



CONTACT

GAVIN PHILLIPS, SIOR

208.401.4101

gavin@tokcommercial.com

MIKE ARNOLD

208.957.5609

mikea@tokcommercial.com

HIGHLIGHTS

Prime Downtown Boise Location: Walkable access to restaurants, coffee shops, and the business district.

Proximity to Major Highways: Just minutes from I-184 (the Connector) and I-84!

Upgraded Office/Showroom Space: Features 1,750 SF of high-end, open-concept office/showroom, modern finishes, and abundant natural light.

Functional, Clean Warehouse: Includes 2,500 SF of upgraded warehouse space with great clearance and layout flexibility for a variety of industrial/creative uses.

Generous On-Site Parking: Ample parking for staff/clients —rare for a downtown flex space.

Move-In Ready: The building is in turnkey condition and immediately available, allowing for seamless transition and occupancy.



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SPACE	SIZE	RATE
Suite 100	OFFICE 1,750 SF	\$1.65 PSF FSEJ
	WAREHOUSE 2,170 SF	
	TOTAL 3,920 SF	

DETAILS



SUBMARKET	Downtown	AVAILABLE	Immediately
BLDG TYPE	Industrial	PARKING	On-Site & Street
BUILDING SIZE	9,540 SF	LEASE TERM	3+ Years
GRADE DOORS	12X12	LEASE TYPE	FSEJ
ZONING	MX-5	CLEAR HEIGHT	12' & 22'

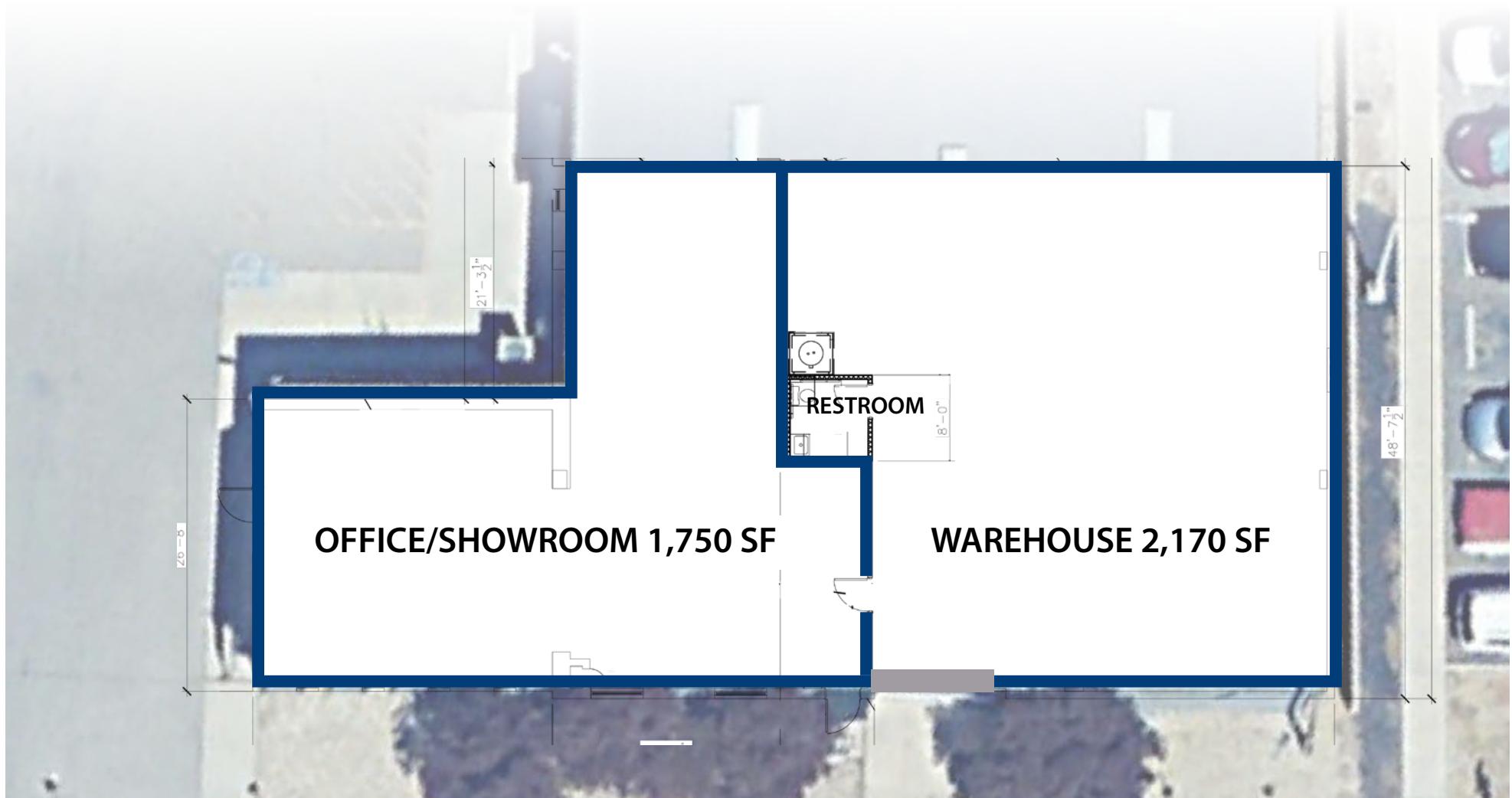
CONTACT AGENT FOR SHOWING INSTRUCTIONS

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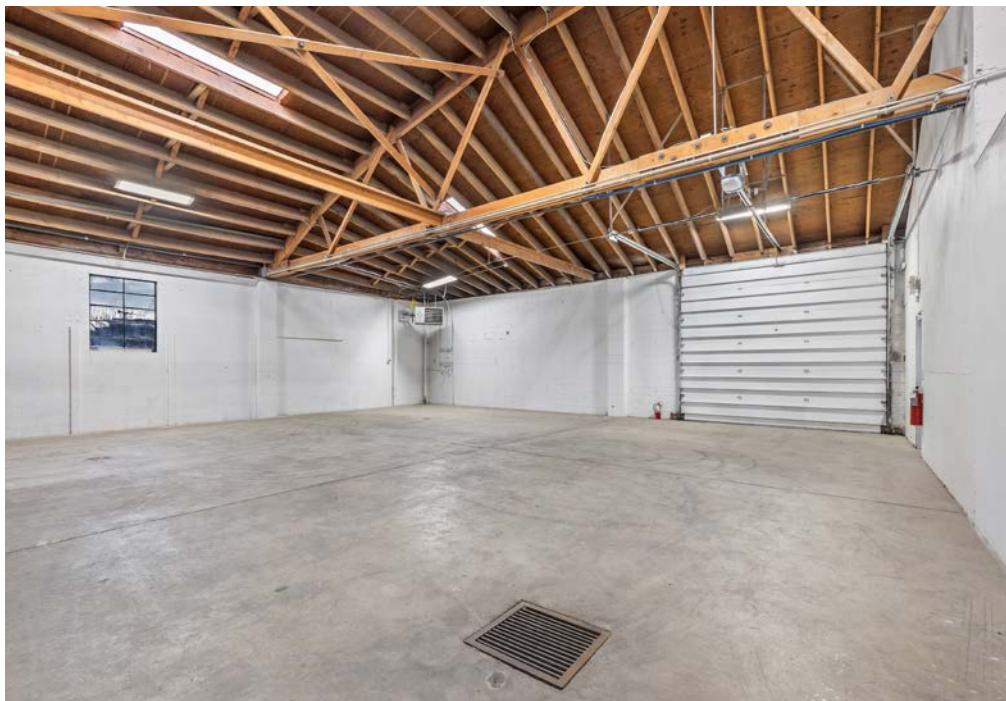
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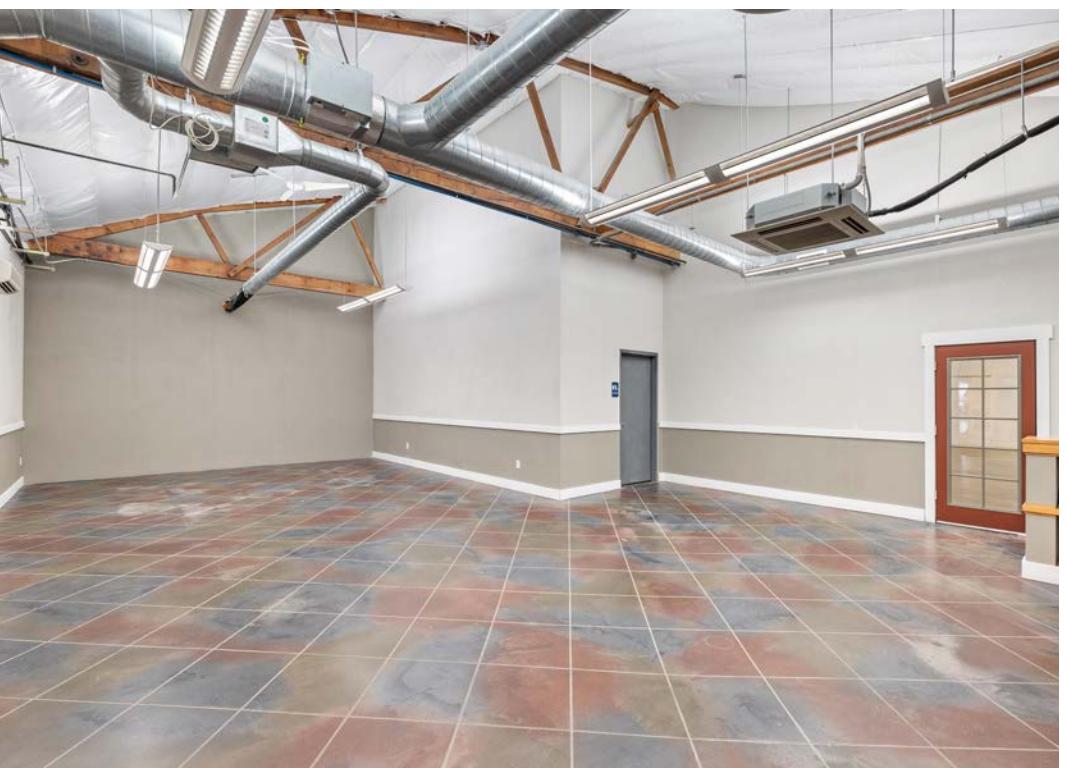
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FLOOR PLAN



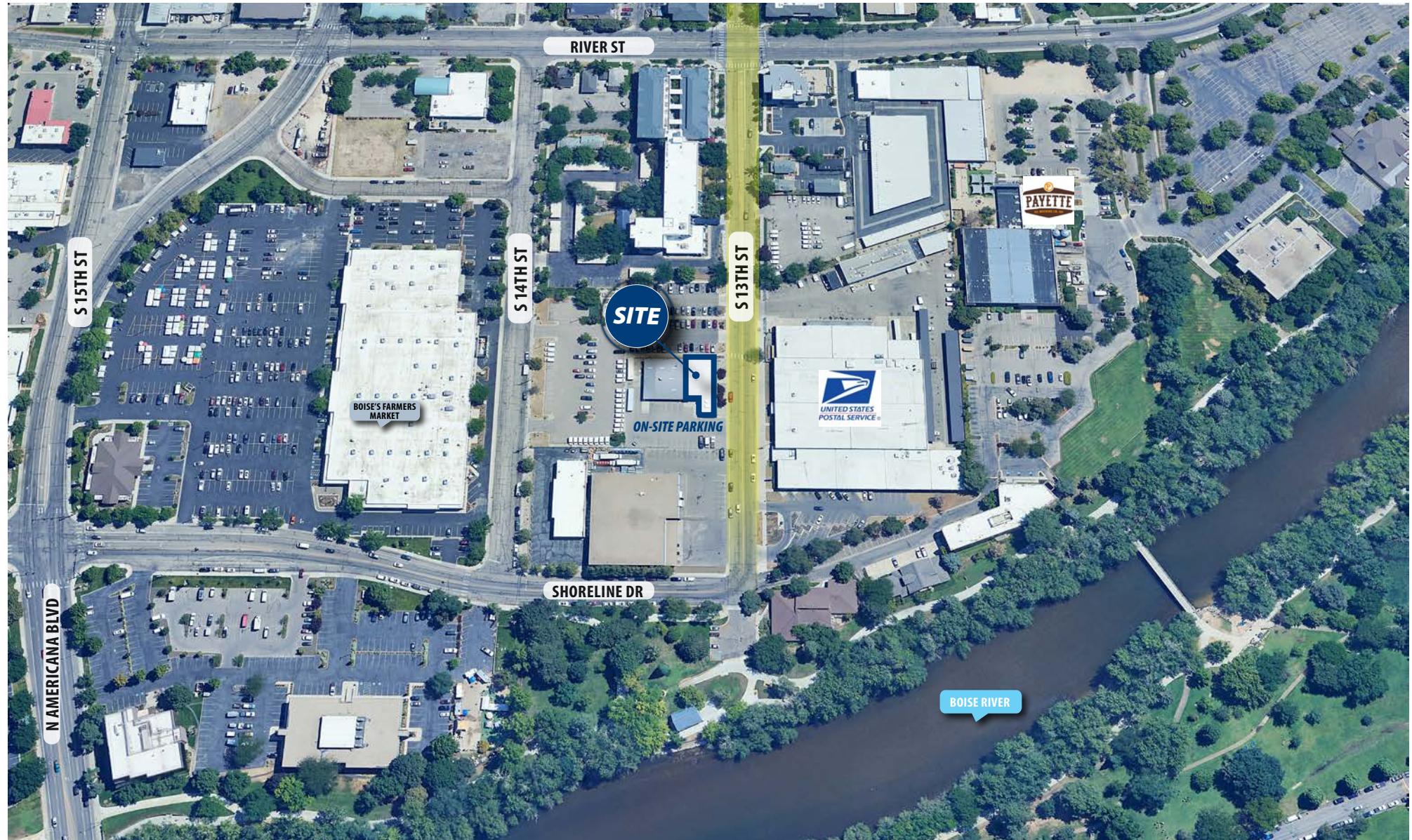






SITE MAP

EASY ACCESS, WITH RARE ON-SITE PARKING



DOWNTOWN MAP

PRIME DOWNTOWN LOCATION

