

# ATHLOS BUILDING

918 W IDAHO STREET, BOISE, ID 83702

**DOWNTOWN OFFICE SPACE FOR LEASE**

## LEASE DETAILS

<b>MARKET</b>	Downtown	<b>AVAILABLE</b>	Immediately
<b>BLDG TYPE</b>	Office	<b>LEASE TERM</b>	3+ Years
<b>BLDG SIZE</b>	74,068 SF	<b>LEASE TYPE</b>	Full Service
<b>FLOORS</b>	4	<b>TI ALLOWANCE</b>	As Is

## AVAILABLE SPACE

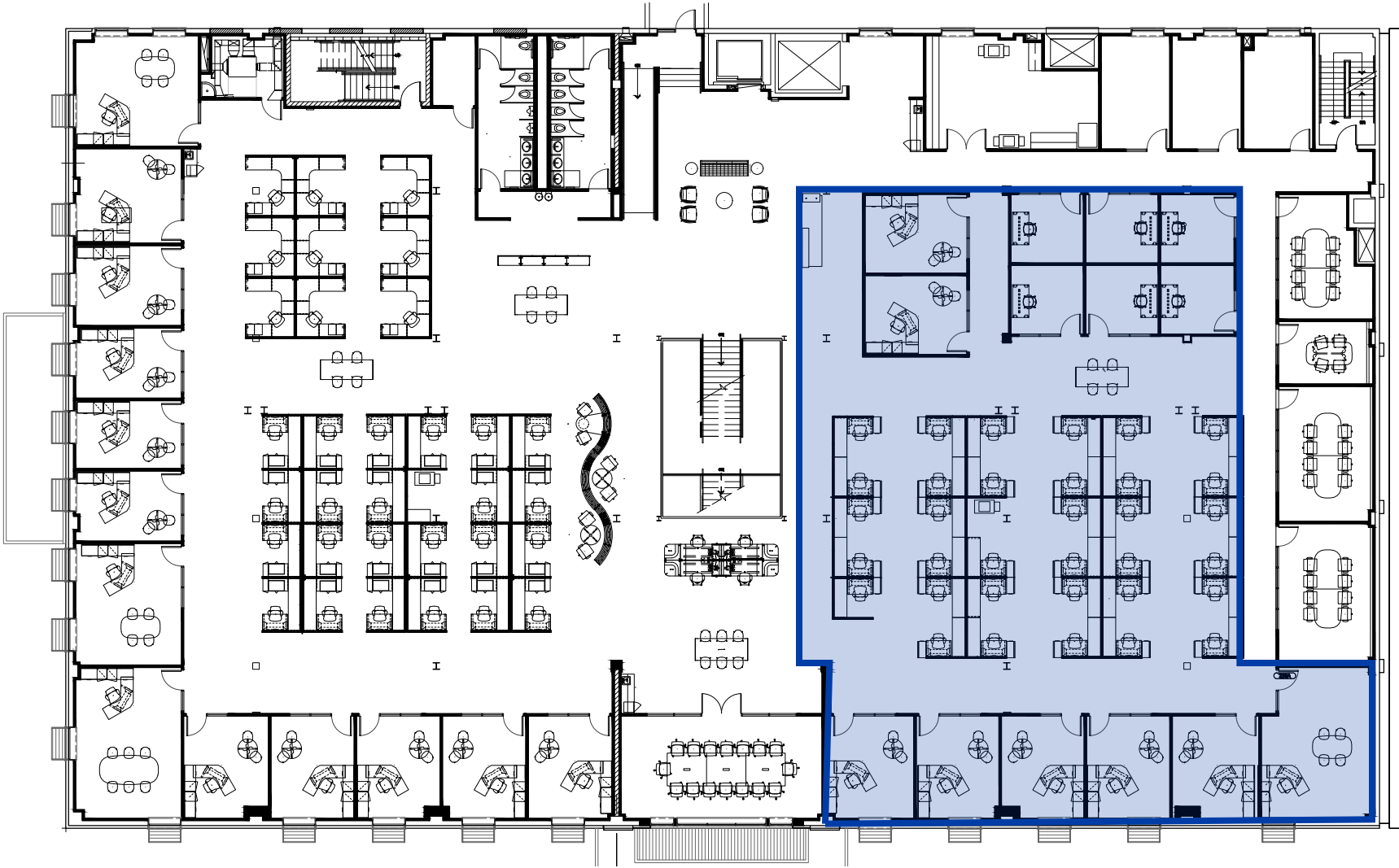
SPACE	SIZE	RATE
Suite 250	7,423 SF	\$28.00/SF

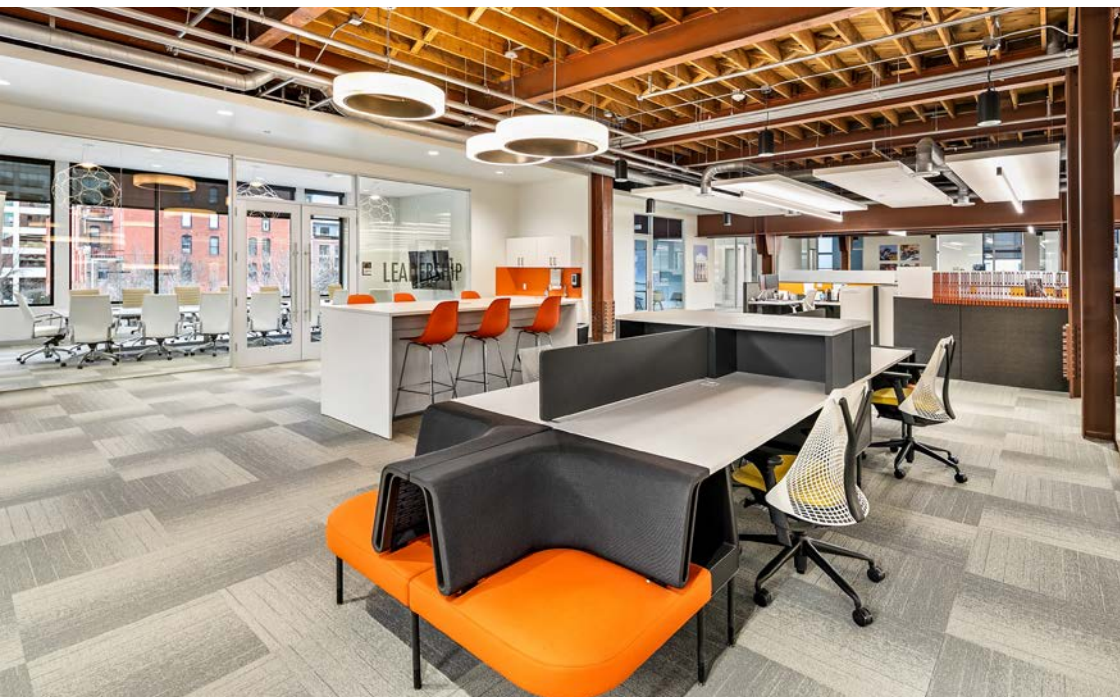
## PROPERTY HIGHLIGHTS

- Furniture included.
- Edgy architectural elements.
- Unique plug and play opportunity.
- Geothermal service to the building.
- Surface and garage parking available nearby.
- Four shared conference rooms available with reservations.
- Ready to occupy space with both interior and perimeter offices.
- Amenities include indoor gym, showers, lockers, basketball court, field turf and shared conference rooms.



2nd FLOOR  
Suite 250 - 7,423 SF

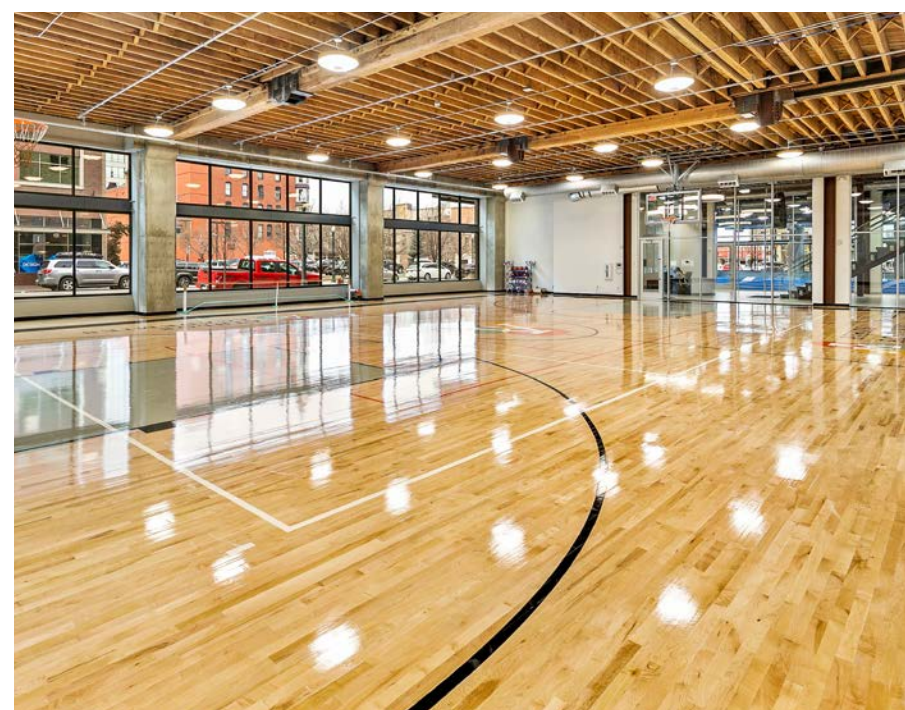




## ATHLOS BUILDING

UPDATED: 5.2.2024

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



## ATHLOS BUILDING

UPDATED: 5.2.2024

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



**BODO**

Café Gracie  
PF Chang's  
The Warehouse  
Bdmo  
Liquid  
PROOF  
FIVE GUYS  
SLOW BY SLOW  
THE STILL

UWP Simplot

**RESTAURANT ROW**

RED HEATHER  
Eureka!  
MEXAGONE  
FORK  
The Wolf  
Liquor

**THE FOWLER**

WYDER  
FORM & FUNCTION  
BB

Marrriott  
MOD PIZZA  
TRADER JOE'S  
PANDA EXPRESS  
COLD CUP

WinCo FOODS

**ADA COUNTY COURTHOUSE**

**IDAHO STATE CAPITOL**

Front St

3rd St

Main St

Jefferson St

State St

Broadway Ave

DONA LARSON PARK

BOISE ROSE GARDEN

FORT BOISE PARK

St Luke's

IDAHO ELKS REHAB

AT&T  
STRETCH LAB  
Great Clips  
ZUPAS  
Banano  
TIN ROOF

## ATHLOS BUILDING

UPDATED: 5.2.2024

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.