



COMMERCIAL



# BANNER BANK BUILDING

950 W BANNOCK STREET | BOISE, ID | **FOR LEASE**

**Pat Shalz, SIOR** | 208.947.0834 | pat@tokcommercial.

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BANNER BANK BUILDING

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# BANNER BANK BUILDING



## PROPERTY INFORMATION

### **DOWNTOWN BOISE**

Submarket

### **OFFICE**

Bldg Type

### **177,120 SF**

Bldg Size

### **CLASS A**

Bldg Quality

### **11**

# of Floors

### **PRIVATE PARKING**

9<sup>TH</sup> & BANNOCK

### **NEGOTIABLE**

TI Allowance

### **LEED CERTIFIED**

Platinum

### **10<sup>TH</sup> & BANNOCK**

Cross Streets

### **FULL SERVICE**

Lease Type

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PREMIER OFFICE SPACE FOR LEASE

# BANNER BANK BUILDING



## PROPERTY HIGHLIGHTS

- 11 stories of Class "A" office space in one of Boise's more iconic buildings.
- Tenants will enjoy panoramic views of downtown Boise and foothills.
- The only LEED Certified Platinum building in Idaho.
- Just steps away from Eighth Street, one of downtown's most active locations with shopping, dining and entertainment.
- Surrounded by a wealth of local businesses, services and amenities.
- Parking available in the 9th & Bannock private garage across the street.

## AVAILABLE LEASE SPACE

SPACE	RSF	RATE	LEASE TYPE
Suite 200	1,150 SF	\$25.00/SF	Full Service
Suite 410	1,337 SF	\$25.00/SF	Full Service
Suite 450	3,473 SF	\$25.00/SF	Full Service
Suite 600	1,830 SF	\$25.00/SF	Full Service
Suite 610	4,978 SF	\$25.00/SF	Full Service
Suite 807	2,111 SF	\$25.00/SF	Full Service
Suite 850	4,600 SF	\$25.00/SF	Full Service

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PREMIER OFFICE SPACE FOR LEASE

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MODERN MAIN LOBBY

CLASS A FINISHES



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## RECENT TENANT IMPROVEMENTS



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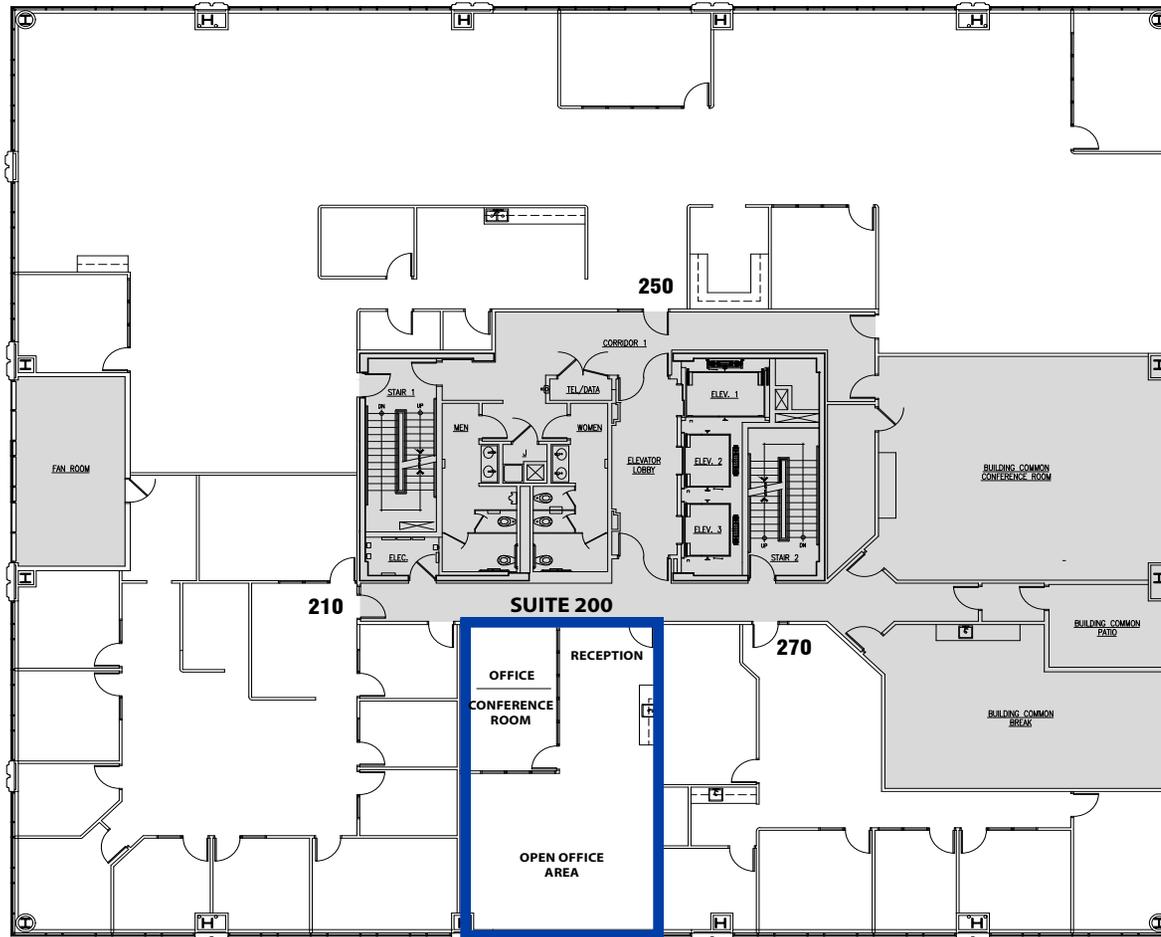


PREMIER OFFICE SPACE FOR LEASE

# BANNER BANK BUILDING

## SECOND FLOOR

SUITE 200 | 1,150 SF





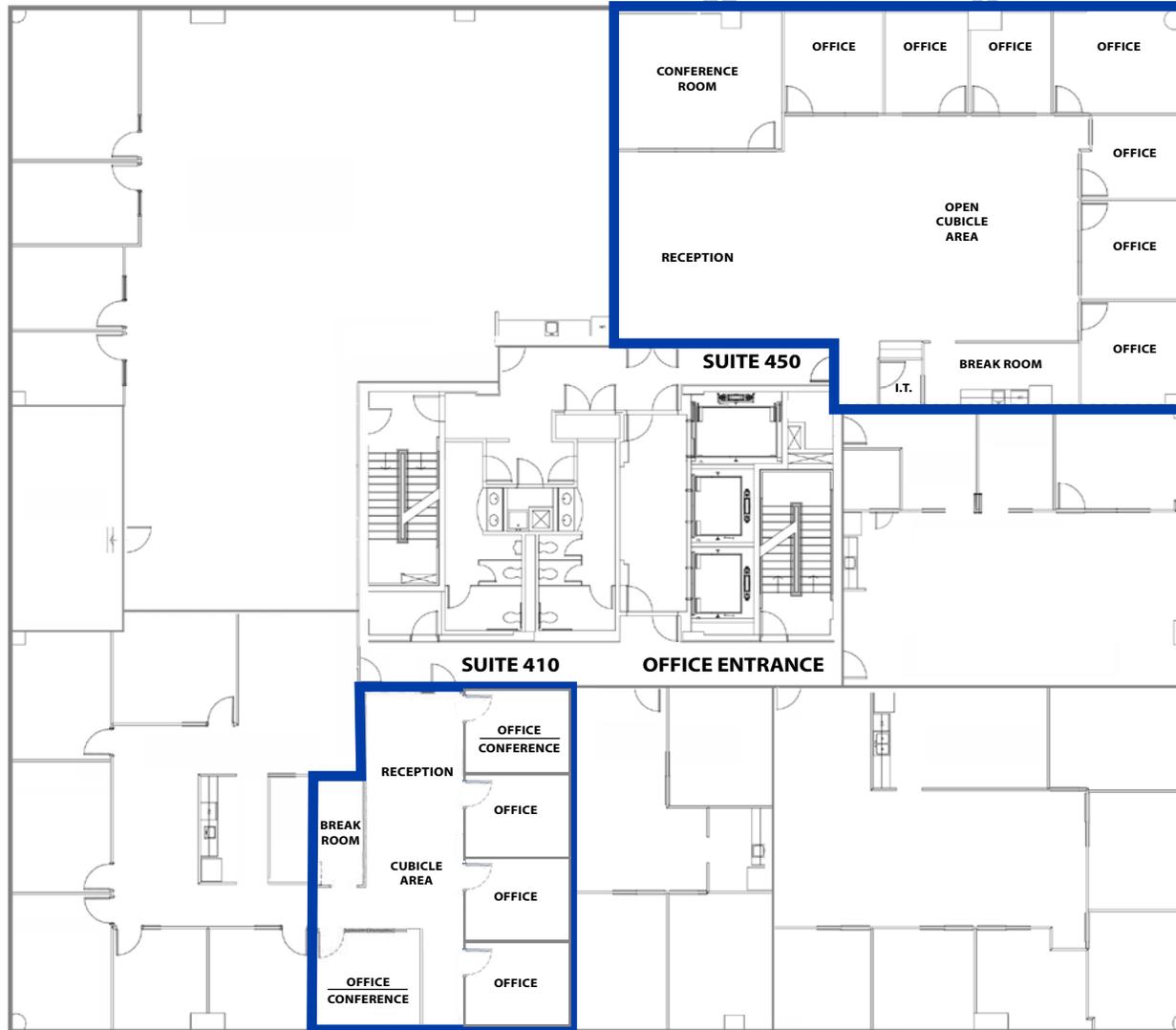
PREMIER OFFICE SPACE FOR LEASE

# BANNER BANK BUILDING

## FOURTH FLOOR

SUITE 410 | 1,337 SF

SUITE 450 | 3,473 SF





PREMIER OFFICE SPACE FOR LEASE

# BANNER BANK BUILDING

## SIXTH FLOOR

SUITE 600 | 1,830 SF

SUITE 610 | 4,978 SF





PREMIER OFFICE SPACE FOR LEASE

# BANNER BANK BUILDING

## EIGHTH FLOOR

SUITE 807 | 2,111 SF

SUITE 850 | 4,600 SF



## LOCATION HIGHLIGHTS

Walkable to a plethora of restaurant and shopping amenities.

Tenant parking at 9th & Bannock garage, plus numerous parking lots in close proximity.

Downtown Boise is home to the Idaho State Capitol, and 8th Street shops and restaurants.

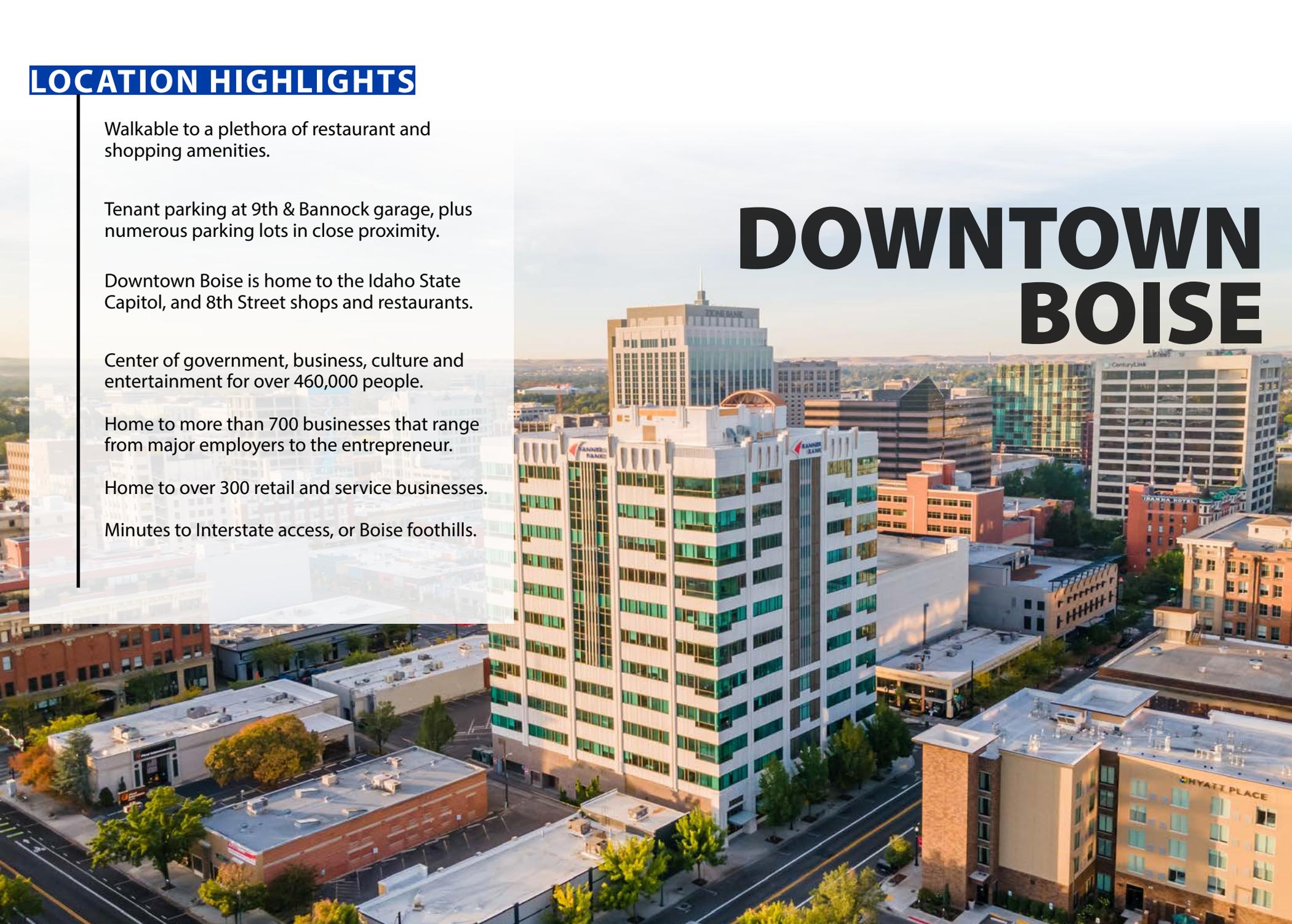
Center of government, business, culture and entertainment for over 460,000 people.

Home to more than 700 businesses that range from major employers to the entrepreneur.

Home to over 300 retail and service businesses.

Minutes to Interstate access, or Boise foothills.

# DOWNTOWN BOISE





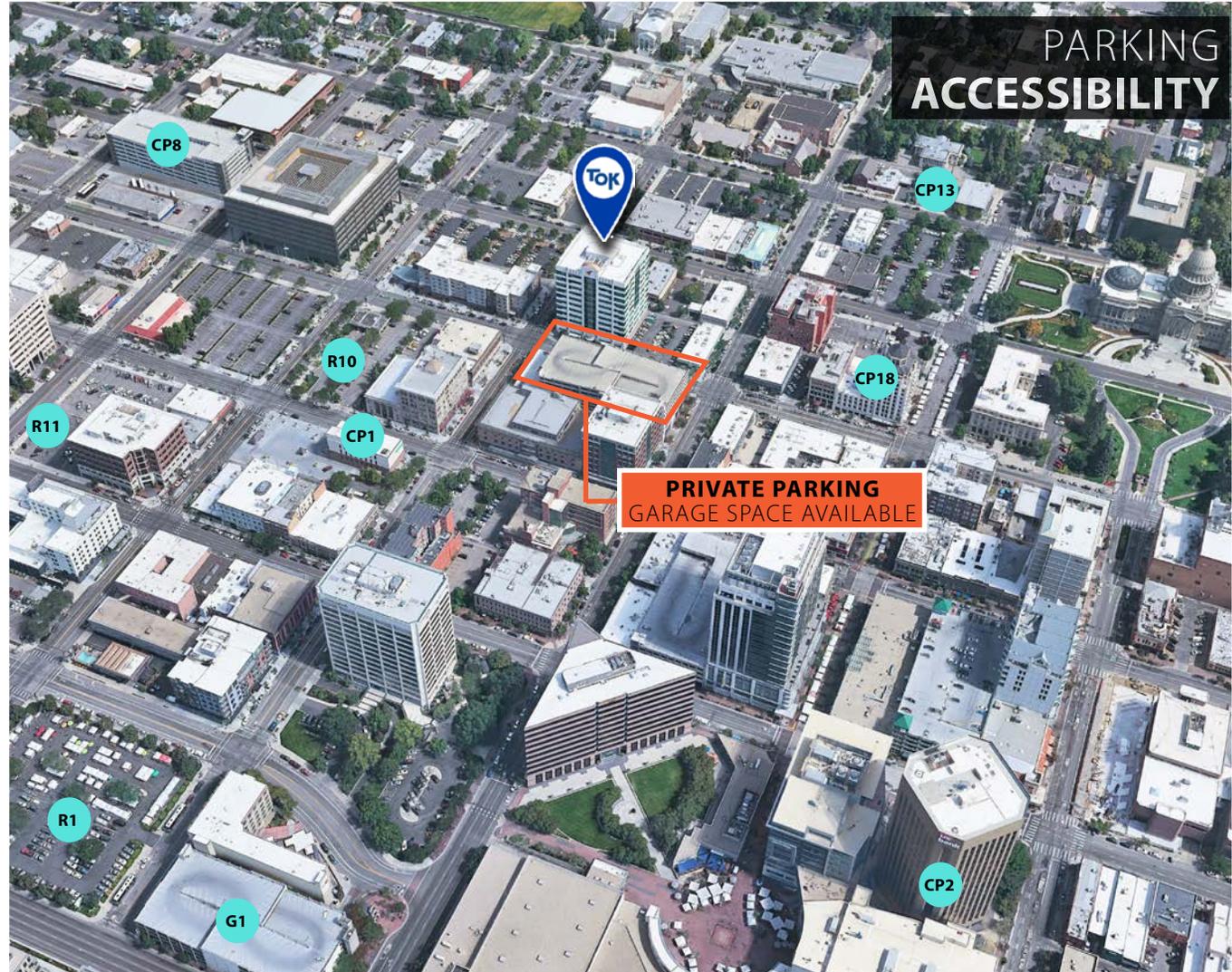
PREMIER OFFICE SPACE FOR LEASE

# BANNER BANK BUILDING PARKING

Private parking for Banner Bank Building tenants is available in the parking garage at **9th & Bannock**.

## ADDITIONAL PARKING LOTS

- CP1**  
Surface | 10th & Idaho
- CP2**  
US Bank Garage | 10th & Idaho
- CP8**  
Boise Plaza Garage | 1223 W Jefferson
- CP13**  
Surface | 307 N 8th Street
- CP18**  
Hoff Lot | Surface | 805 W Jefferson
- R1**  
Surface | 1080 W Front Street
- R11**  
Surface | 1189 Main Street
- G1**  
10th & Front Garage | 230 S 10th





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# TOK

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The Boise Valley  
**A centrally positioned  
destination location  
for industry and talent  
relocation.**

**28**

Nonstop Destinations:  
**Boise Airport** (2024)

**4.8** MILLION

Travelers per year:  
**Boise Airport** (2023)

**18** MINUTES

Average commute time:  
**Boise Valley** (BVEP, 2024)

**845,864**

Population:  
**Metro Area** (2024)

**#6**

Best Large City to Start a  
Business:  
**Boise**  
(WalletHub, 2023)

**#3**

Best Performing City:  
**Boise**  
(Milken Institute, 2024)



**TOK**  
COMMERCIAL

The Boise Valley  
**Serves as the center of  
commerce, politics, and  
cultural events for the  
region.**

The logo for Tok Commercial, featuring the letters 'Tok' in a bold, sans-serif font. The 'O' is a solid circle, while the 'T' and 'K' have a stylized, blocky appearance.

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