



EMPIRE BUILDING

205 N 10TH STREET | BOISE, ID | **FOR SUBLEASE**

Nick Schuitemaker, CCIM | 208.947.0802 | nick@tokcommercial.com

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EMPIRE BUILDING

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PROPERTY INFORMATION

DOWNTOWN BOISE

Submarket

OFFICE

Bldg Type

61,051 SF

Bldg Size

CLASS A

Bldg Quality

6

of Floors

MARCH 31, 2028

Sublease Thru

IMMEDIATELY

Available

LEASE TYPE

Full Service

LOAD FACTOR

12%

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PREMIER OFFICE SPACE FOR SUBLEASE

EMPIRE BUILDING



PROPERTY HIGHLIGHTS

Historic Class A office building centrally located in downtown Boise

On site restaurants, shopping and conference room

Building has fiber

AVAILABLE SUBLEASE SPACE

SPACE	RSF	RATE	LEASE TYPE
Suite 400	5,097 SF	\$24.40/SF	Full Service
Suite 410	3,290 SF	\$24.40/SF	Full Service
Combined*	8,387 SF	\$24.40/SF	Full Service

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PREMIER OFFICE SPACE FOR SUBLEASE

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MAIN LOBBY



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PREMIER OFFICE SPACE FOR SUBLEASE

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SUITE 400 | CLASS A FINISHES



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PREMIER OFFICE SPACE FOR SUBLEASE

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SUITE 410 | HIGH QUALITY OFFICE SPACE



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PREMIER OFFICE SPACE FOR SUBLEASE

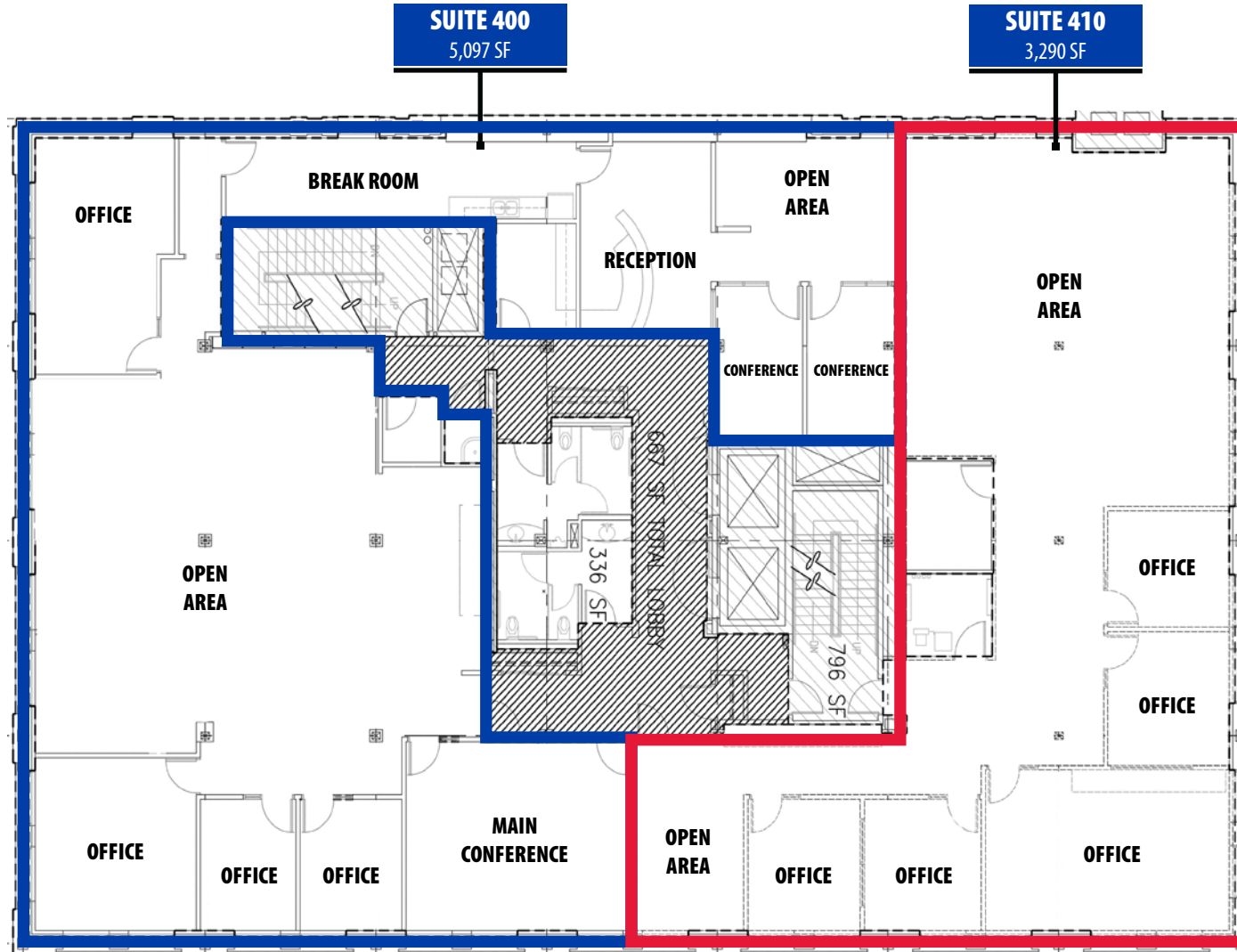
EMPIRE BUILDING

FOURTH FLOOR

SUITE 400 | 5,097 SF

SUITE 410 | 3,290 SF

COMBINED* (SUITE 400 + 410) | 8,387 SF



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LOCATION HIGHLIGHTS

Walkable to a plethora of restaurant and shopping amenities.

Tenant parking at 11th & Idaho, 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



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EMPIRE BUILDING PARKING

On-site parking for Empire Building tenants is available in the parking lot at **11th & Idaho**.

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

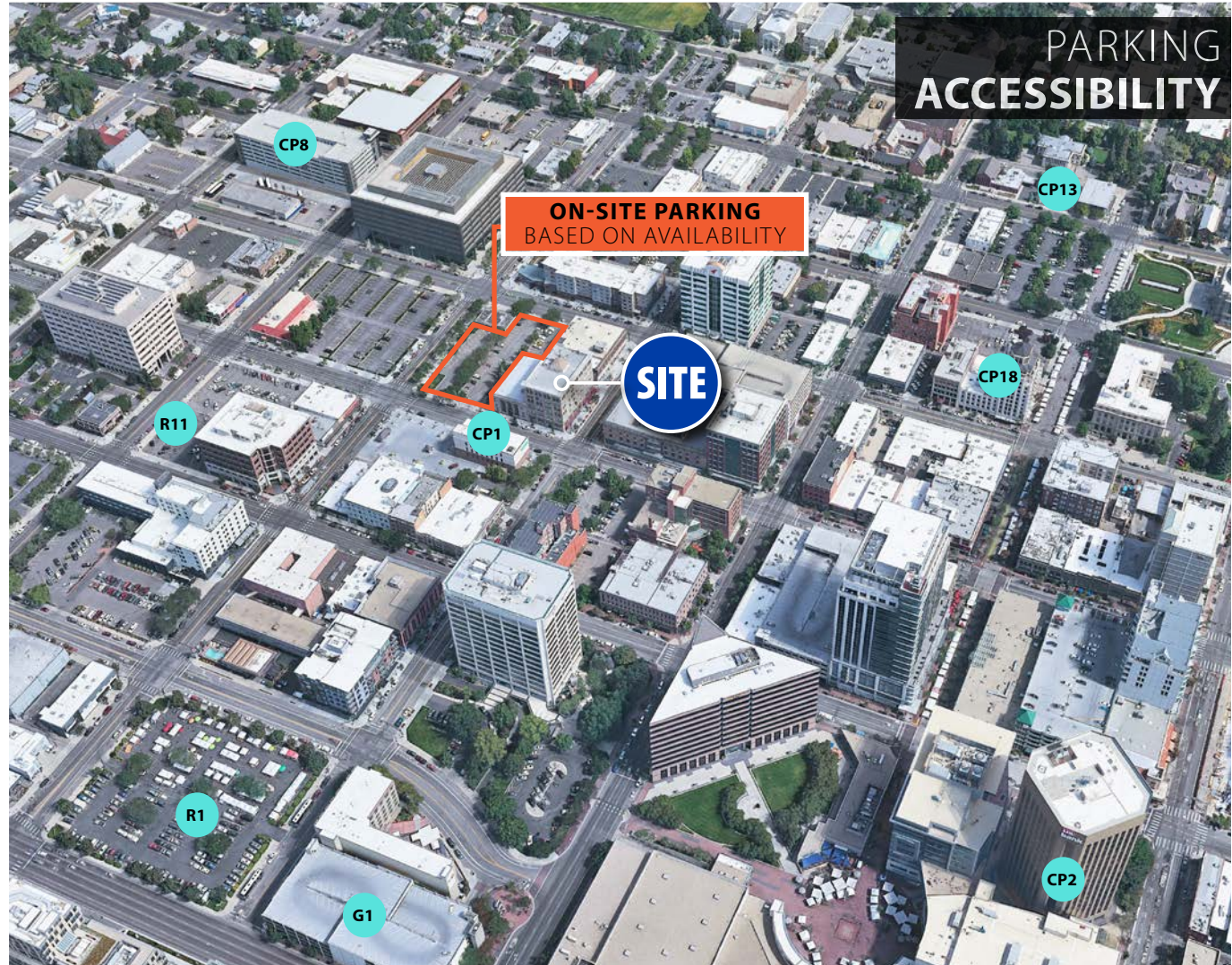
Surface | 1080 W Front Street

R11

Surface | 1189 Main Street

G1

10th & Front Garage | 230 S 10th





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