



COMMERCIAL

1500 SHORELINE

CLASS A OFFICE/FLEX SPACE FOR LEASE | 1500 W SHORELINE DRIVE | BOISE, ID 83702



23,000-46,000+ SF OF CLASS A OFFICE SPACE AVAILABLE



CONTACT



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HIGHLIGHTS



- Fiber available.
- Prominent building visibility.
- Potential grade-level roll-up door.
- Plug and play; all new furnishings.
- Abundance of free parking available.
- Located just off the Greenbelt with convenient city park access.
- Beautiful remodeled interior, with clean modern fixtures, furniture and finishes.
- Thoughtful floor plan redesign, with bright open collaborative areas, private conference rooms, community gathering areas, break rooms, & more!
- Quick access to Downtown Boise, the Boise Airport, & I-84.

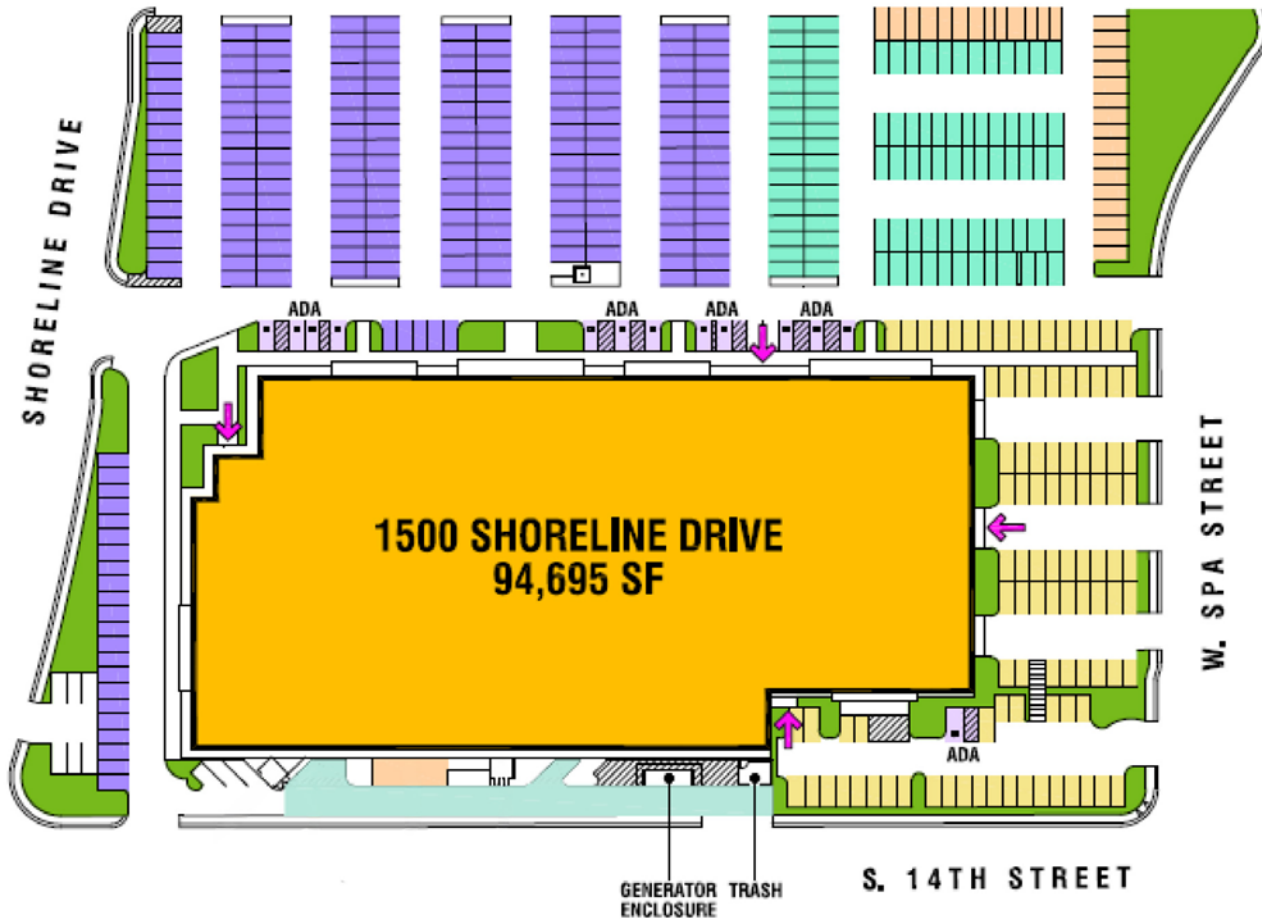
DETAILS



SPACE	RSF	LEASE RATE
Suite 102*	±23,288 SF	\$22.00/SF

**Additional ±23,191 SF available (contact agent)*

SUBMARKET	Downtown	# OF FLOORS	1
AVAILABLE	Immediately	PARKING	96 - 197* Stalls
BLDG. TYPE	Office/Flex	LEASE TYPE	FSEJ
BLDG. SIZE	94,695 SF	LEASE TERM	Flexible



PARKING ALLOCATION (MINIMUM 4 STALLS PER 1,000 SF)

- SUITE 101 PARKING = 211 STALLS
- SUITE 102 PARKING = 96 STALLS
- SUITE 103 PARKING = 101 STALLS
- UNASSIGNED PARKING = 29 STALLS

SITE PLAN LEGEND

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BUILDING FOOTPRINT | OUTDOOR SEATING COMMON AREA |
| PLANTER AREA | ACCESSIBLE PARKING (UNASSIGNED) |
| ENTRANCE LOBBIES & VESTIBULES | SERVICE ROAD (ACCESS TO SHIPPING & RECEIVING) |

SITE PLAN

SUITE 102
±23,288 SF

SUITE 103
±23,191 SF



POTENTIAL EXPANSION
CONTACT AGENT FOR MORE
INFORMATION



FLOOR PLAN
23,000–46,000+ SF AVAILABLE



SURFACE PARKING



**JUST OUTSIDE DOWNTOWN BOISE
WITH EASY GREENBELT ACCESS**



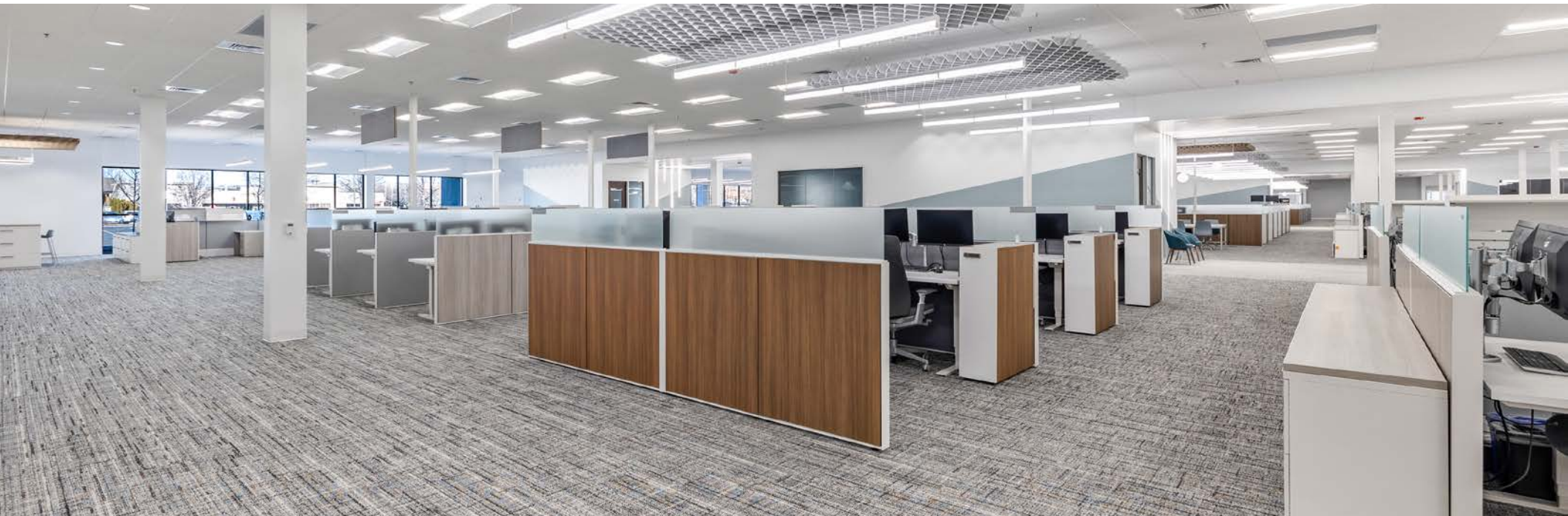


BEAUTIFUL REMODEL WITH CLEAN, MODERN FINISHES





THOUGHTFUL REDESIGN WITH BRIGHT, OPEN AREAS





SITE

BOISE DOWNTOWN CORE
1.3 MILES

BOISE CONNECTOR
I-184

BOISE GREENBELT

BOISE RIVER

SHORELINE BLVD

AMERICANA BLVD

DOWNTOWN AMENITIES, CONVENIENT COMMUTE & OUTDOOR ACTIVITY NEARBY