

FOR LEASE

# 1444 S ENTERTAINMENT AVE

BOISE, ID 83709



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### Suite Availability

<b>Second Floor</b>	3,070 RSF
<b>Third Floor</b>	
Suite 1	±2,155 RSF
<b>Total</b>	5,225 RSF

### Asking Rate

**\$26/SF**  
(FSEJ BASE YEAR)

### Property Highlights

- Third floor suite is move-in ready!
- Second floor shell space is ready for tenant improvements
- 83,284 SF building size
- Number of floors: 5
- Free on-site parking for employees and clients/visitors
- 3.5/1,000 parking ratio
- Incredible Interstate 84 location with panoramic views
- Just minutes from the Boise Airport, downtown Boise & surrounding cities
- Common areas recently renovated with high end finishes, Keyless access, state of the art HVAC and fiber optics
- Multi-tenant pylon sign with electronic message board
- Walking distance to restaurants, retail and hotels
- Onsite backup generator

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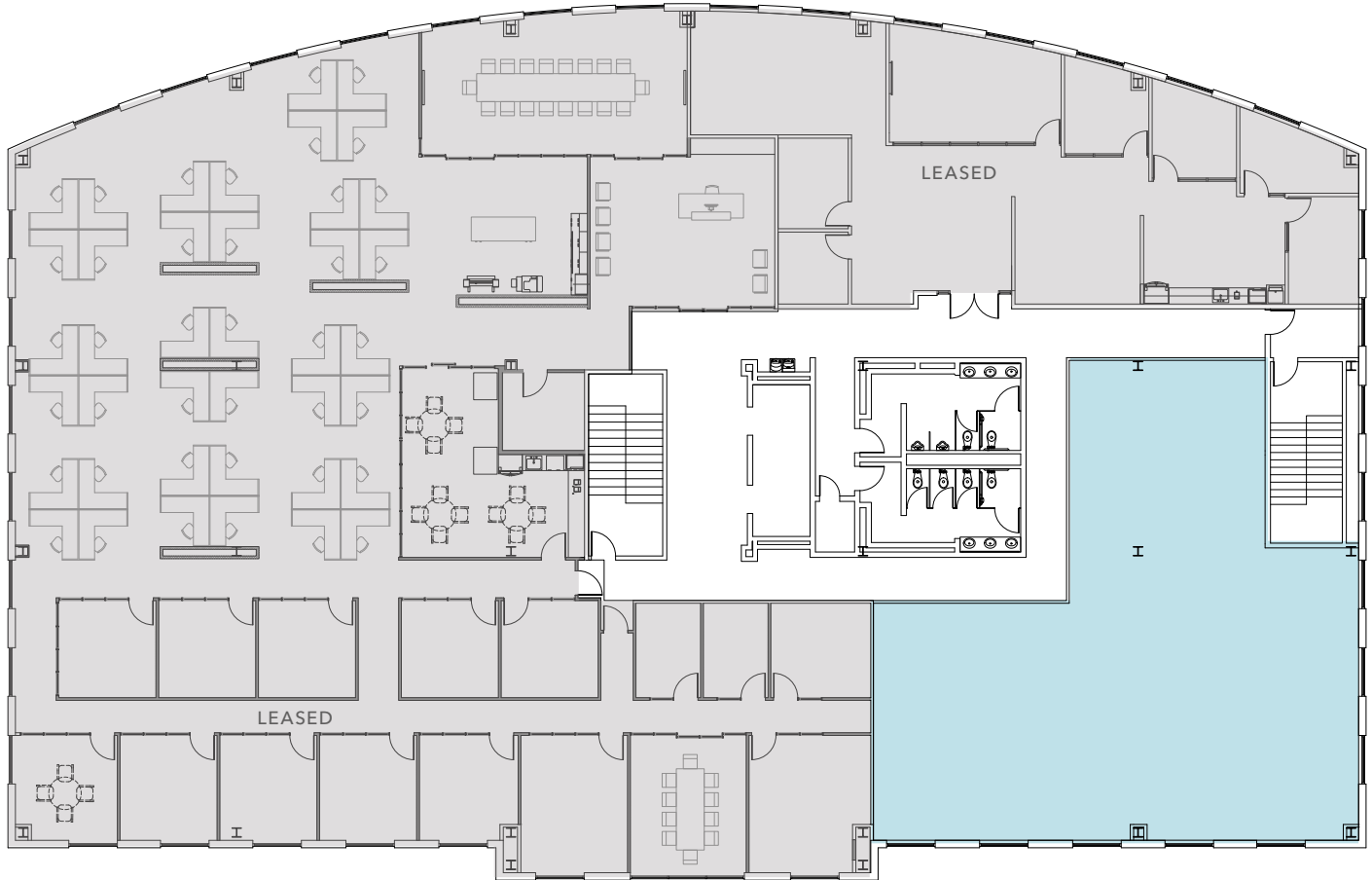
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# SECOND FLOOR

*Shell space ready for Tenant improvements*



**3,070 RSF**

AVAILABLE

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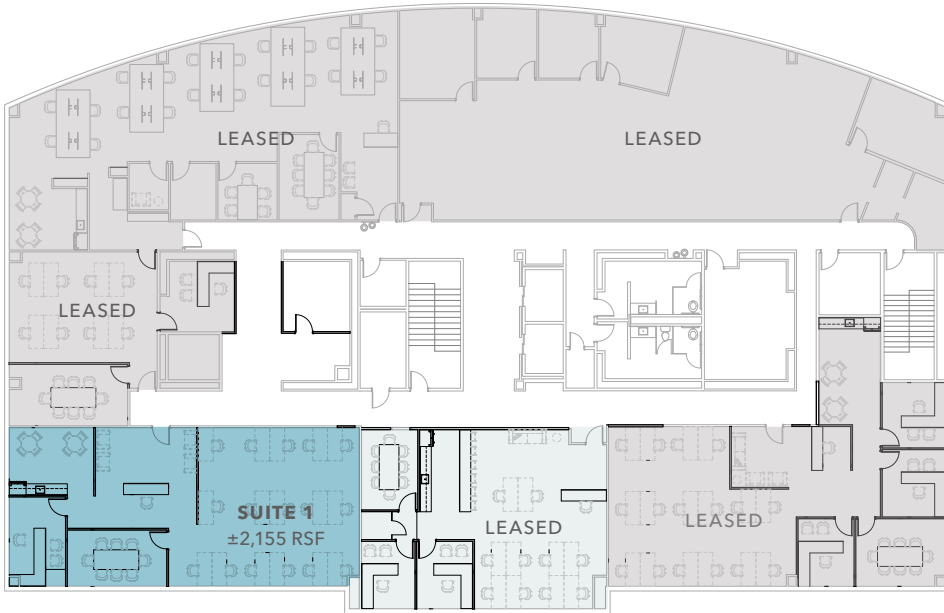
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# THIRD FLOOR

*New spec suite is move-in ready!*



*2,155 RSF*

AVAILABLE



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