

# 413 W. IDAHO STREET

— BOISE, ID 83702

**PRIME, DOWNTOWN OFFICE SPACE FOR LEASE**

## LEASE DETAILS

<b>SUBMARKET</b>	Downtown	<b>TI ALLOWANCE</b>	Negotiable
<b>BLDG TYPE</b>	Office	<b>ZONING</b>	MX-5
<b>BLDG SIZE</b>	15,170 SF	<b>LEASE TERM</b>	Negotiable
<b># OF FLOORS</b>	3	<b>LEASE TYPE</b>	FSEJ

## AVAILABLE SPACE

SPACE	RSF	RATE
Suite 101	2,121 SF	\$16.50/SF
Suite 202	1,569 SF	\$16.50/SF

## PROPERTY HIGHLIGHTS

Downtown Boise location.

In-suite restroom and breakroom.

Large offices with abundant natural light.

Visitor and reserved surface parking available.

**Excellent value PSF in Downtown Boise. Office avg: \$23/SF.**

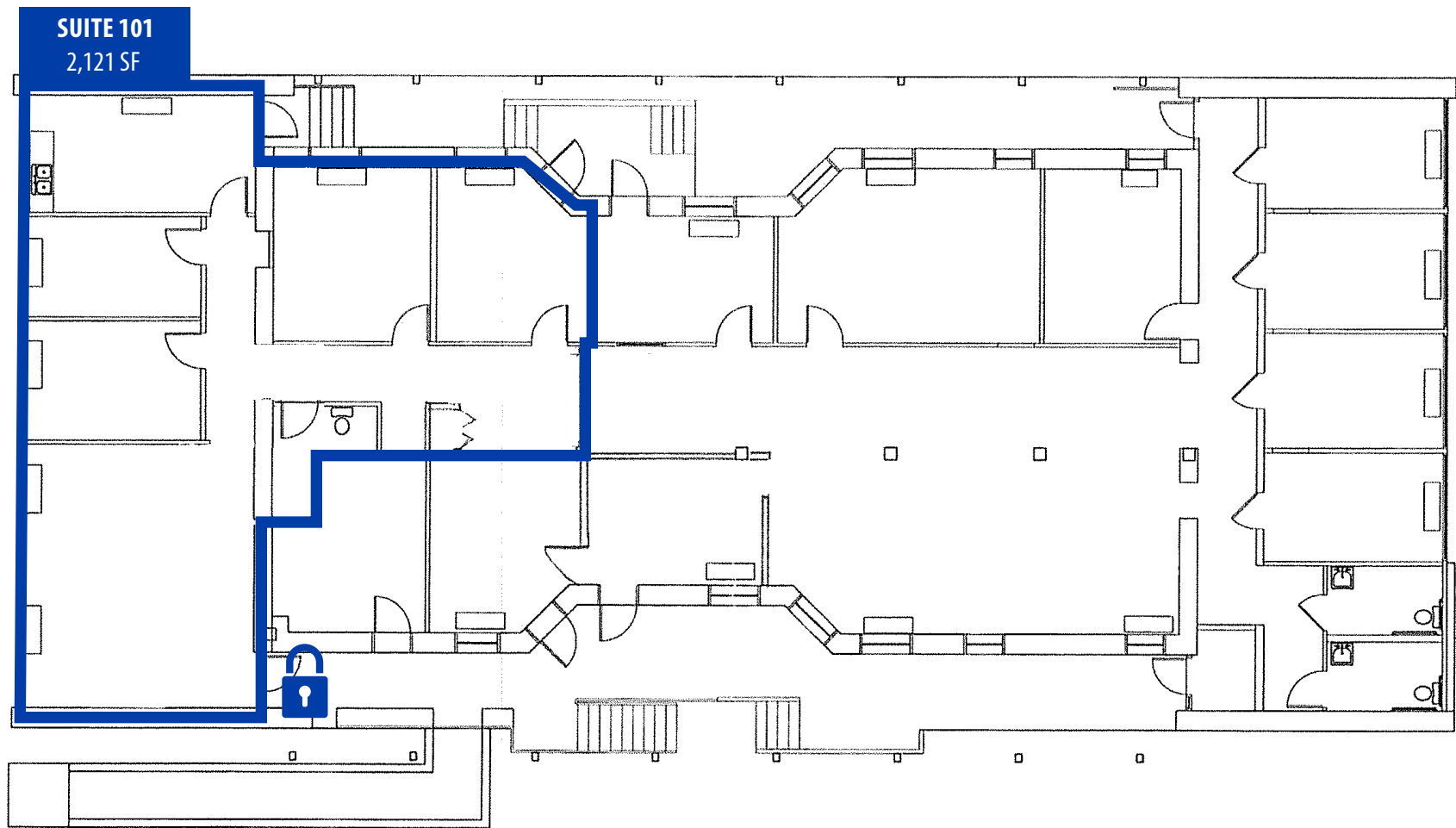
Walking distance to the Capitol Building, St. Luke's, restaurants, shopping, and other professional services.



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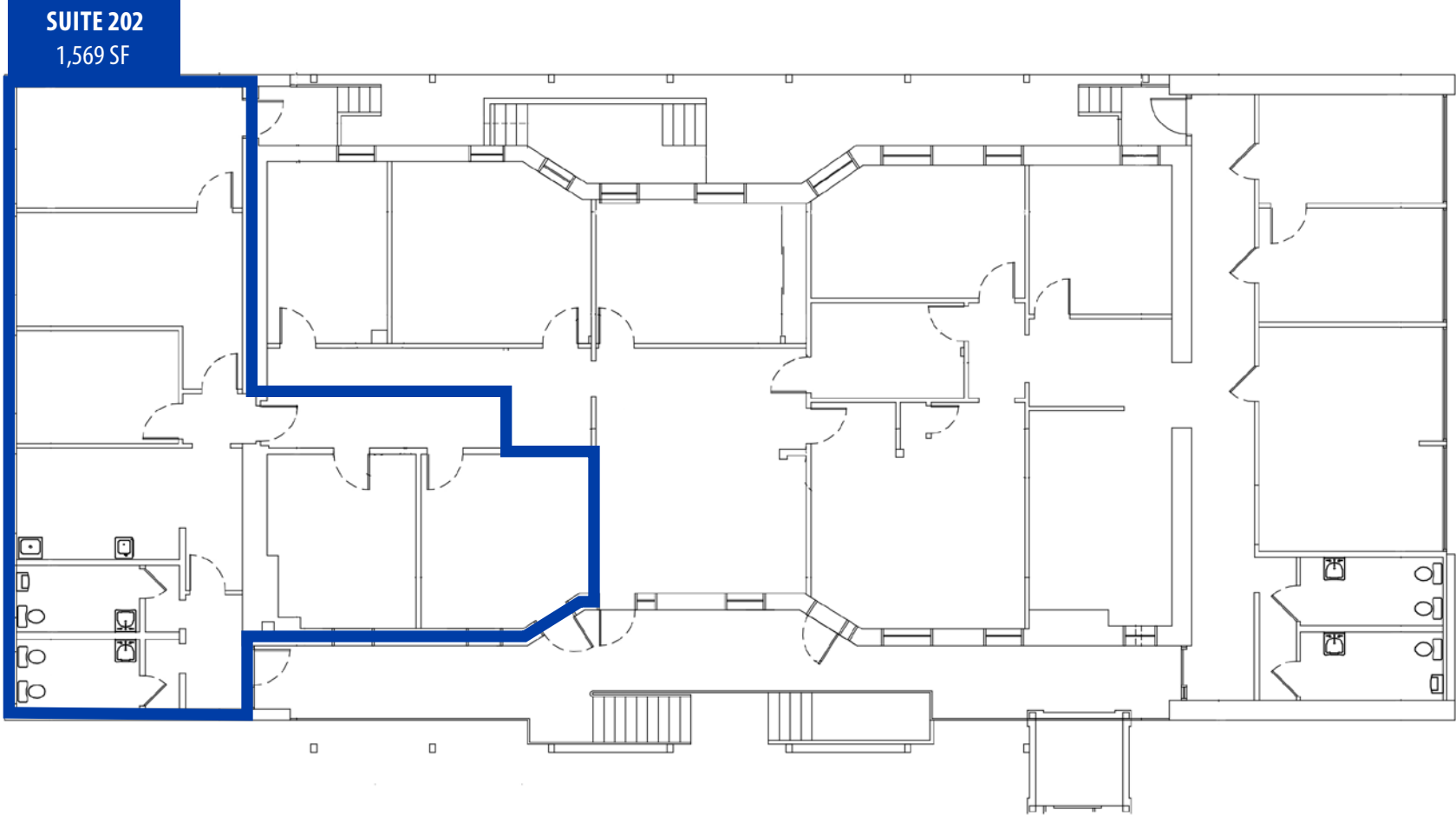


SPACE	RSF	RATE
Suite 101	2,121 SF	\$16.50/SF
<b>AVAILABLE</b>	Immediately	

## 413 IDAHO

UPDATED: 1.16.2026

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



SPACE	RSF	RATE
Suite 202	1,569 SF	\$16.50/SF
AVAILABLE	Immediately	





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