

FOR LEASE / SUBLEASE



1444 S ENTERTAINMENT AVE

BOISE, IDAHO 83709

INCREDIBLE INTERSTATE 84 LOCATION WITH PANORAMIC VIEWS

4,431 SF – FOR SUBLEASE

3,590 SF – FOR SUBLEASE

3,070 SF – FOR LEASE



FOR MORE INFORMATION PLEASE CONTACT US:

JOSH WIETING

📞 208.870.9633

✉️ josh@cornerpointcre.com

BILL DAVIS

📞 208.859.8329

✉️ bill@cornerpointcre.com

SHERRY SCHOEN

📞 208.870.6933

✉️ sherry@cornerpointcre.com



SUITE AVAILABILITY

FIRST FLOOR

- ▶ 4,431 SF – For Sublease (Move in ready, furniture negotiable)
- ▶ 3,590 SF – For Sublease (Move in ready, large open area)

SECOND FLOOR

- ▶ 3,070 SF – For Lease (Spec space to be delivered in Q1 2026)

PROPERTY HIGHLIGHTS

- ▶ Just minutes from the Boise Airport, downtown Boise & surrounding cities
- ▶ Free on-site parking for employees, clients and visitors
- ▶ Keyless access, state of the art HVAC and fiber optics
- ▶ Large multi-tenant pylon sign with electronic message board
- ▶ Onsite backup generator
- ▶ Number of floors: 5
- ▶ 3.5/1,000 parking ratio
- ▶ Walking distance to restaurants, retail and hotels

FOR MORE INFORMATION PLEASE CONTACT US:

JOSH WIETING

📞 208.870.9633

✉ josh@cornerpointcre.com

BILL DAVIS

📞 208.859.8329

✉ bill@cornerpointcre.com

SHERRY SCHOEN

📞 208.870.6933

✉ sherry@cornerpointcre.com

ASKING RATE

\$22.00 - \$26.00 SF

(FSEJ Base Year)

FOR LEASE / SUBLEASE
1444 S ENTERTAINMENT AVE



FIRST FLOOR

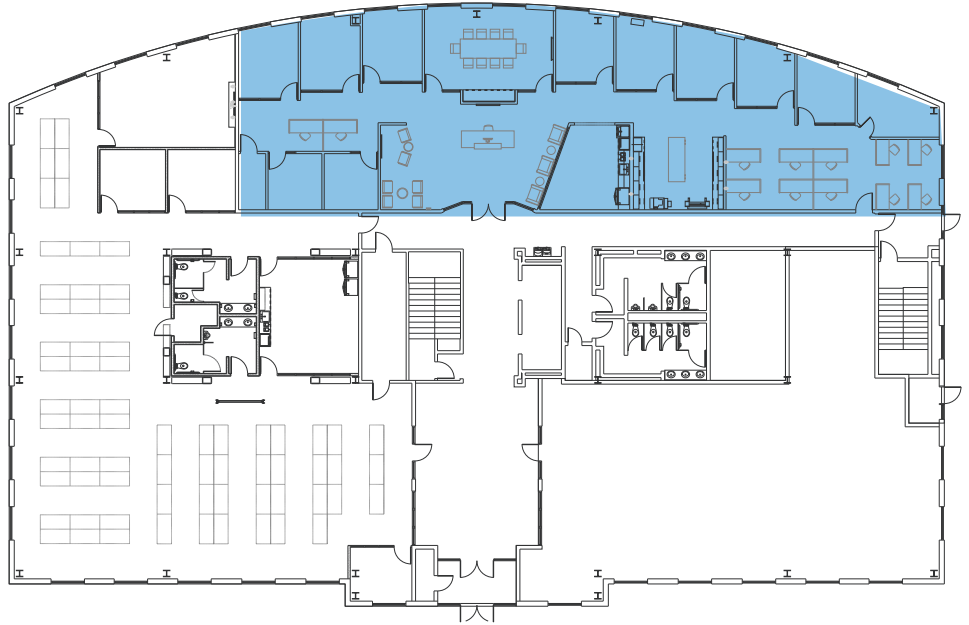
Beautifully appointed flagship suite | move in ready | furniture negotiable

4,431 SF

Available for Sublease

\$26.00 SF

(FSEJ Base Year)



FOR MORE INFORMATION PLEASE CONTACT US:

JOSH WIETING

📞 208.870.9633

✉ josh@cornerpointcre.com

BILL DAVIS

📞 208.859.8329

✉ bill@cornerpointcre.com

SHERRY SCHOEN

📞 208.870.6933

✉ sherry@cornerpointcre.com

FOR LEASE / SUBLEASE
1444 S ENTERTAINMENT AVE



FIRST FLOOR

Move in ready open space / furniture negotiable

3,590 SF

Available for Sublease

\$22.00 SF

(FSEJ Base Year)



FOR MORE INFORMATION PLEASE CONTACT US:

JOSH WIETING

📞 208.870.9633

✉ josh@cornerpointcre.com

BILL DAVIS

📞 208.859.8329

✉ bill@cornerpointcre.com

SHERRY SCHOEN

📞 208.870.6933

✉ sherry@cornerpointcre.com

FOR LEASE / SUBLEASE
1444 S ENTERTAINMENT AVE



SECOND FLOOR

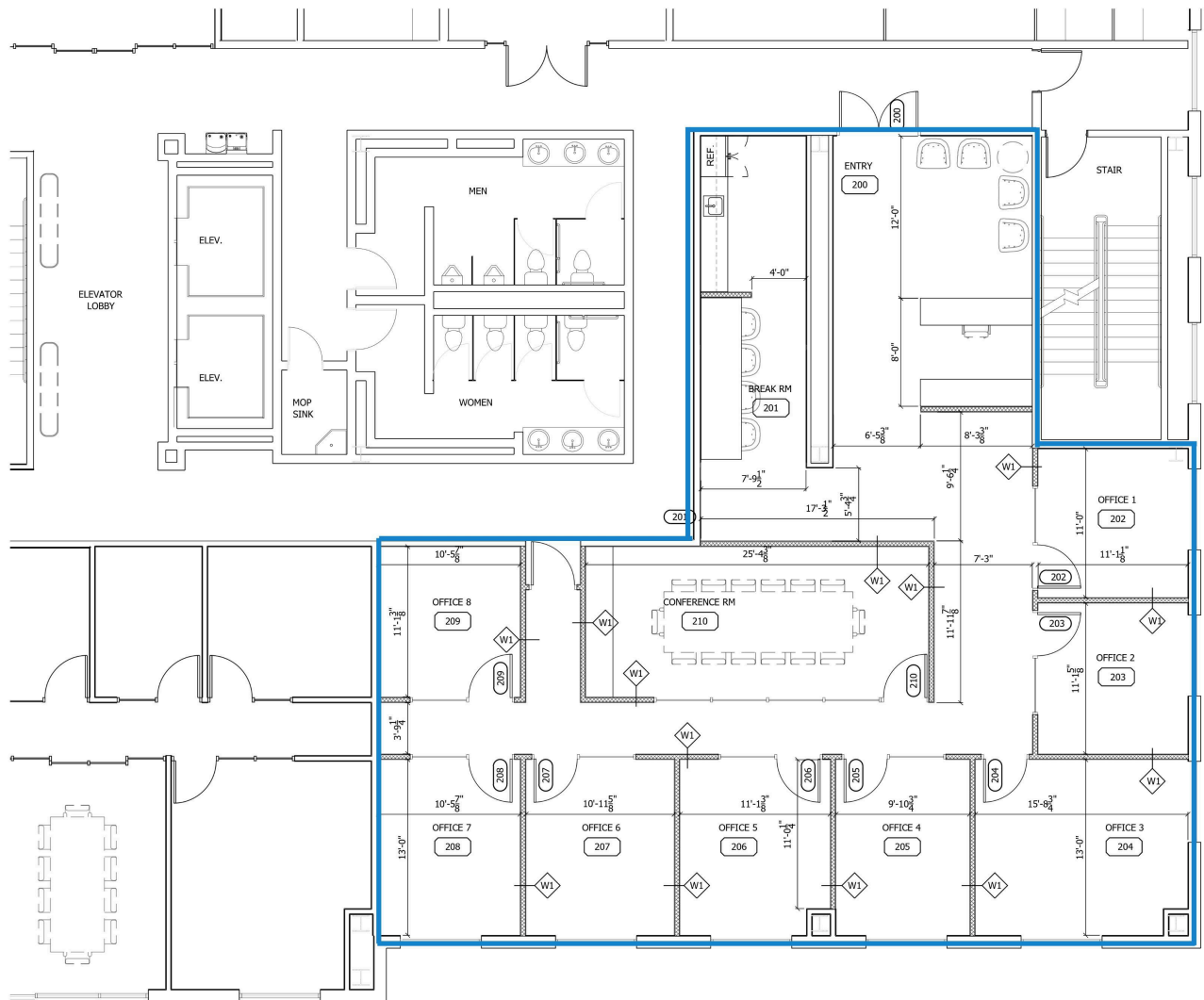
Brand new spec suite to be delivered Q1 2026

3,070 SF

Available for Lease

\$26.00 SF

(FSEJ Base Year)



FOR MORE INFORMATION PLEASE CONTACT US:

JOSH WIETING

📞 208.870.9633

✉ josh@cornerpointcre.com

BILL DAVIS

📞 208.859.8329

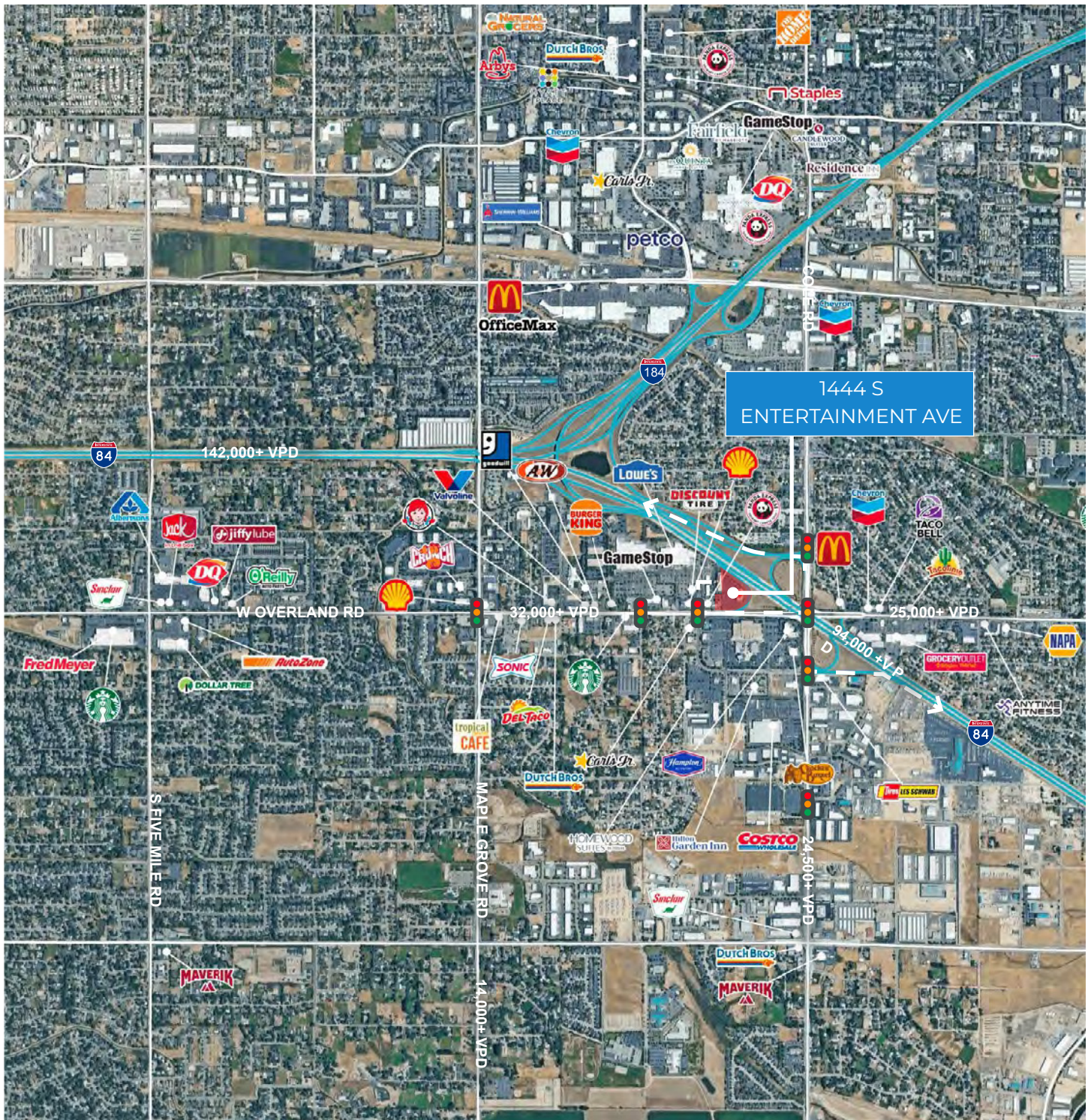
✉ bill@cornerpointcre.com

SHERRY SCHOEN

📞 208.870.6933

✉ sherry@cornerpointcre.com

FOR LEASE / SUBLEASE
1444 S ENTERTAINMENT AVE



FOR MORE INFORMATION PLEASE CONTACT US:

JOSH WIETING

📞 208.870.9633

✉️ josh@cornerpointcre.com

BILL DAVIS

📞 208.859.8329

✉️ bill@cornerpointcre.com

SHERRY SCHOEN

📞 208.870.6933

✉️ sherry@cornerpointcre.com

FOR LEASE / SUBLEASE
1444 S ENTERTAINMENT AVE



FOR MORE INFORMATION PLEASE CONTACT US:

JOSH WIETING

📞 208.870.9633

✉️ josh@cornerpointcre.com

BILL DAVIS

📞 208.859.8329

✉️ bill@cornerpointcre.com

SHERRY SCHOEN

📞 208.870.6933

✉️ sherry@cornerpointcre.com