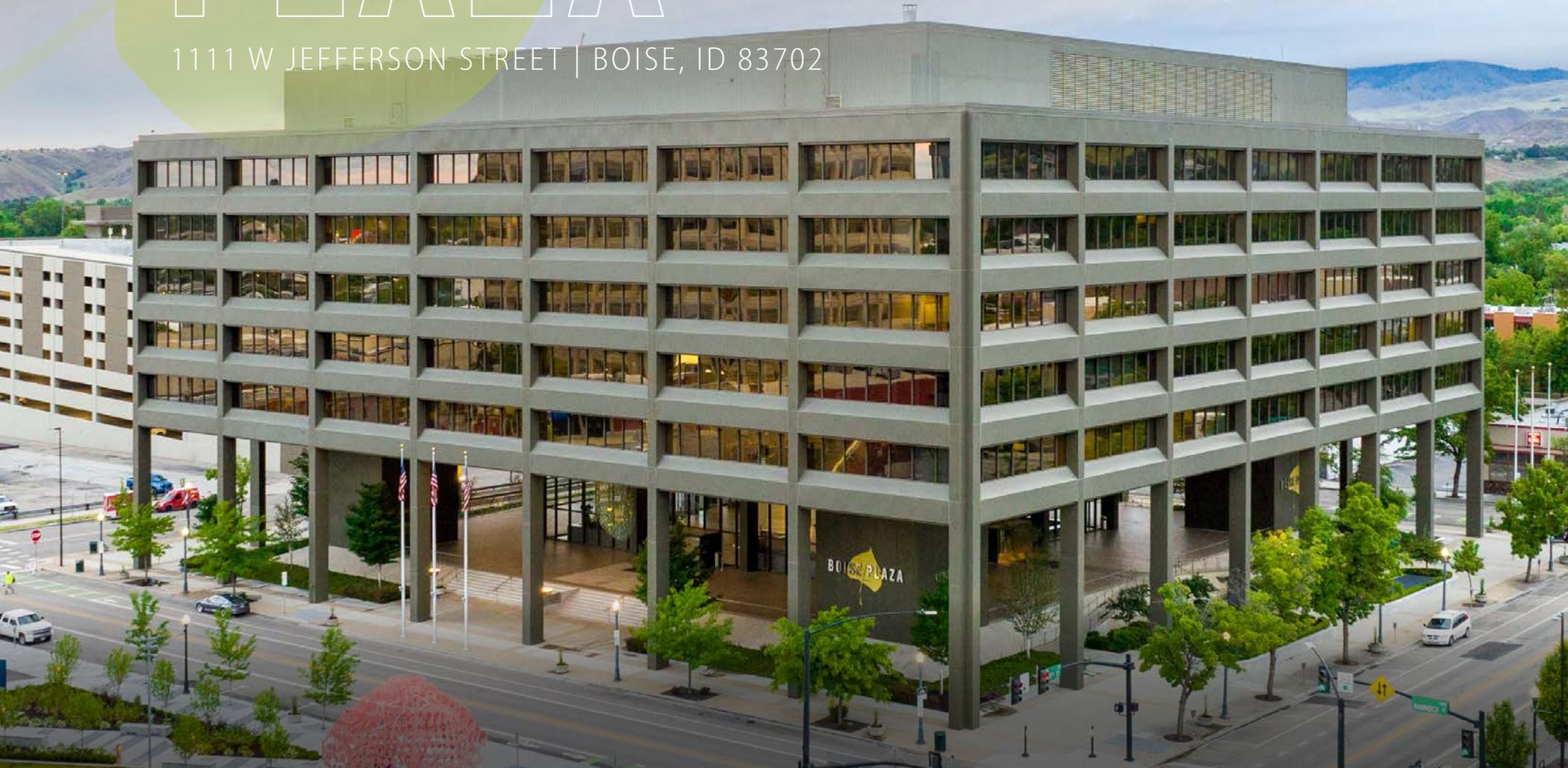


CLASS 'A' OFFICE SPACE IN DOWNTOWN BOISE

BOISE PLAZA

1111 W JEFFERSON STREET | BOISE, ID 83702

TOK
COMMERCIAL



NICK SCHUITEMAKER, CCIM
208.947.0802
nick@tokcommercial.com

MIKE GREENE SIOR, CCIM
208.947.0835
mikeg@tokcommercial.com

PETER OLIVER SIOR, CCIM
208.947.0816
peter@tokcommercial.com

OWNED AND
MANAGED BY

Rafanelli & Nahas

PROPERTY INFORMATION

SUBMARKET:	Downtown	# OF FLOORS:	5
BLDG TYPE:	Office	PARKING:	Dedicated Garage + Street Parking
BLDG SIZE:	320,000 SF	AVAILABLE:	Immediately
BLDG QUALITY:	Class A+		

AVAILABLE SPACE

SPACE	RSF	RATE
Suite 400	3,924 SF	Contact Agent
Suite 411	4,114 SF	Contact Agent
Suite 412	2,159 SF	Contact Agent
Suite 414	2,581 SF	Contact Agent
Suite 415	3,714 SF	Contact Agent

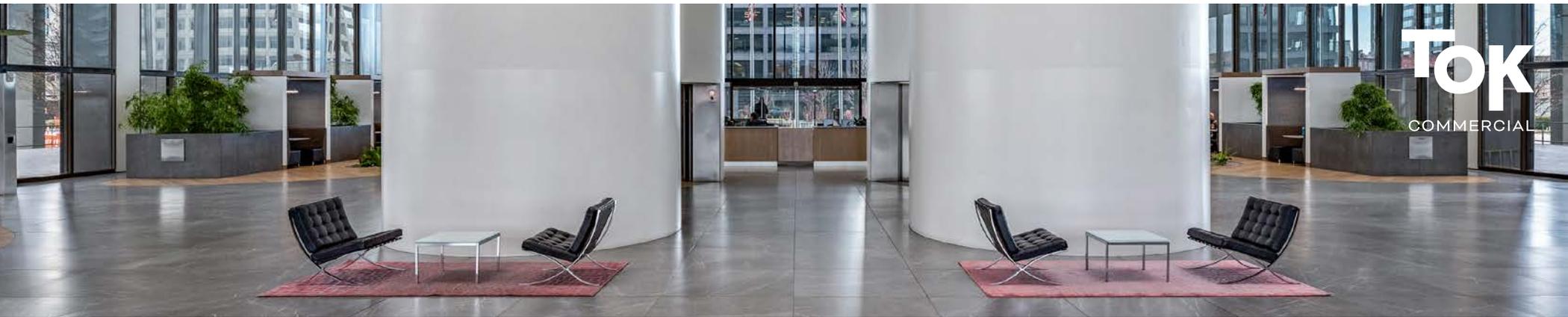
PROPERTY HIGHLIGHTS

- Ample Adjacent Parking
- In Building Fitness Center
- Eight Story Interior Atrium
- 300,000+ Square Feet of Best in Class, Class "A" Office Space
- Full Service Lease Includes 5 Night Janitorial Service
- Stunning Panoramic Views of Downtown and the Foothills
- Full-Time Concierge at the Atrium Reception Desk to Greet Your Clients

Within Walking Distance of the City's Best Restaurants and Business Services in the Heart of Downtown Boise

- Multi-level garage containing 960 spaces.
- Surrounded by street parking



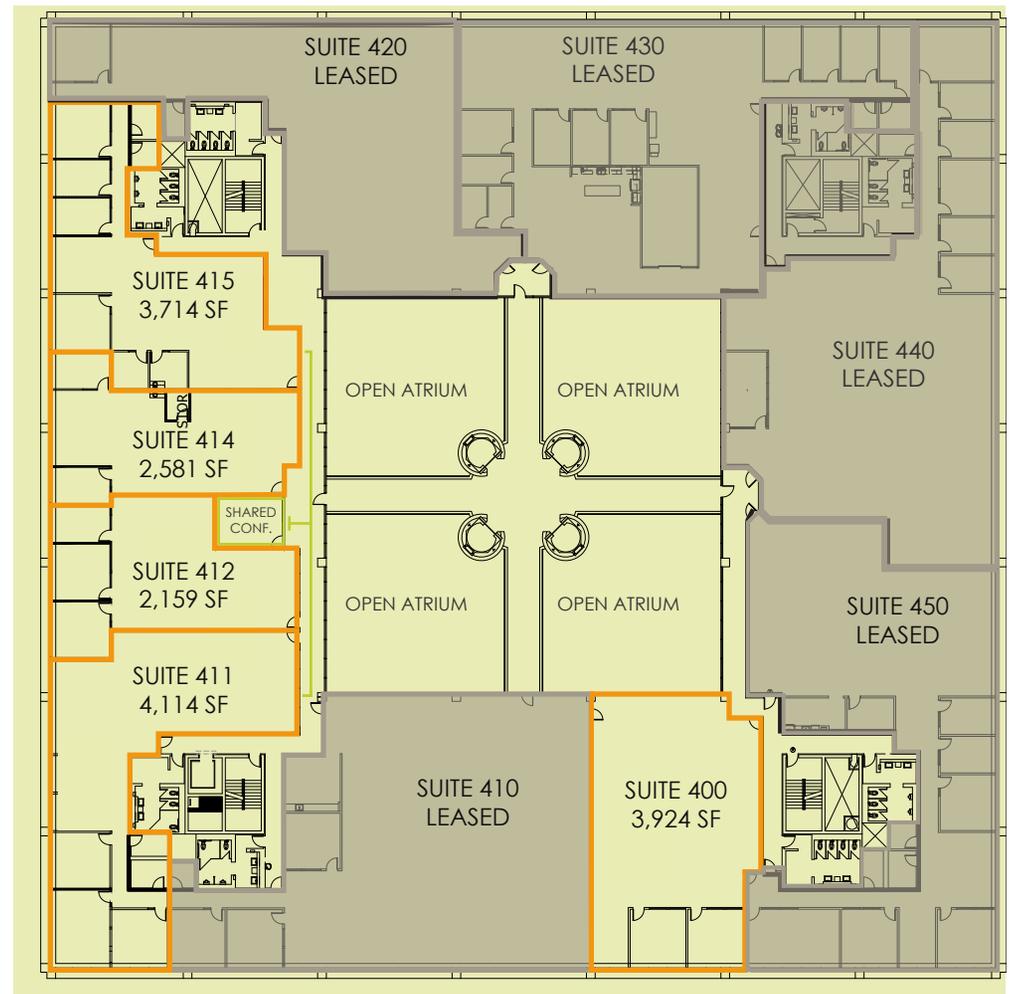


**BOISE
PLAZA**

FOURTH FLOOR

**2,159 SF TO 16,492 SF
AVAILABLE**

**NEW SUITE(S) BUILD-OUT
SUMMER 2026**



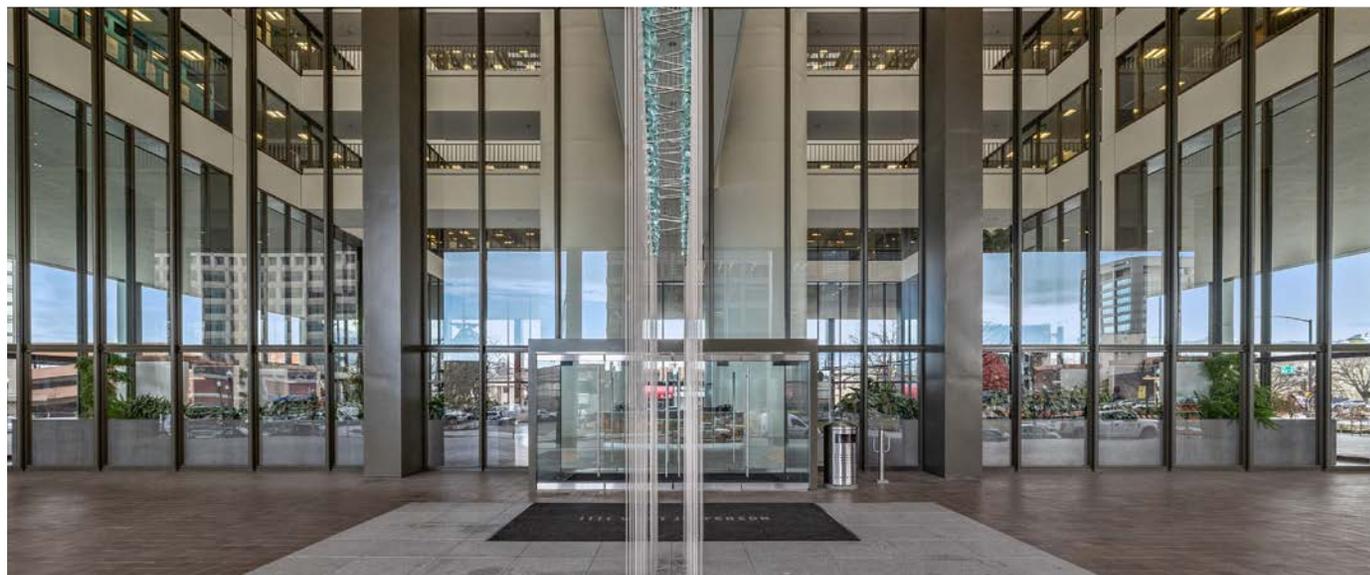
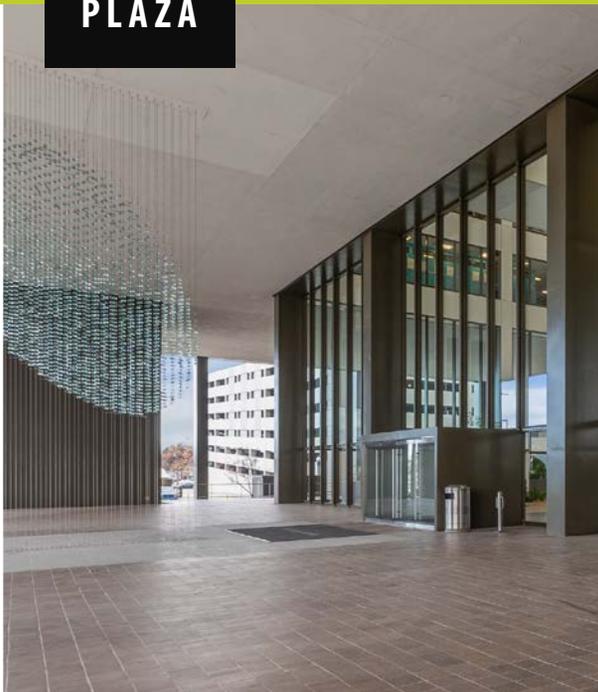
TENANT FEATURES

- 5 NIGHT JANITORIAL SERVICE
- ON-SITE FITNESS & LOCKER ROOM
- FULL-TIME CONCIERGE DESK SERVICE
- RARE, DEDICATED DOWNTOWN PARKING
- ACROSS FROM NEW, CHERIE BUCKNER-WEBB PARK
- PANORAMIC VIEWS OF DOWNTOWN AND BOISE FOOTHILLS FROM EVERY FLOOR



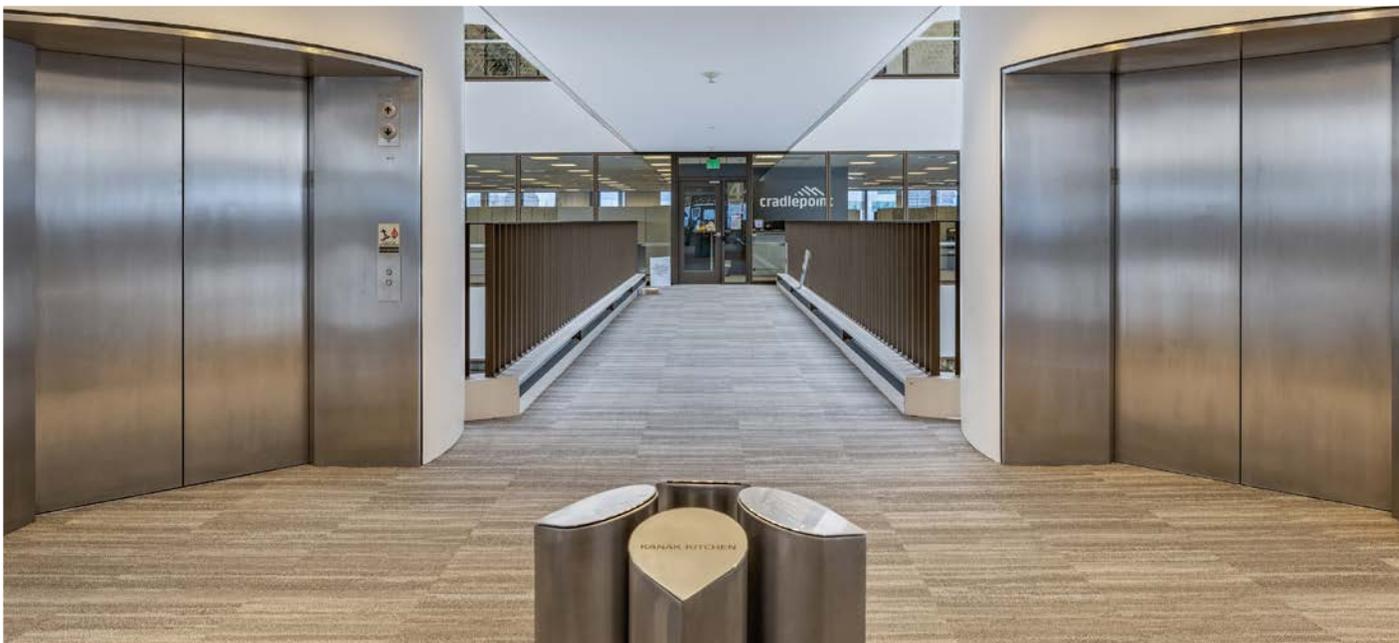
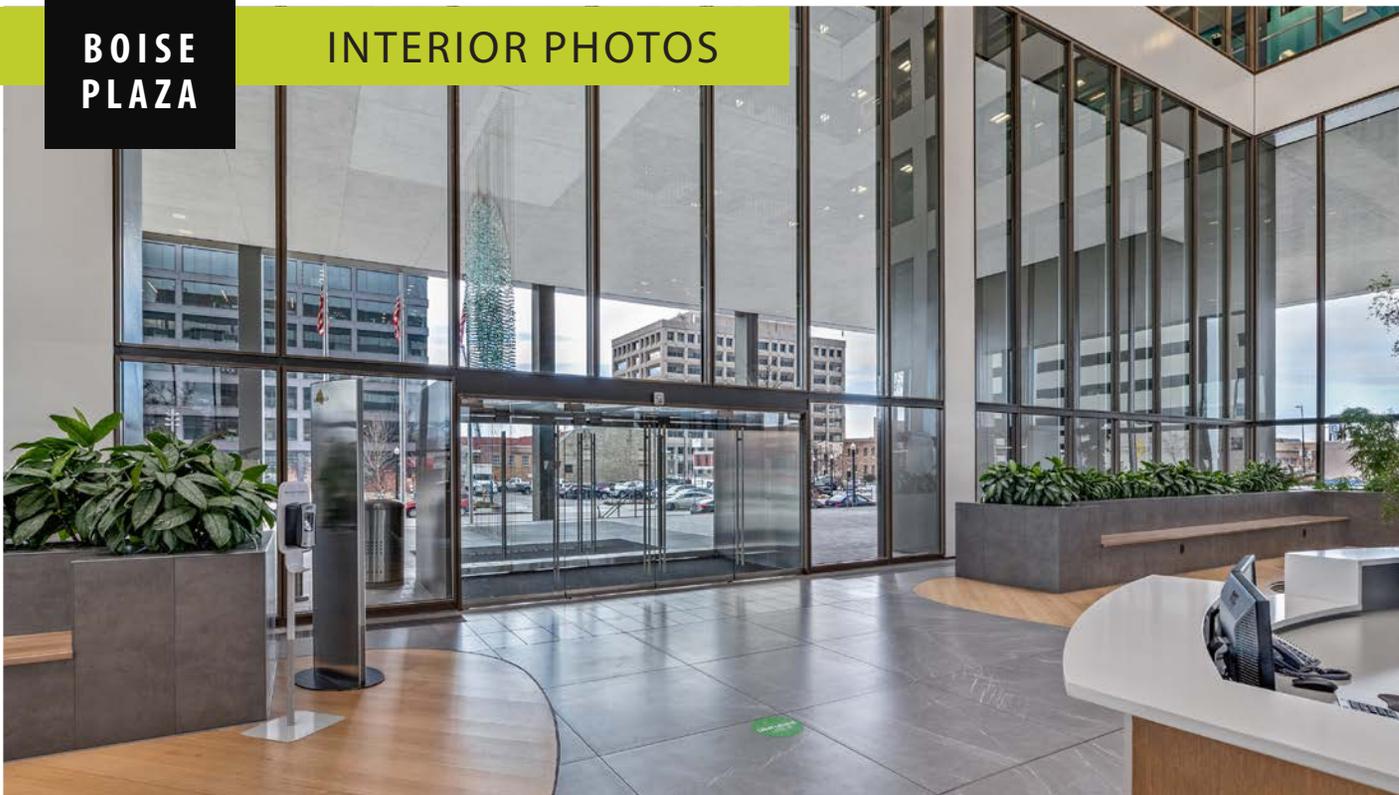
BOISE PLAZA

EXTERIOR PHOTOS



**BOISE
PLAZA**

INTERIOR PHOTOS



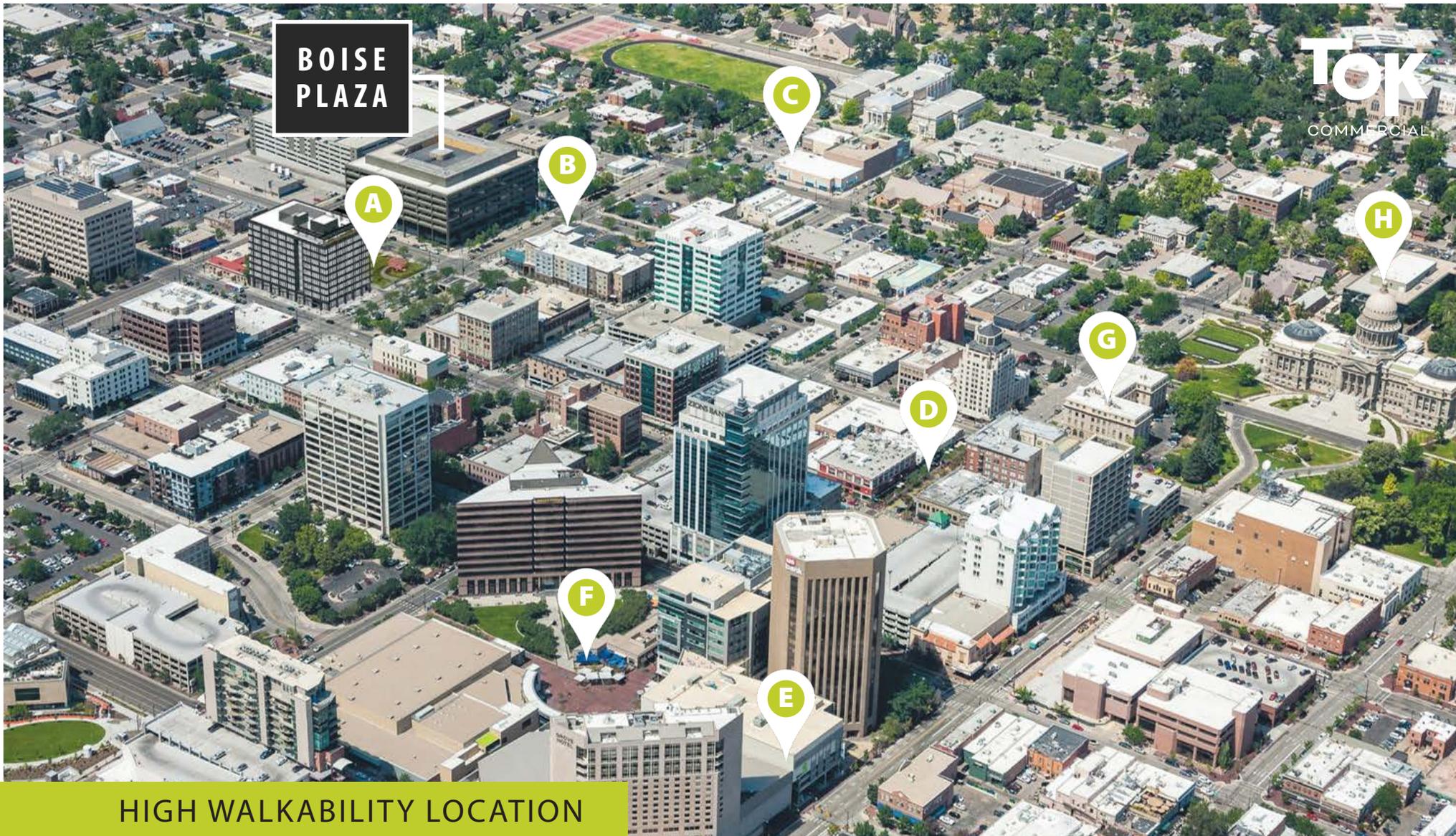
**BOISE
PLAZA**

4TH FLOOR PHOTOS



**BOISE
PLAZA**

TOK
COMMERCIAL



HIGH WALKABILITY LOCATION

- A** **CHERIE BUCKNER-WEBB PARK** | 2 minute walk
- B** **HYATT PLACE BOISE HOTEL** | 2 minute walk
- C** **DOWNTOWN BOISE YMCA** | 4 minute walk
- D** **8TH STREET RESTAURANT ROW** | 5 minute walk

- E** **REGIONAL TRANSIT BUS TERMINAL** | 6 Minute walk
- F** **THE GROVE PLAZA** | 6 Minute walk
- G** **US POST OFFICE** | 6 Minute walk
- H** **IDAHO STATE CAPITOL BUILDING** | 7 Minute walk