

DOWNTOWN OFFICE SPACE WITH ON-SITE PARKING

PAT SHALZ, SIOR

208.947.0834

pat@tokcommercial.com

LANCE HENDRICKS

208.957.5623

lance@tokcommercial.com

Prime downtown Boise location just off of the corner of 16th Street and State Street with excellent visibility.

Abundant on-site parking for employees, clients, and visitors.

Convenient downtown location with quick access to I-84 and major Boise thoroughfares.

Flexible office layout ideal for a variety of professional, medical, or office users.

Close distance to restaurants, retail, historic Hyde Park, and numerous downtown amenities.

SPACE	SIZE	RATE
Entire Bldg	3,380 SF	\$20.00/SF, NNN

SUBMARKET	Downtown	ZONING	MX-3
BLDG TYPE	Office	LEASE TERM	3 - 7 Years
BLDG SIZE	3,380 SF	LEASE TYPE	NNN
LOT SIZE	0.14 AC	EST NNN'S	\$6.36/SF
YEAR BUILT	1954		

CONTACT

HIGHLIGHTS

DETAILS



UPDATED: 6.04.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

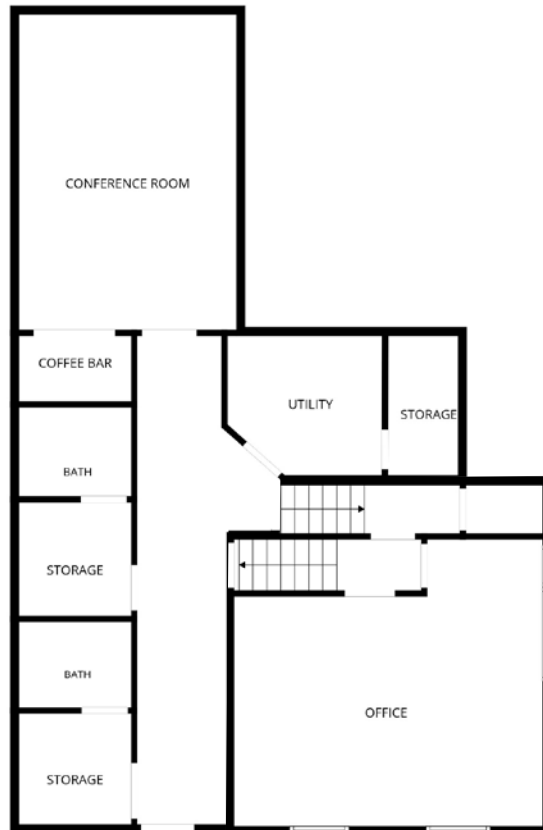
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

FLOOR PLAN

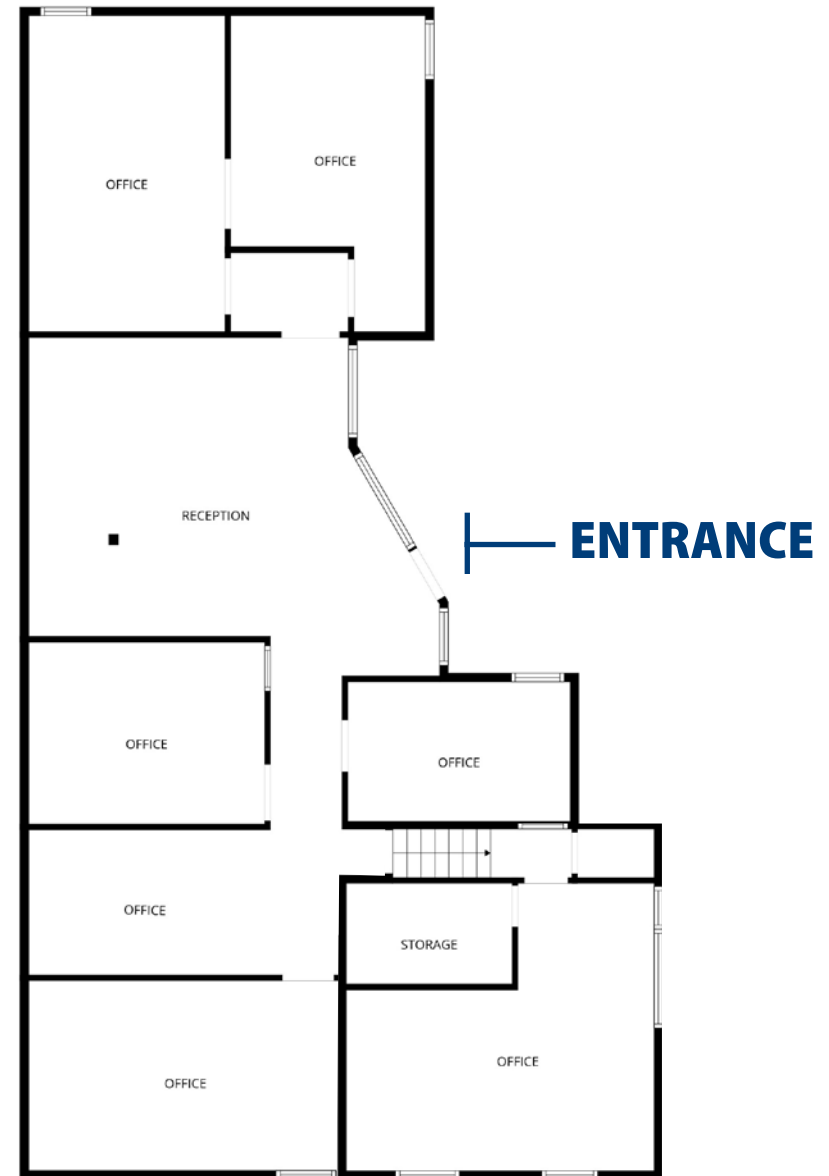
AVAILABLE

Entire Bldg 3,380 SF \$20.00/SF, NNN

Est. NNN's: \$6.36/SF



Lower Floor



Main Floor

UPDATED: 6.04.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



TOK
COMMERCIAL



UPDATED: 6.04.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

PRIME LOCATION JUST OFF OF STATE STREET

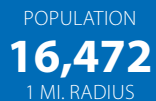


UPDATED: 6.04.2026

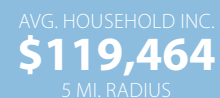
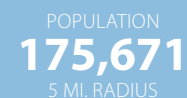
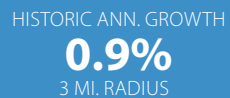
THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM



HISTORIC ANN. GROWTH
0.6%
1 MI. RADIUS



UPDATED: 6.04.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM