

Boise Plaza

Class A+ Office Opportunity

1111 W Jefferson Street
Boise, ID 83702



Rafanelli
& Nahas

Scott Schoenherr

208-631-7611

Scotts@rafnah.com

Justin Vogel

208-869-8302

Justinv@rafnah.com



Premier A+ Office Building

**Ample Adjacent
Parking**

Onsite Fitness Center

**Lobby Security/
Concierge**

Panoramic Views

**Adjacent to Cherie-
Buckner Webb Park**

**Surface-Level Visitor
Parking**





Property Information

District: Downtown

Property Category: Office

Building Size: 320,000 SF

Building Class: Class A+

Number of Floors: 5 Levels

Availability: Immediate

Parking:

Private Garage and
Street Parking with
Visitor Parking Available

Amenities and Features:

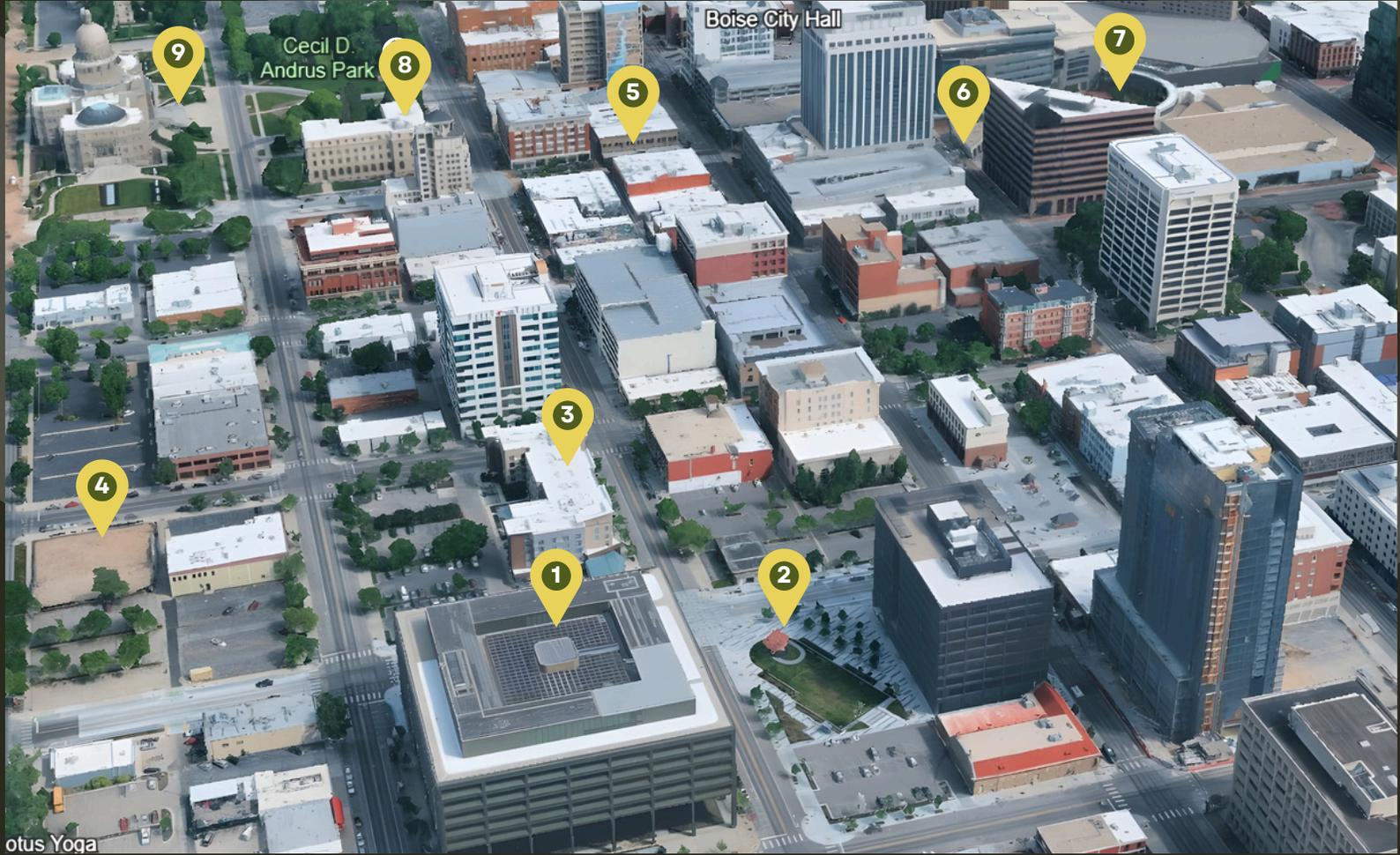
- Adjacent to Cherie Buckner-Webb Park
- Stunning 10,000-square-foot indoor atrium
- Convenient truck dock and service elevator
- Secure indoor bicycle storage
- Fully equipped showers and locker rooms
- On-site fitness center featuring:
 - State-of-the-art equipment
 - Daily fitness classes led by certified instructors
- Professional on-site security and reception services
- Direct access to a 950-space parking garage





Availability	
Suites	Square Footage
411	4,173 RSF
414	2,581 RSF
415	3,714 RSF
400	4,050 RSF

SPEC-BUILT SUITES



Highly Walkable Location

- 1** Boise Plaza
- 2** Cherie Buckner-Webb Park
2 minute walk
- 3** Hyatt Place Boise Hotel
2 minute walk
- 4** Downtown Boise YMCA
2 minute walk
- 5** 8th Street Resturant Row
5 minute walk
- 6** Regional Transit Bus Terminal
5 minute walk
- 7** The Grove Plaza
6 minute walk
- 8** US Post Office
6 minute walk
- 9** Idaho State Capitol Building
7 minute walk



Overview :

Downtown Boise, Idaho continues to thrive as the cultural and economic heart of the Boise Metropolitan Area. Blending modern growth with historic charm, it offers a vibrant mix of business, entertainment, and outdoor lifestyle.

The area features:

- A dynamic mix of local businesses, startups, and established companies
- Walkable streets filled with restaurants, galleries, and shops
- Access to the Boise River Greenbelt for outdoor recreation
- A strong arts and culture scene, including theaters and museums

Boise's balance of livability, affordability (relative to major metros), and natural beauty continues to attract new residents and businesses.

Highlights:

- Top 10 Best Places to Live
- Growing Tech and Startup Hub
- Access to outdoor recreation and trails
- Home to Boise State University



Population:

≈ 250,000+



Income:

≈ \$75,000 – \$80,000



Unemployment:

≈ 2.8% – 3.2%



Commute Time:

≈ 20–22 minutes