



COMMERCIAL



413 W. IDAHO STREET

BOISE, ID 83702

PRIME, DOWNTOWN OFFICE SPACE FOR LEASE



NICK SCHUITEMAKER CCIM
208.947.0802 | nick@tokcommercial.com



GALEN MILLER
208.947.0841 | galen@tokcommercial.com

LEASE DETAILS

SUBMARKET	Downtown	TI ALLOWANCE	Negotiable
BLDG TYPE	Office	ZONING	MX-5
BLDG SIZE	15,170 SF	LEASE TERM	Negotiable
# OF FLOORS	3	LEASE TYPE	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.

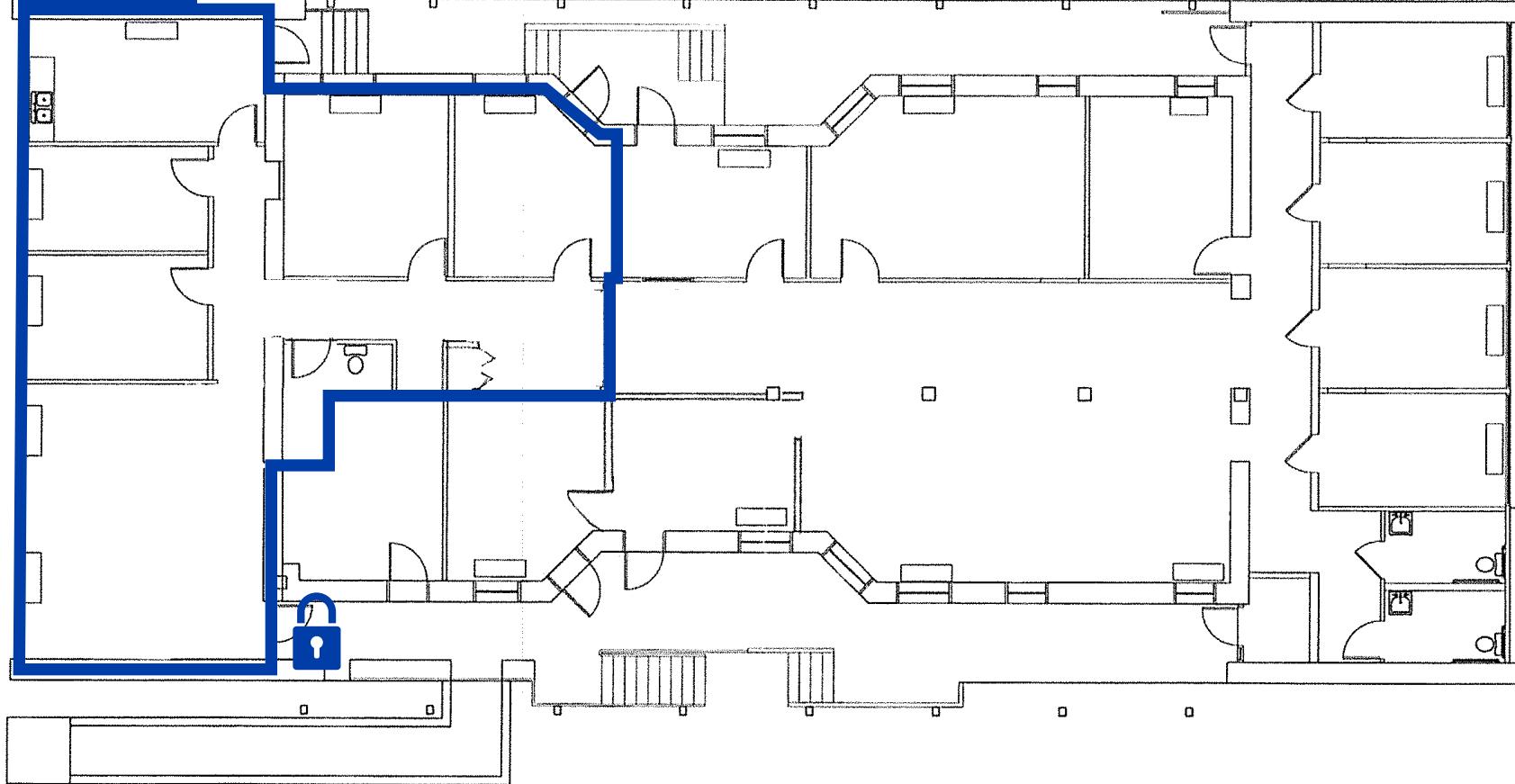
Visitor and reserved surface parking available.

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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SUITE 101
2,121 SF



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

413 IDAHO

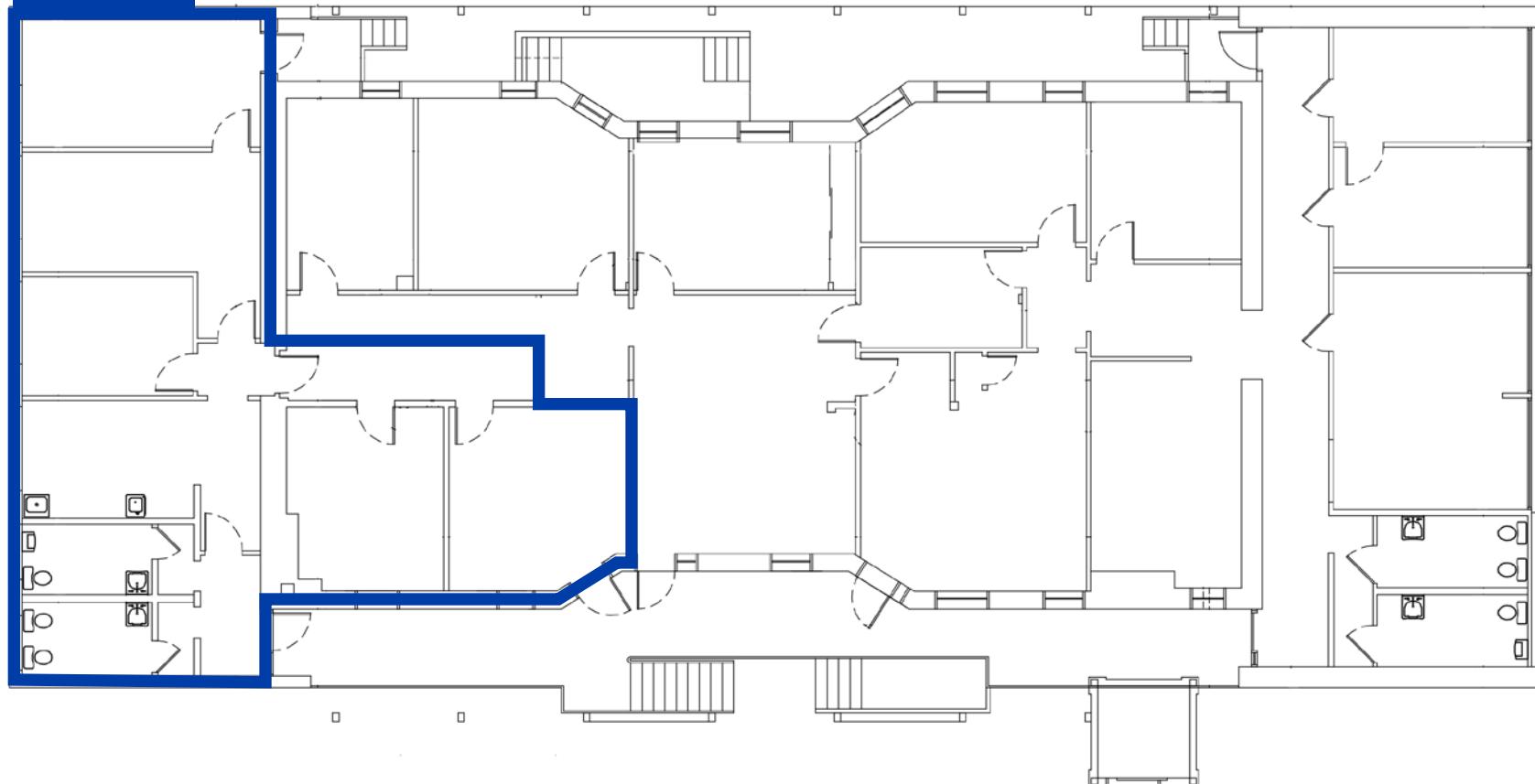
UPDATED: 1.16.2026

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SUITE 202

1,569 SF



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

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