



401 W. FRONT STREET

— SUITE 500 BOISE, ID 83702

HIGH QUALITY, DOWNTOWN OFFICE SPACE FOR LEASE

LEASE DETAILS

SUBMARKET	Downtown	# OF FLOORS	6
BLDG. TYPE	Office	LEASE TERM	3+ Years
QUALITY	Class A	AVAILABLE	Contact Agent
BLDG. SIZE	80,478 SF	LEASE TYPE	FLSV

AVAILABLE SPACE

SPACE	RSF	RATE
Suite 500-A	2,009 SF	\$25.00/SF, FLSV
	<i>Parking: 2 On-Site Spaces</i>	
	- CONTACT AGENTS FOR SHOWING -	

PROPERTY HIGHLIGHTS

- Class A office building.
- Efficient load factor of 9.37%.
- Monument signage available.
- Existing furniture negotiable.
- Two blocks from County Courthouse.
- Walking distance to downtown amenities.
- Served by natural geothermal water system.
- Great exposure and access on corner location.
- Fiber by Lumen Technologies, Allstream, and Sparklight.



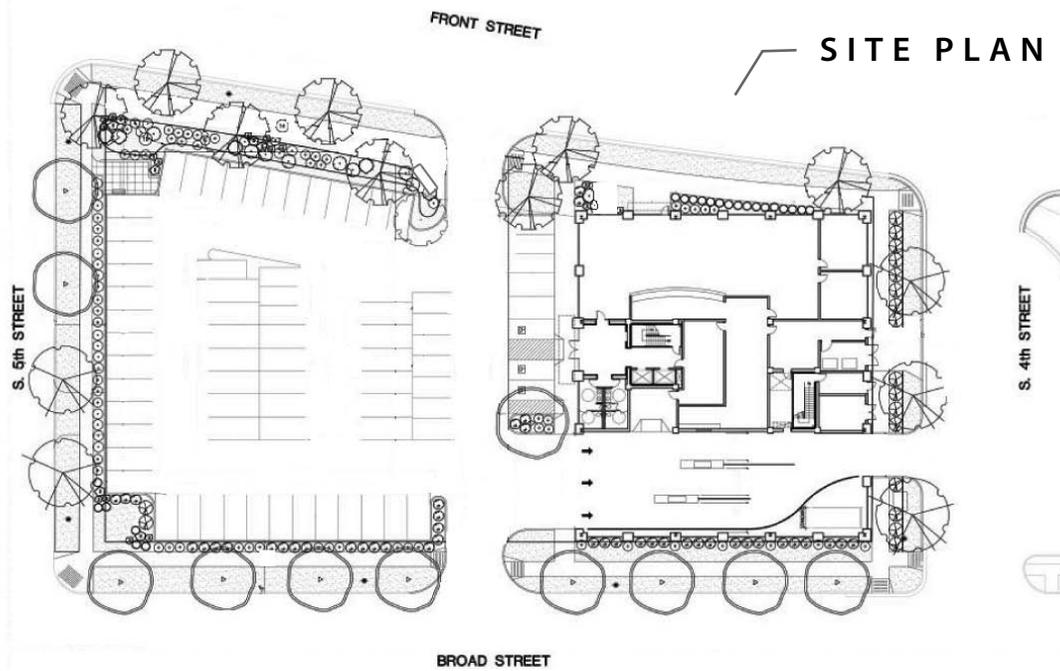
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AVAILABLE



SITE PLAN

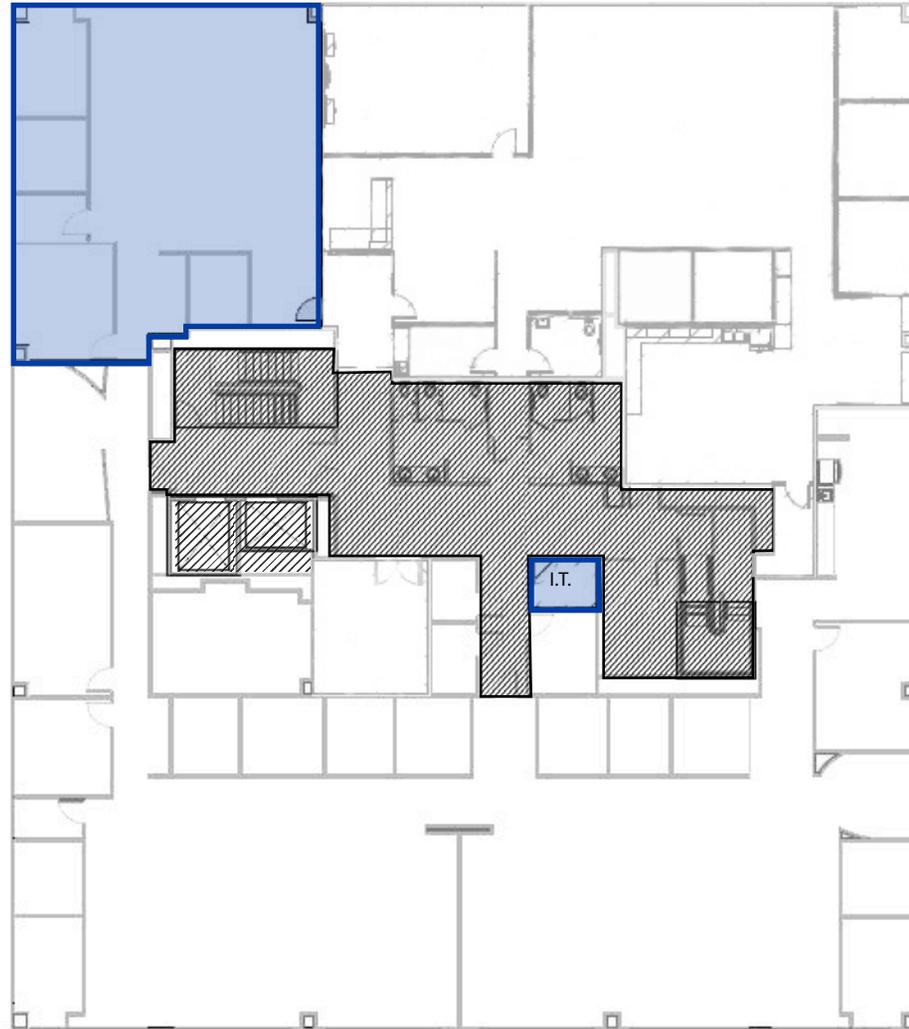
401 FRONT

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FIFTH FLOOR | SUITE 500-A
2,009 SQ. FT.

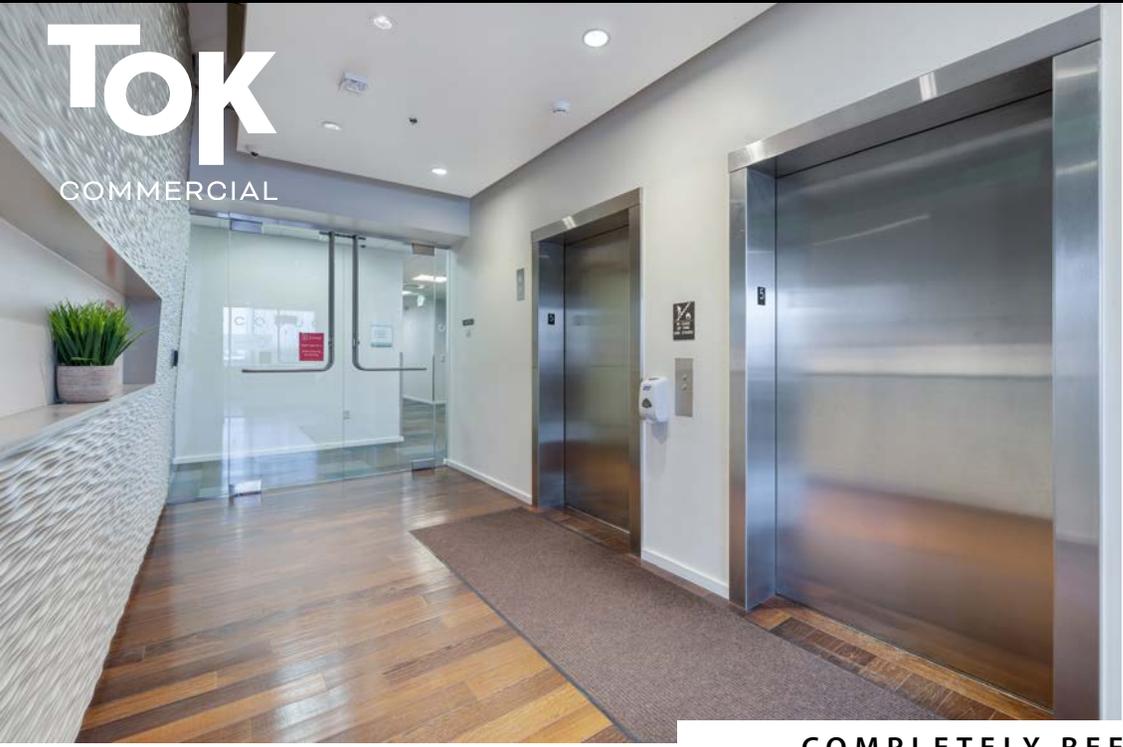
SUITE 500-A |
2,009 SF



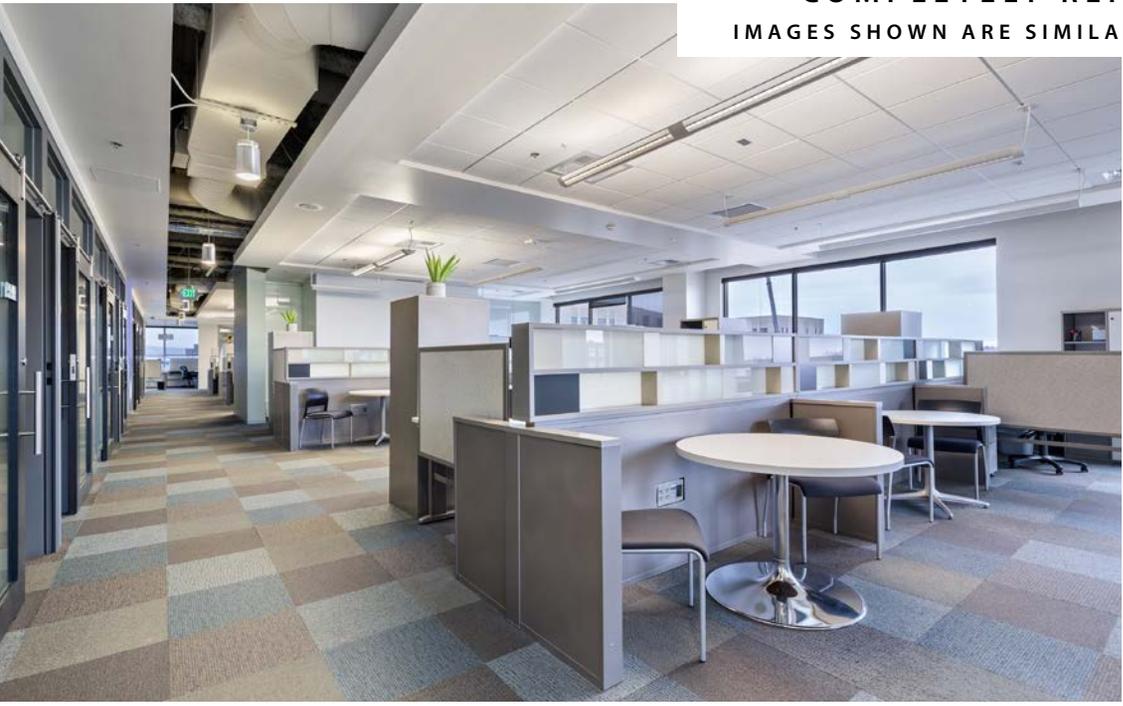
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COMPLETELY REFURBISHED SUITE
IMAGES SHOWN ARE SIMILAR; ACTUAL SPACE MAY VARY



SUITE 500-A

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BODO

Carne & Patis
PF Chang's
The Warehouse Food Hall
Liquid
PROOF Eyewear
FIVE GUYS
SLOW BY SLOW
THE STILL

VMP Simplot

RESTAURANT ROW

Red Feather
Eureka!
The Mode
WATSON
FORK
THE BLOKY
Spoonhead



THE FOWLER

WYLDER
FORM & FUNCTION
BB

Marriott MOD PIZZA
TRADER JOE'S
PANDA EXPRESS
DUPLOE

IDAHO STATE CAPITOL

WinCo FOODS

ADA COUNTY COURTHOUSE

3rd St

Front St

Main St

Jefferson St

State St

WHOLE FOODS

Vandal's

AT&T
STRETCH LAB
Great Clips
CAFE ZUPAS
Banano
TIN ROOF

St Luke's

Boise ROSE GARDEN

Broadway Ave

DONA LARSON PARK

FORT BOISE PARK

401 FRONT

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