



Colliers



**Class A
Office Space!**

For Lease

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Idaho Public TV Building 1455 N Orchard St | Boise, ID

Highlights:

- Access to Greenbelt pathway (directly across the street)
- Locker room with showers on the same floor
- Parking included
- Full time, on-site maintenance team
- Stable, long-term tenants (Orchard Partners rarely has available space for lease; complex is generally 100% leased)
- Long term property owner – same owner since 1979 with “build and hold” philosophy (so buildings are constructed for durability), and interested in long-term tenants
- Direct access to downtown and interstate
- Fiber-optic internet

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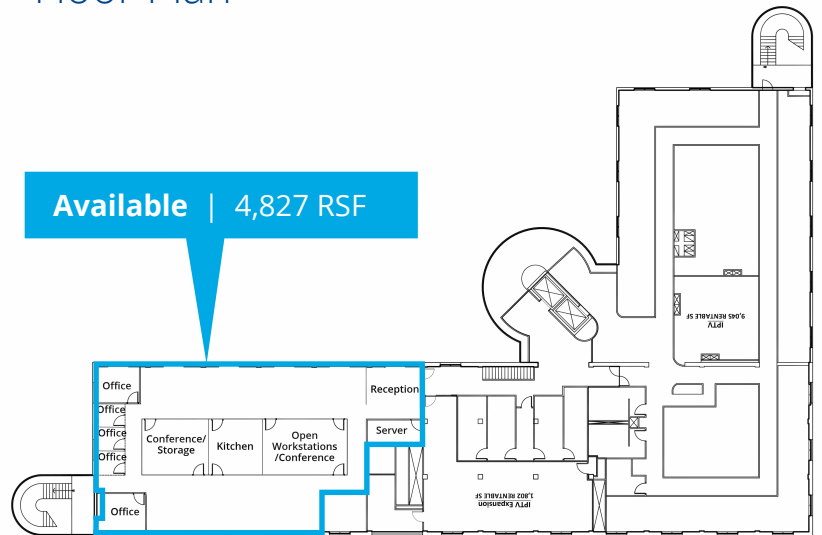
For Lease

Property Information

Property Type	Office
Space Available	4,827 RSF
Land Size	2 Acres
Parking	4 : 1,000
Lease Type	Full Service
Lease Rate	\$22.00 PSF

*Landlord receptive to suite modifications. Landlord/
Tenant Improvements TBD

Floor Plan

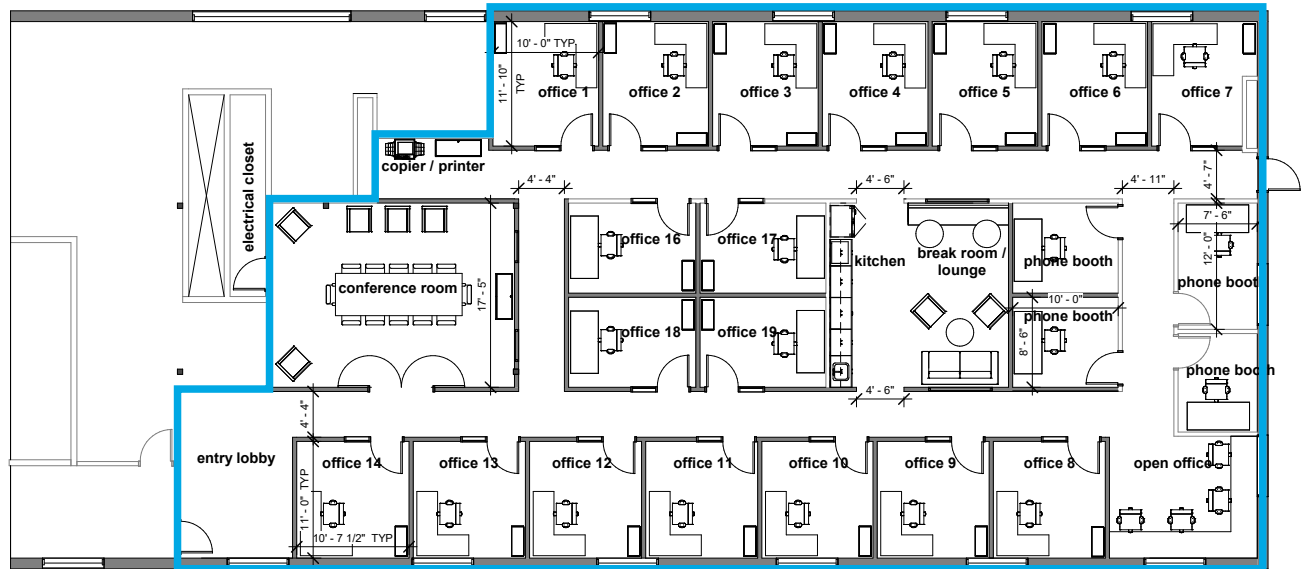


Site Plan



For Lease

Conceptual Floor Plan



Conceptual Renderings



For Lease



ORCHARD COMMONS BUSINESS COMPLEX

**OPEN PARKING THROUGHOUT UNLESS
OTHERWISE SPECIFIED*



BUILDINGS

- 1 | SCOTT J, CHANDLER BUILDING
- 2 | CSC BUILDING
- 3 | IPTV BUILDING
- 4 | EARL F. CHANDLER BUILDING



LANDMARKS

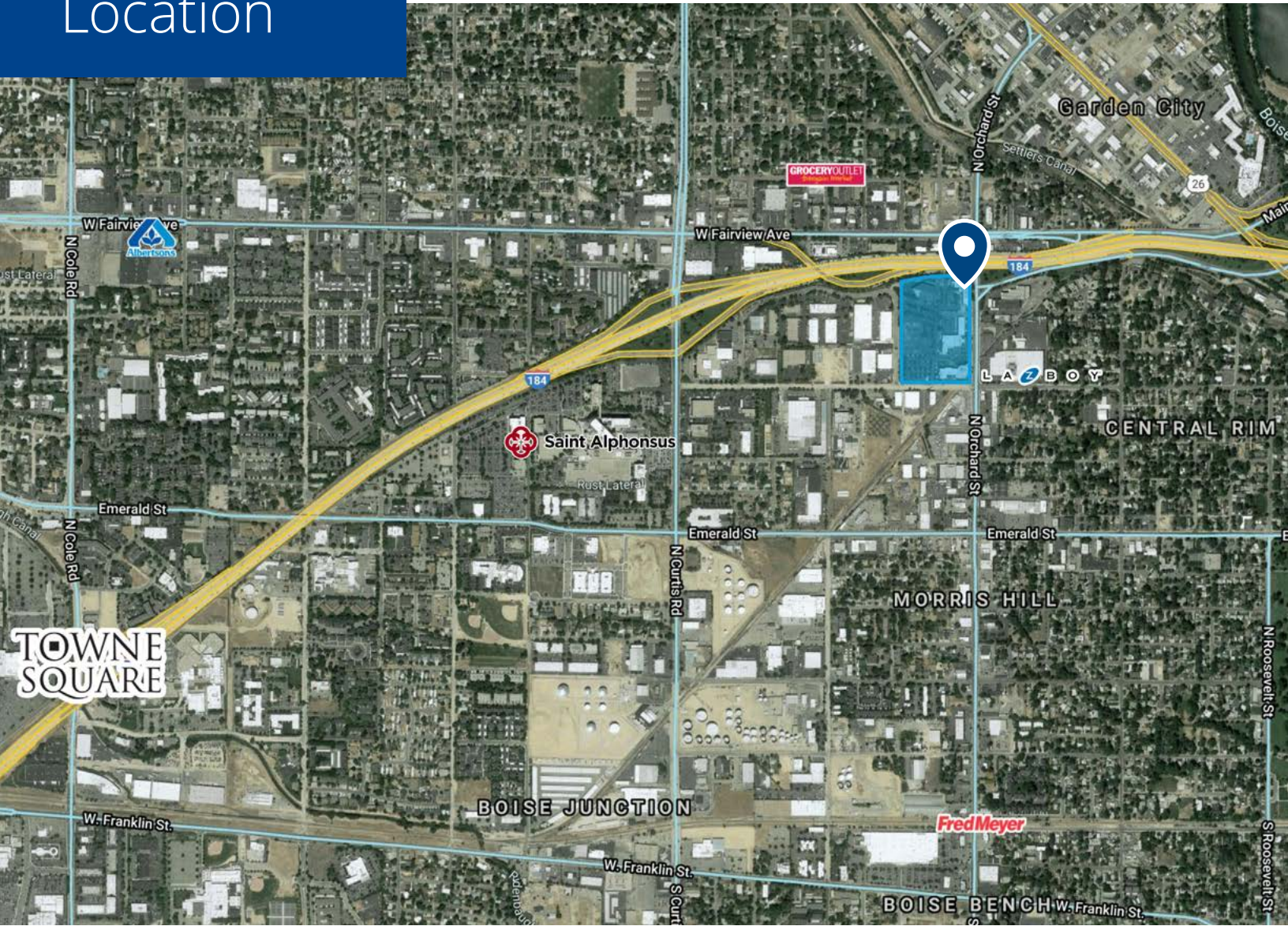
- 1 | FOOD TRUCK COURT
- 2 | BOISE GREENBELT
- 3 | CROSSWALK



Location

 [Google Map](#)

 [Street View](#)



N Orchard Street



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