



*Updated Aggressive
Downtown Lease Rates!*



The Empire Building

For Lease | 205 N. 10th Street | Boise, ID



*Broker Incentive in Place
Through End of 2025*

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For Lease

The Empire Building

The Empire Building has been an icon of the Boise skyline for 100 years. This heritage Chicago style building boasts modern amenities and luxurious interiors at the center of Downtown Boise.

Property Information

Building Size	61,051 SF
Building Type	Historic Class A Office / Retail
Parking	On-site; Negotiable
Year Built	1908 — Renovated 2000
Building Load Factor	12%
Ceiling Heights	9'
Lease Type	Full Service
Tenant Improvements	Contact Agent

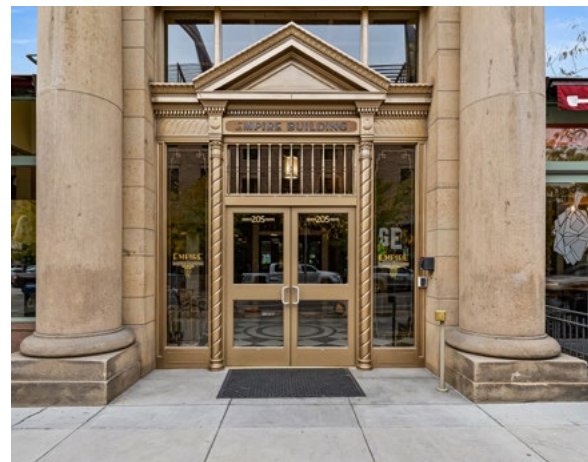
Space Available

Suite	Size	Rate
200	8,244 SF	\$19.00 PSF FS
540*	2,125 SF	\$20.00 PSF FS
600	8,386 SF	\$22.00 PSF FS

* Move-in ready!

Key Highlights

- Class A Office Space in Downtown Boise
- Walking distance to shopping, restaurants, and the Downtown YMCA
- Amenities on-site include restaurant and shopping, common area conference rooms
- Surface and street parking available
- Fiber into the building
- Call broker for showing



Click here to view
Available Retail
Suite Flyer

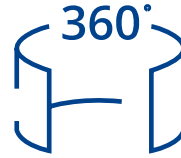
For Lease

The Empire Building

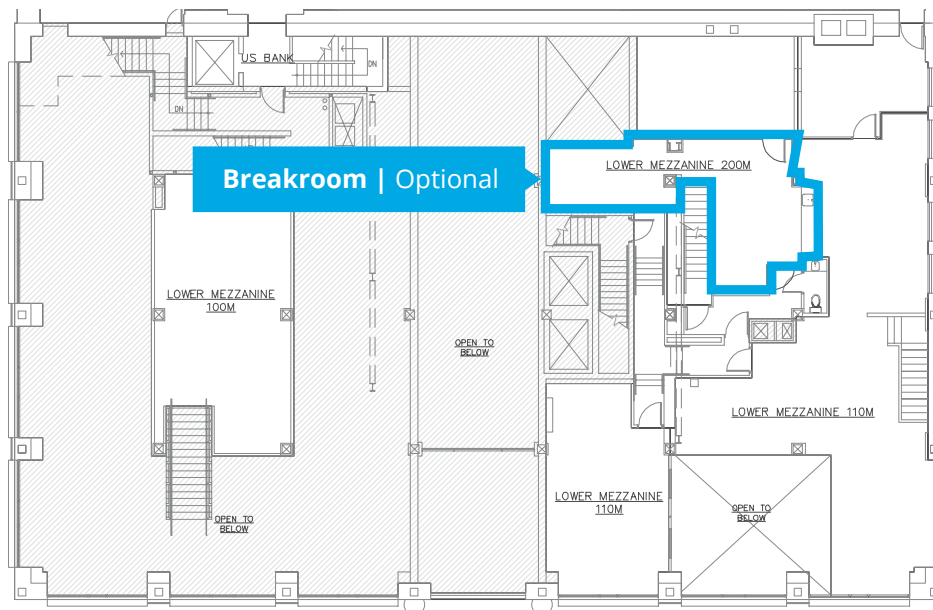
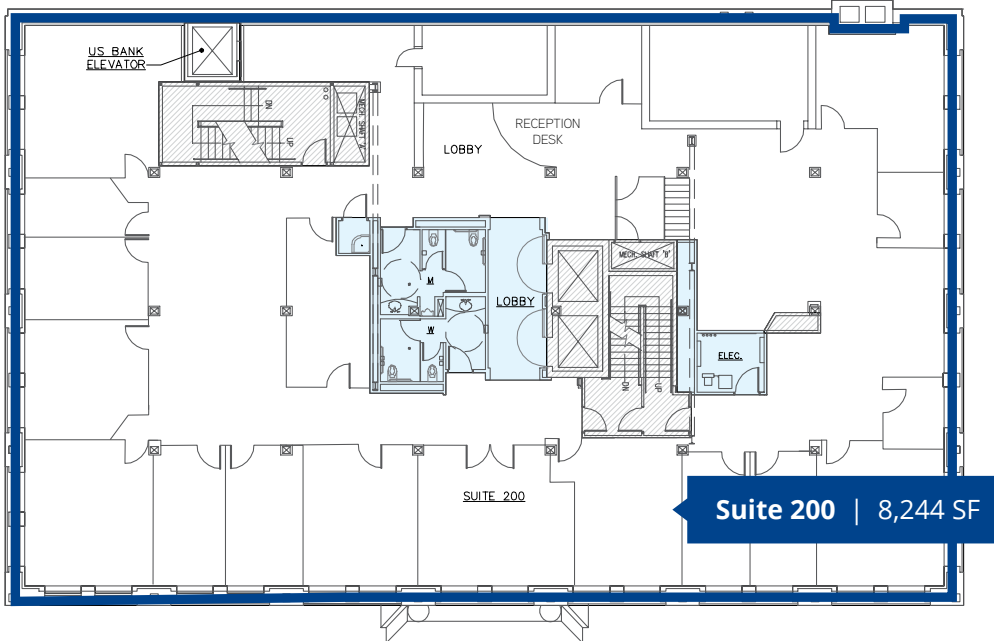
2nd Floor Plan | Suite 200

Additional Office Breakroom Space Optional

Exterior building signage available for full floor user



View Virtual Tour!

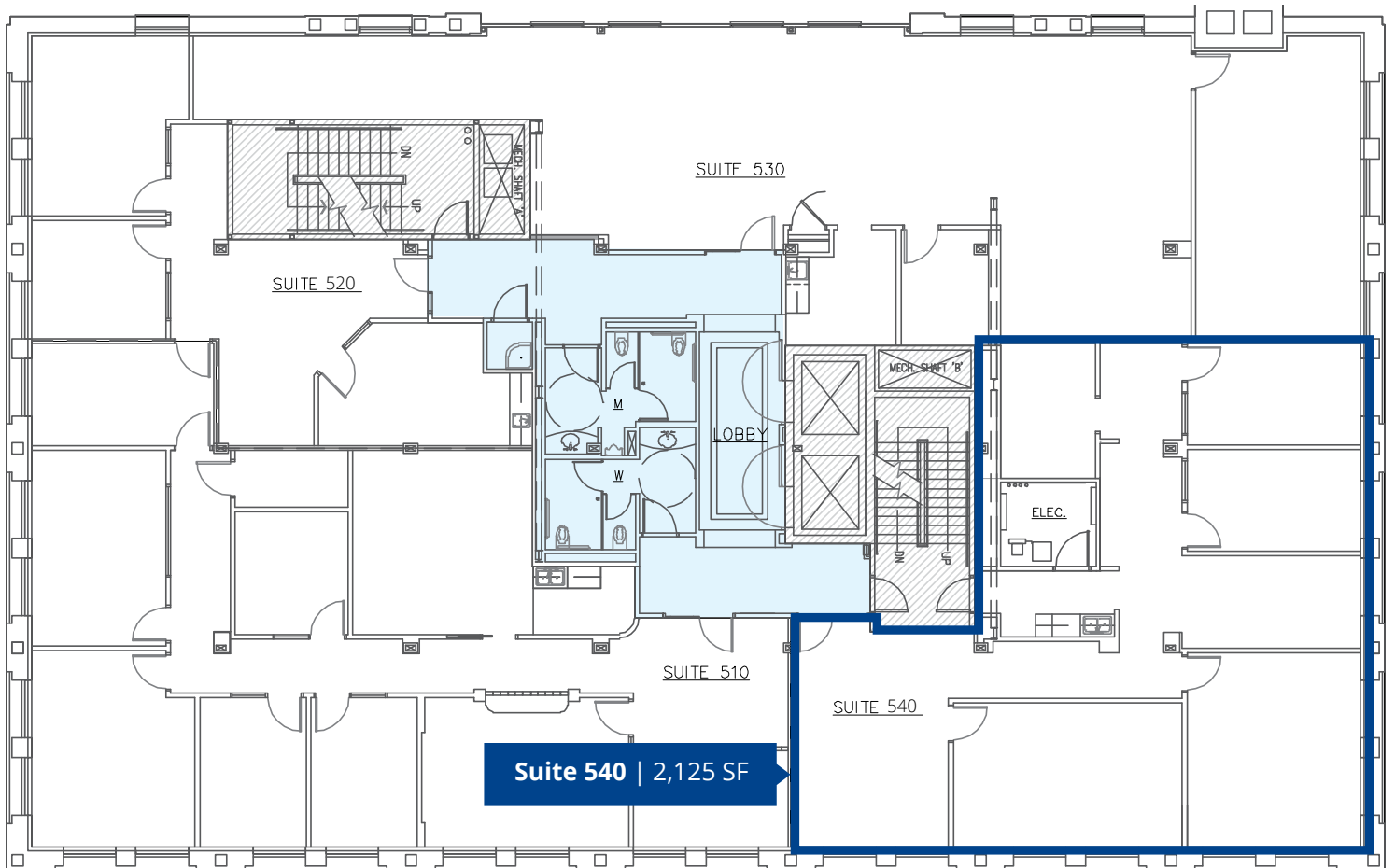


For Lease

The Empire Building

5th Floor Plan | **Suite 540**

Available immediately!

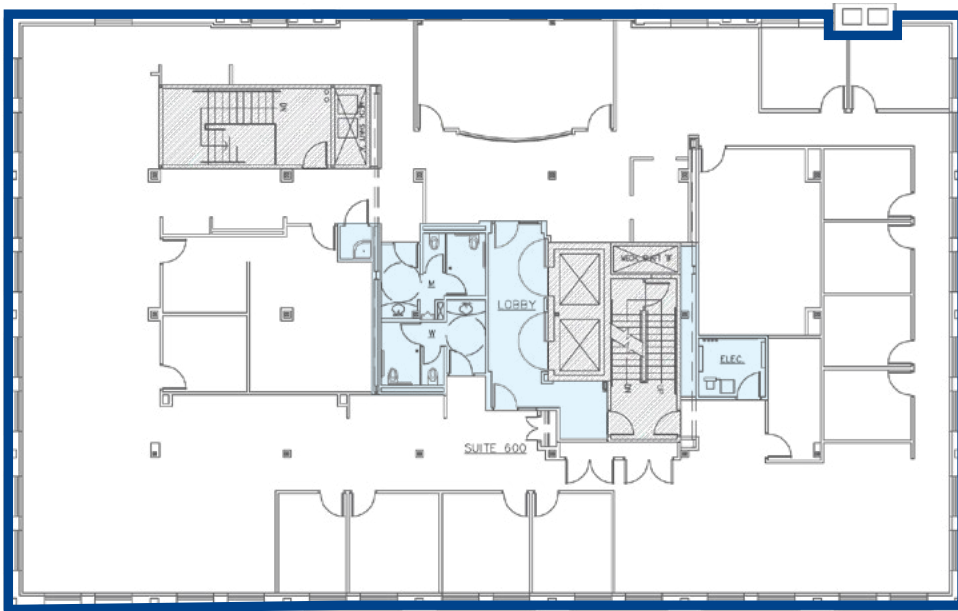


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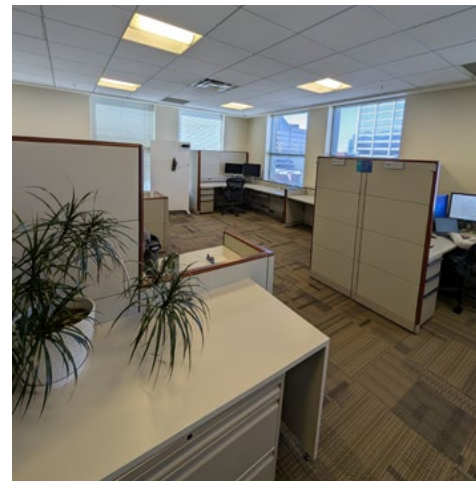
The Empire Building

6th Floor Plan | **Suite 600**

Available Spring 2026

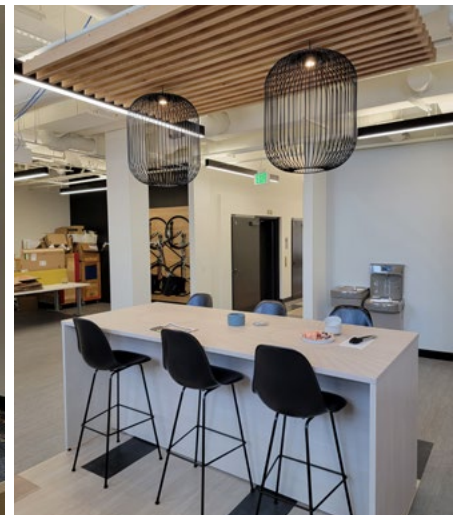
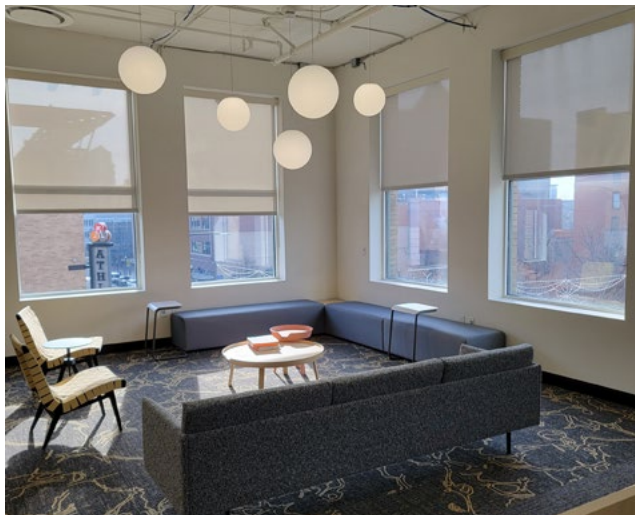
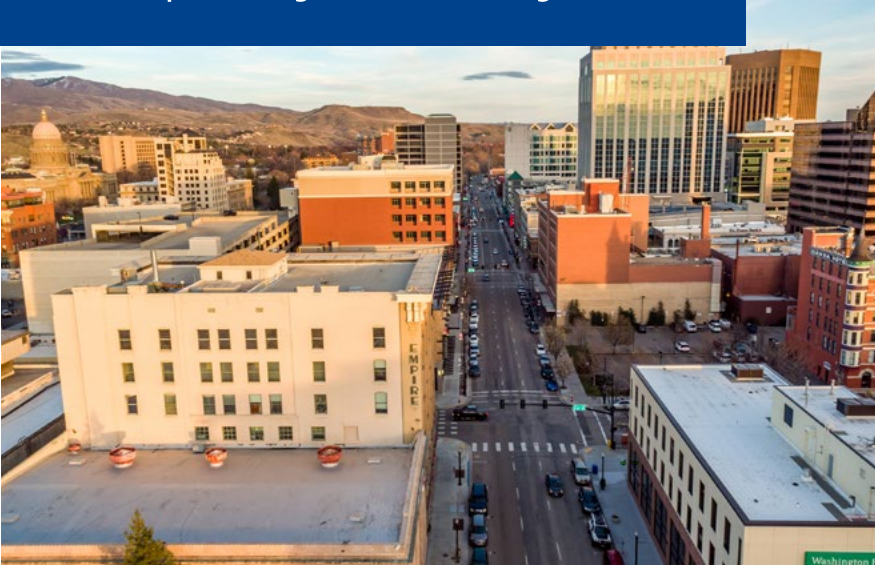


Suite 600 | 8,368 SF

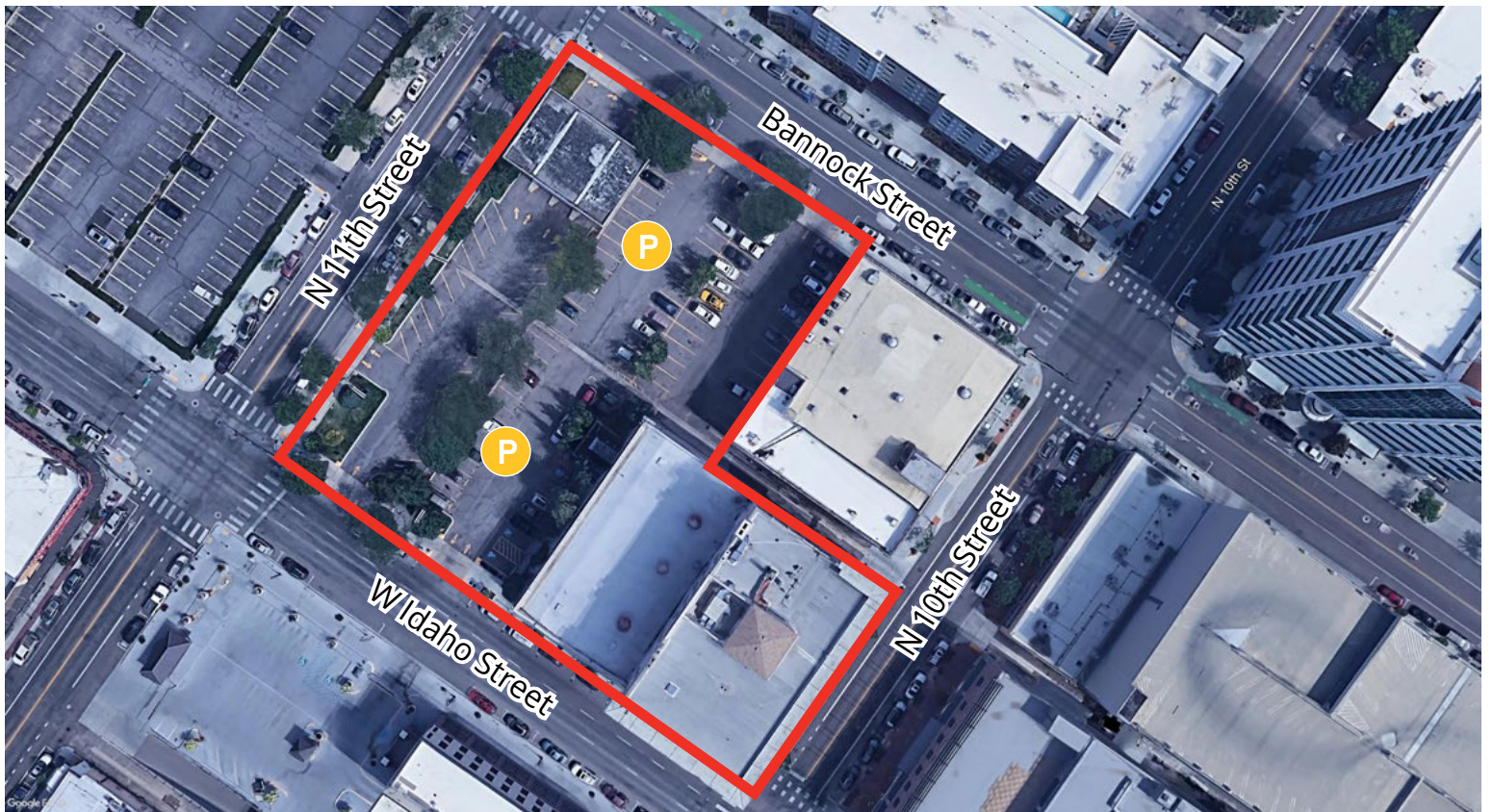


The Empire Building | For Lease

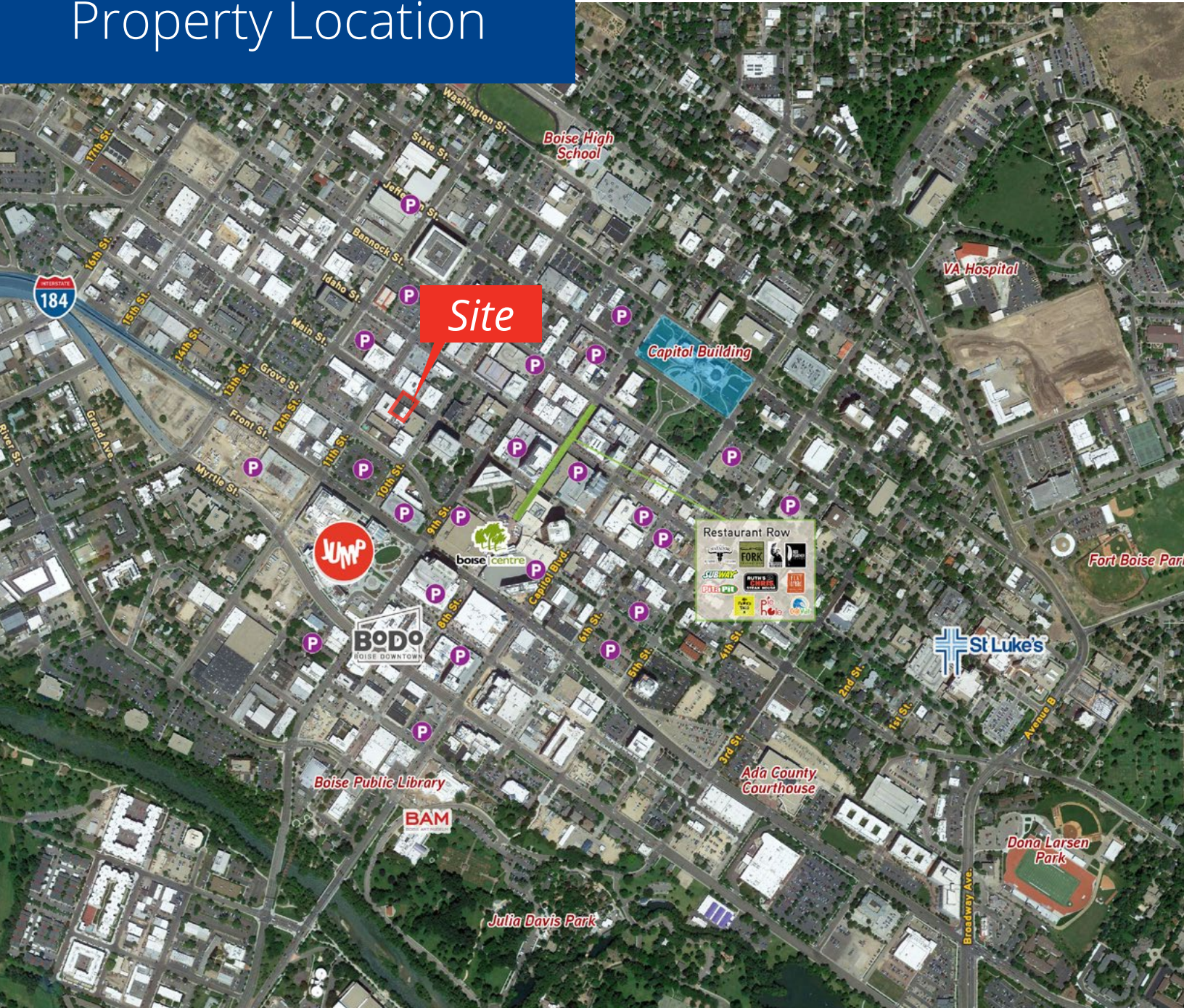
Property Gallery



Nearby Amenities



Property Location



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