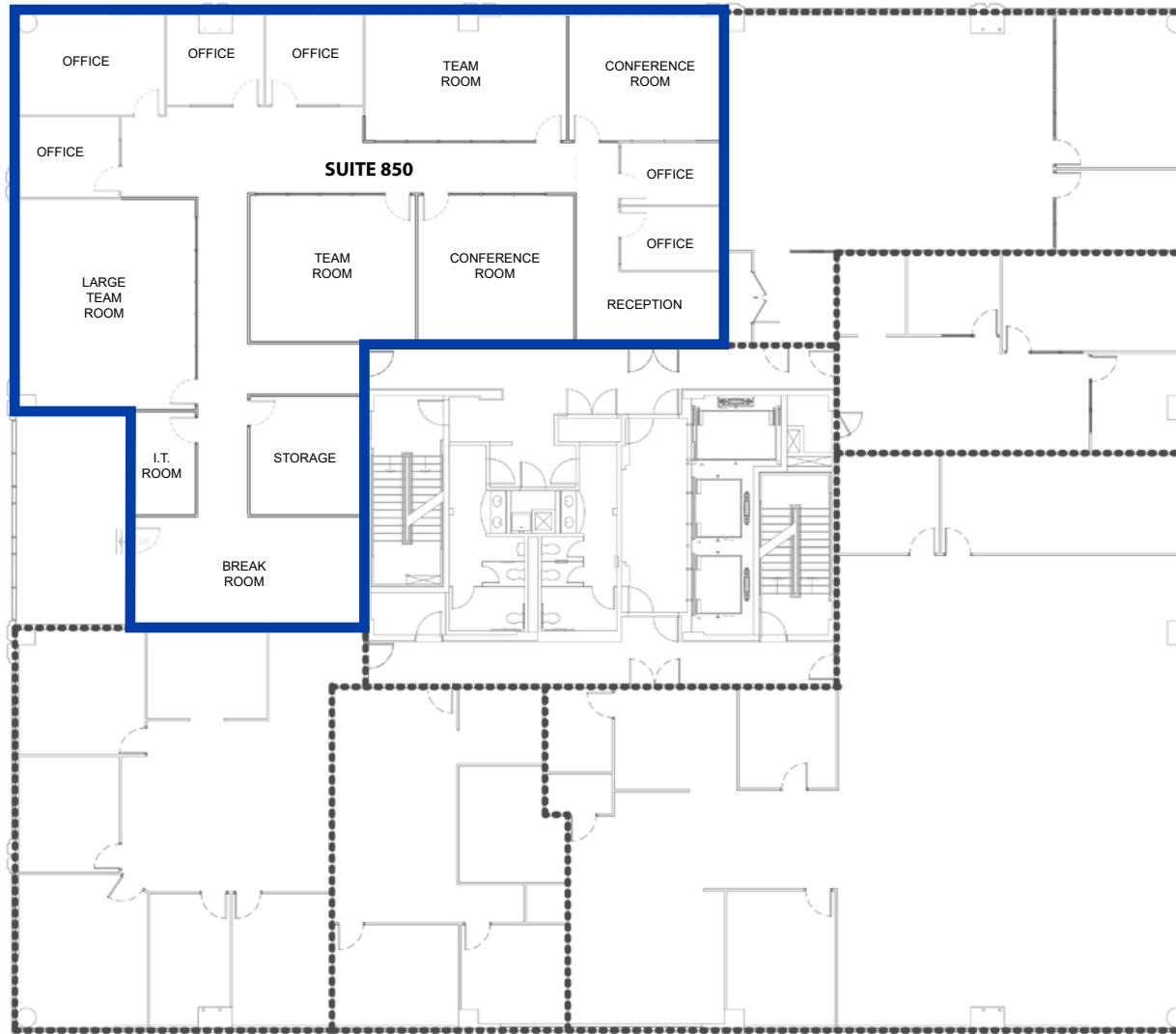


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## EIGHTH FLOOR

SUITE 850 | 4,600 SF



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## NINTH FLOOR

SUITE 940 | 2,960 SF



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## LOCATION HIGHLIGHTS

Walkable to a plethora of restaurant and shopping amenities.

Tenant parking at 9th & Bannock garage, plus numerous parking lots in close proximity.

Downtown Boise is home to the Idaho State Capitol, and 8th Street shops and restaurants.

Center of government, business, culture and entertainment for over 460,000 people.

Home to more than 700 businesses that range from major employers to the entrepreneur.

Home to over 300 retail and service businesses.

Minutes to Interstate access, or Boise foothills.

# DOWNTOWN BOISE

An aerial photograph of downtown Boise, Idaho. The central focus is the Banner Bank Building, a tall white skyscraper with green-tinted windows. To its right is the CenturyLink building, another tall white structure. In the foreground, there are several lower-rise buildings, including a brick building and a modern one with a flat roof. The streets are visible, and there are some trees. The sky is clear and blue.



PREMIER OFFICE SPACE FOR LEASE

# BANNER BANK BUILDING PARKING

Private parking for Banner Bank Building tenants is available in the parking garage at **9th & Bannock**.

## ADDITIONAL PARKING LOTS

### CP1

Surface | 10th & Idaho

### CP2

US Bank Garage | 10th & Idaho

### CP8

Boise Plaza Garage | 1223 W Jefferson

### CP13

Surface | 307 N 8th Street

### CP18

Hoff Lot | Surface | 805 W Jefferson

### R1

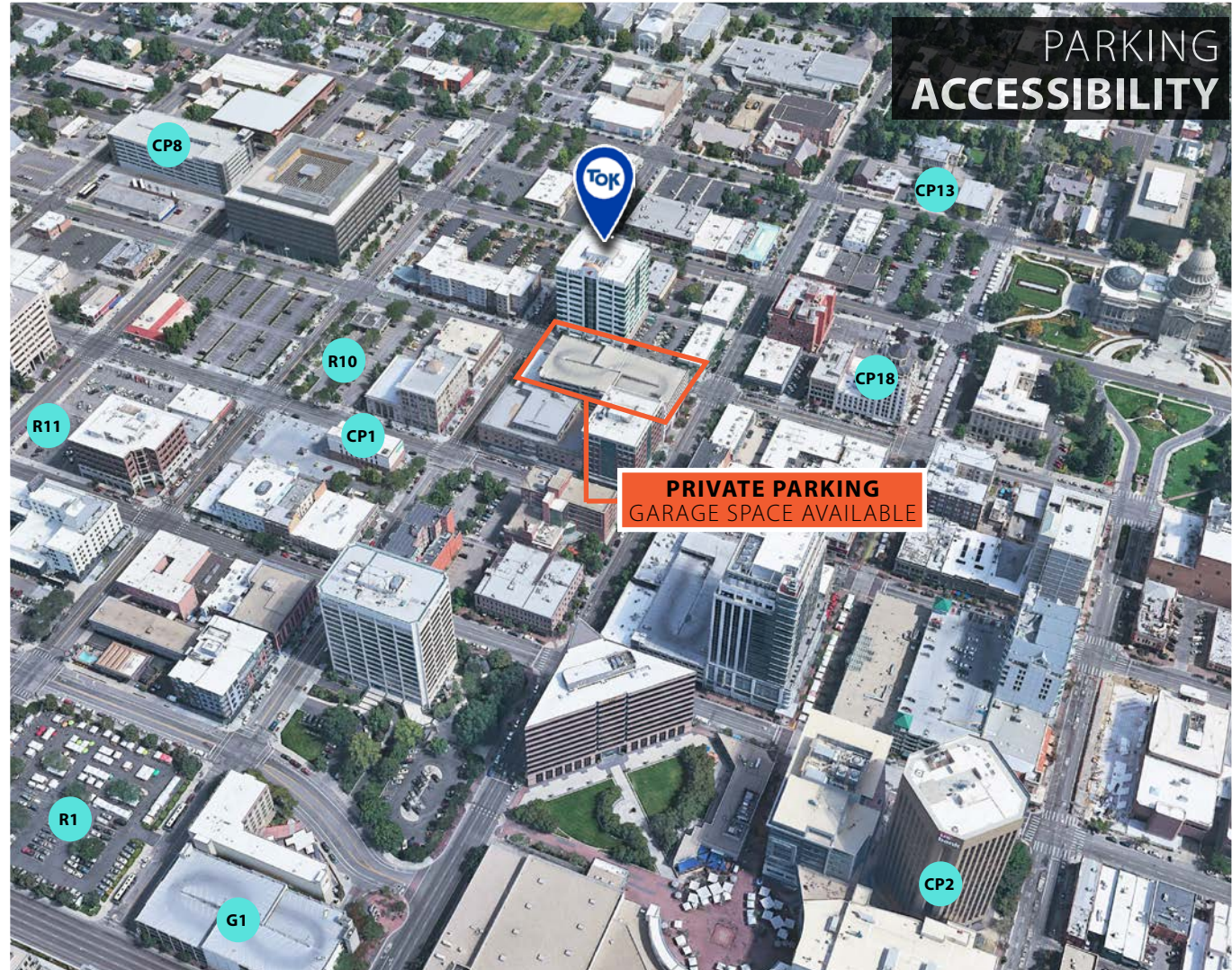
Surface | 1080 W Front Street

### R11

Surface | 1189 Main Street

### G1

10th & Front Garage | 230 S 10th



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# TOK

COMMERCIAL

The Boise Valley  
**A centrally positioned  
destination location  
for industry and talent  
relocation.**

# 28

Nonstop Destinations:  
**Boise Airport** (2024)

# 4.8

 MILLION

Travelers per year:  
**Boise Airport** (2023)

# 18

 MINUTES

Average commute time:  
**Boise Valley** (BVEP, 2024)

# 845,864

Population:  
**Metro Area** (2024)

# #6

Best Large City to Start a  
Business:  
**Boise**  
(WalletHub, 2023)

# #3

Best Performing City:  
**Boise**  
(Milken Institute, 2024)



# Tok

COMMERCIAL

The Boise Valley  
**Serves as the center of  
commerce, politics, and  
cultural events for the  
region.**

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