

THE GUARD HOUSE

CBRE

2444 OLD PENITENTIARY ROAD

BOISE, ID

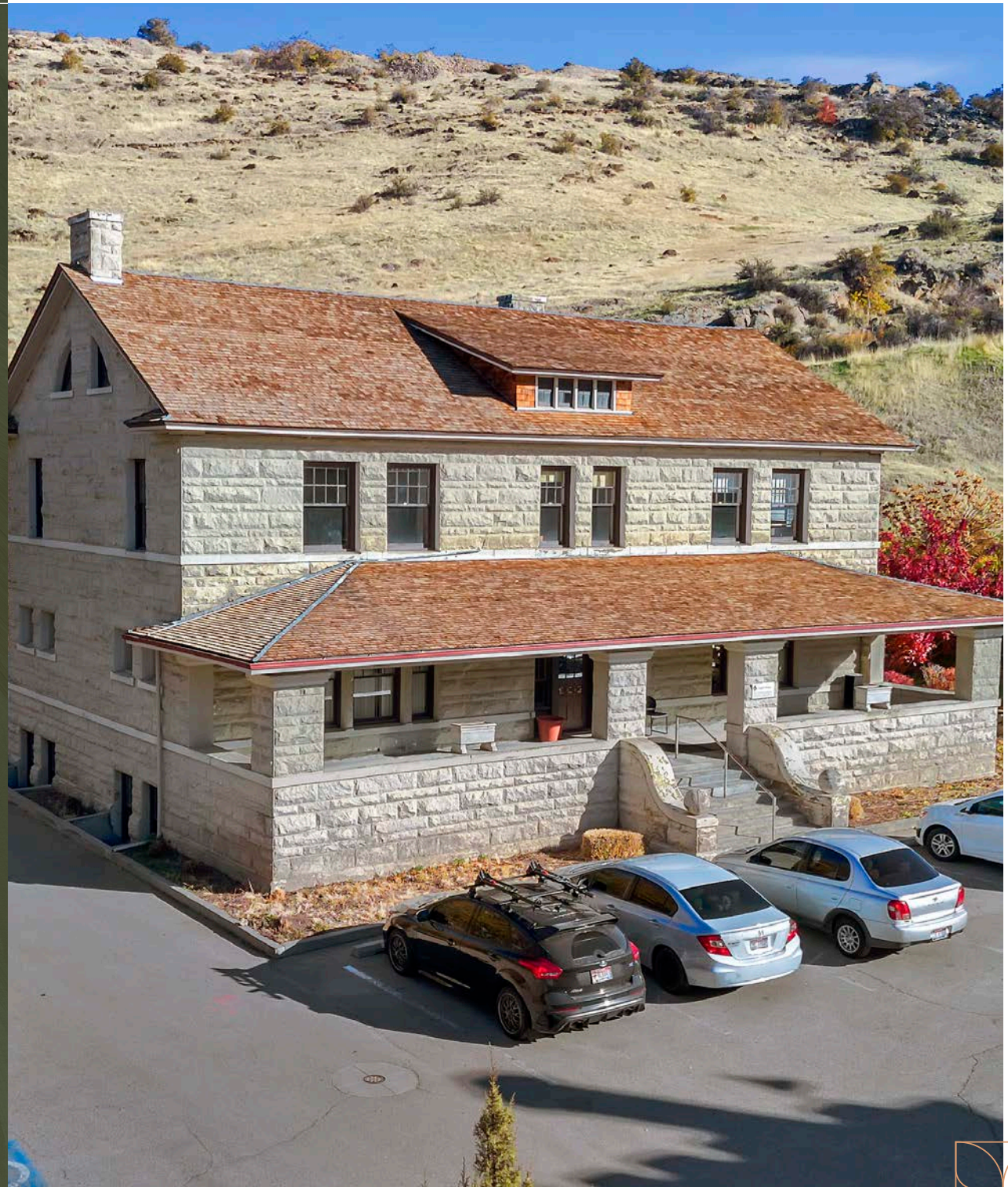
±3,600 SF OFFICE
FOR LEASE

OVERVIEW

- + **BUILDING TYPE**
Office
- + **AVAILABLE SF**
±3,600
- + **ZONING**
City of Boise A-1
- + **LEASE RATE**
\$20.50 / PSF, Modified Gross

HIGHLIGHTS

- + **8 MIN TO DOWNTOWN BOISE**
- + **CLOSE PROXIMITY FOOTHILL TRAILS AND TABLE ROCK**
- + **WALKING DISTANCE TO IDAHO BOTANICAL GARDENS**
- + **1/2 MILE TO BOISE GREENBELT ACCESS**
- + **LARGE FRONT PORCH**



LOCATION HIGHLIGHTS

2444 OLD PENITENTIARY ROAD



DOWNTOWN
BOISE

BOISE STATE
UNIVERSITY

WARM SPRINGS
GOLF COURSE

IDAHO HISTORICAL
SOCIETY

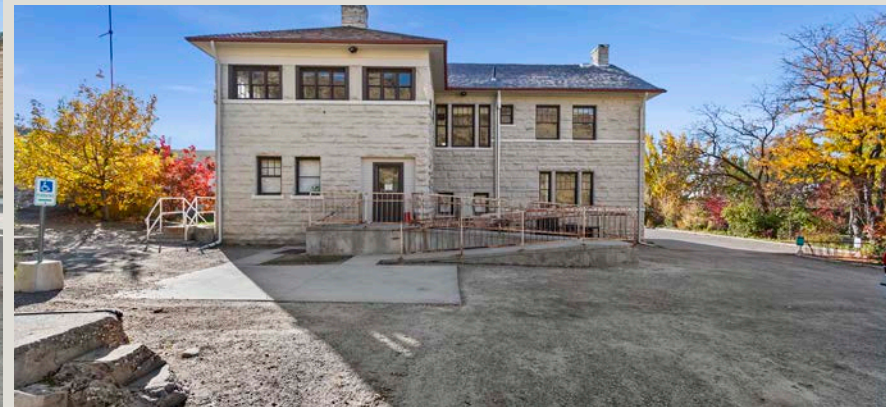
IDAHO
BOTANICAL
GARDEN

IDAHO STATE
PENITENTIARY



THE BISHOPS'
HOUSE

TABLE ROCK
TRAILHEAD





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±3,600 SF OFFICE
FOR LEASE

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