



COMMERCIAL

# 1500 SHORELINE

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



## CONTACT

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## HIGHLIGHTS

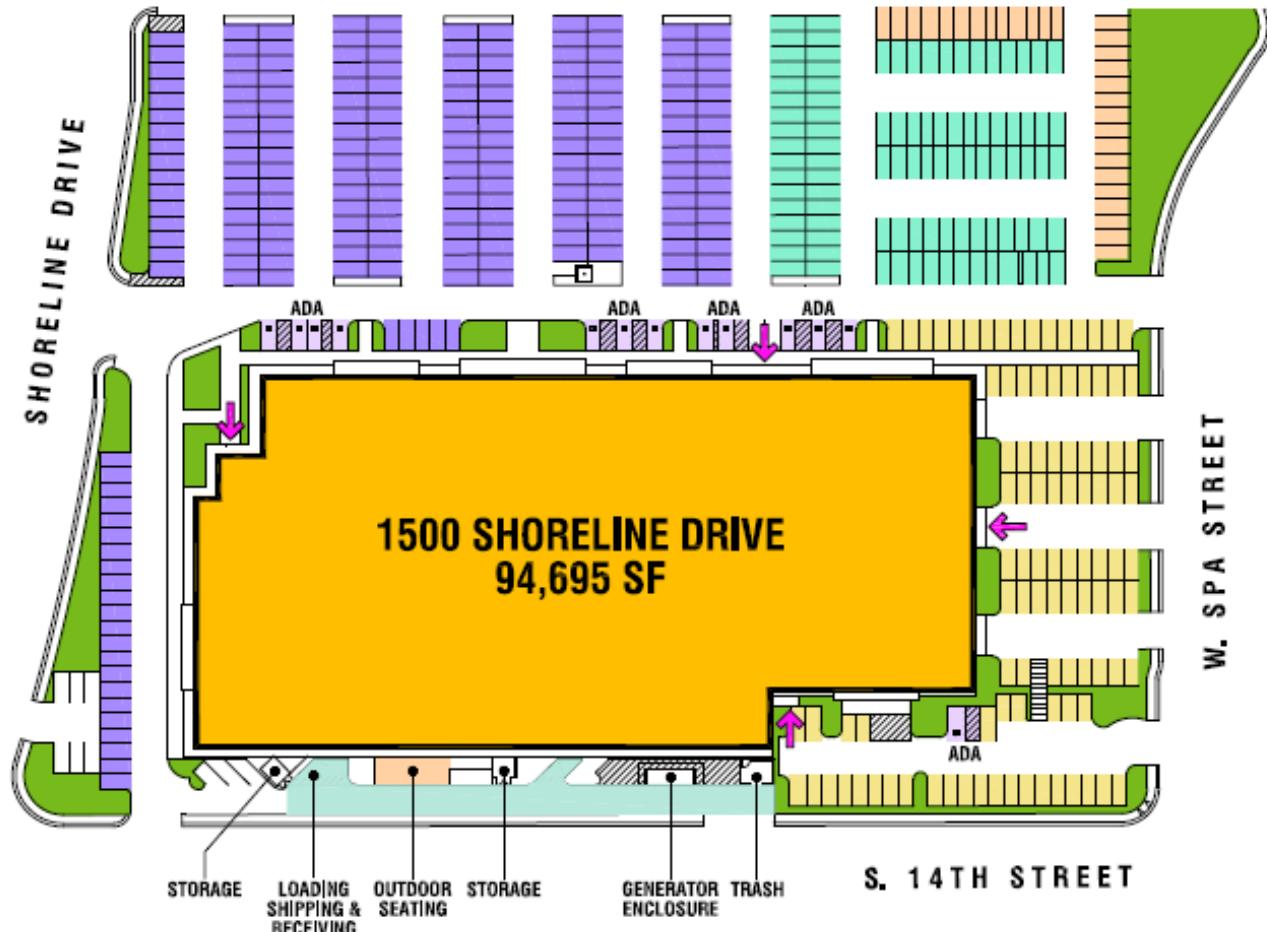
- Fiber available.
- Prominent building visibility.
- Potential grade-level roll-up door.
- Plug and play; all new furnishings.
- Over abundance of parking on site.
- Located just off the Greenbelt with convenient city park access.
- Beautiful remodeled interior, with clean modern fixtures, furniture 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
SUBMARKET	Downtown	# OF FLOORS
AVAILABLE	Immediately	PARKING
BLDG. TYPE	Office/Flex	LEASE TYPE
BLDG. SIZE	94,695 SF	LEASE TERM
ROLL-UP DOOR	1	Negotiable





**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



**FLOOR PLAN**

## **CONCEPTUAL ROLL-UP DOOR**



# CONCEPTUAL FLOOR PLAN

UPDATED: 1.7.2026

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ABUNDANCE OF ON-SITE PARKING



JUST OUTSIDE DOWNTOWN BOISE





BEAUTIFUL REMODEL WITH CLEAN, MODERN FINISHES





THOUGHTFUL REDESIGN WITH BRIGHT, OPEN AREAS





**DOWNTOWN AMENITIES, CONVENIENT COMMUTE & OUTDOOR ACTIVITY NEARBY**