



# HISTORIC HOFF BUILDING FOR LEASE

802 W Bannock St, Boise, ID  
**SF AVAILABLE: 302 - 4,248 SF**  
**BUILDING SIZE: 93,543 SF**

## PROPERTY HIGHLIGHTS

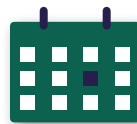
- One of Boise's Premier Historic Buildings
- Classic Details, Sweeping Views, Gorgeous Art Deco Style Lobby
- Spacious, Beautifully Remodeled Conference Center, Available for All Tenants
- Fantastic Location Near the Capitol, in the Heart of Downtown Boise
- Operable Windows and Large New York Penthouse-Style Terraces Available with Some Suites
- Suites 303 & 304 can be Combined



**11 SUITES AVAILABLE!**  
302 - 4,248 SF



**BUILDING SIZE**  
93,543 SF | 14 Floors



**LEASE TERM**  
1 - 10 Years



**ASKING RATE**  
\$450/Month - \$25.00 SF/YR  
Full Service Excluding Janitorial



**INTERMOUNTAIN**  
COMMERCIAL REAL ESTATE

**WENDY SHOEMAKER**  
wendys@icreboise.com  
(208) 285-2611 office  
(208) 859-2816 cell

[www.icreboise.com](http://www.icreboise.com) | 380 E. Parkcenter Boulevard Suite 290, Boise, ID 83706 | (208) 429-8603 office

The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.



# EXECUTIVE SUMMARY

Available SF: **302 - 4,248 SF**

Lease Rate: **\$450/Month - \$25.00 SF/YR**

Lease Type: **Full Service Excluding Janitorial; NNN**

Building Size: **93,543 SF**

Building Class: **A**

Year Built: **1929**

Zoning: **C-5DD**

Market: **Downtown Boise**

Cross Streets: **8th & Bannock St**

Suites Available:	<b>2nd Floor 203</b>	330 SF	<b>\$450/MONTH - Available January 1, 2023</b>
	<b>2nd Floor 208</b>	1,241 SF	<b>\$22.00 SF/YR</b>
	<b>3rd Floor 303</b>	434 - 1,828 SF	<b>\$21.00 SF/YR - Suite 303 &amp; 304 can be Combined</b>
	<b>3rd Floor 304</b>	1,394 - 1,828 SF	<b>\$21.00 SF/YR - Suite 303 &amp; 304 can be Combined</b>
	<b>3rd Floor 306</b>	302 SF	<b>\$20.00 SF/YR - Available February 1, 2023</b>
	<b>4th Floor 400</b>	1,369 SF	<b>\$20.00 SF/YR</b>
	<b>4th Floor 402</b>	570 SF	<b>\$20.00 SF/YR</b>
	<b>4th Floor 404</b>	1,820 SF	<b>\$20.00 SF/YR</b>
	<b>6th Floor 602</b>	877 SF	<b>\$20.00 SF/YR - Available December 1, 2022</b>
	<b>7th Floor 701</b>	2,038 SF	<b>\$22.00 SF/YR - Available February 1, 2023</b>
	<b>812 Bannock St.</b>	4,248 SF	<b>\$25.00 PSF / NNN / \$7.60 PSF</b>

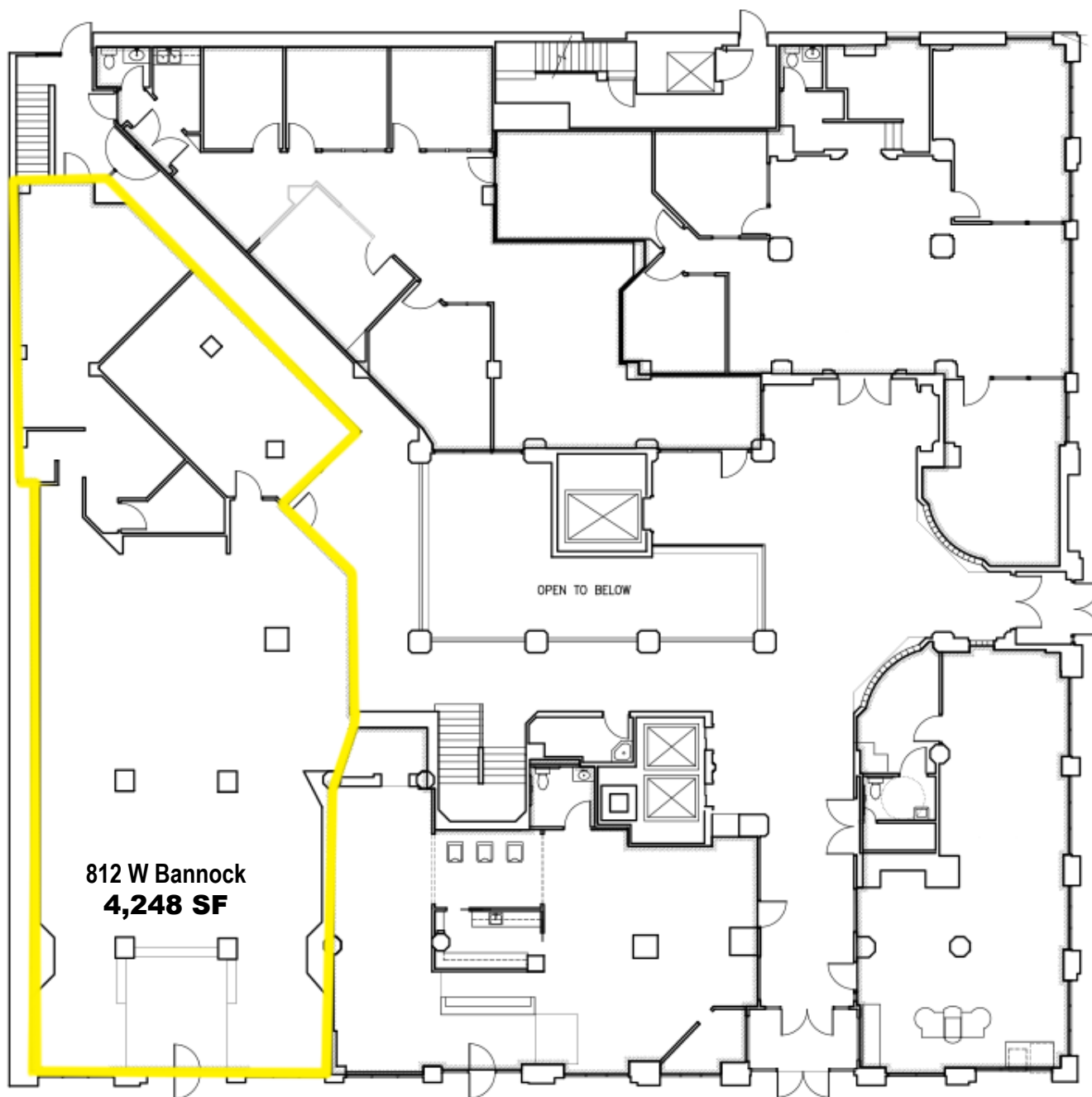
# HISTORIC HOFF BUILDING | 802 W BANNOCK STREET, BOISE, ID



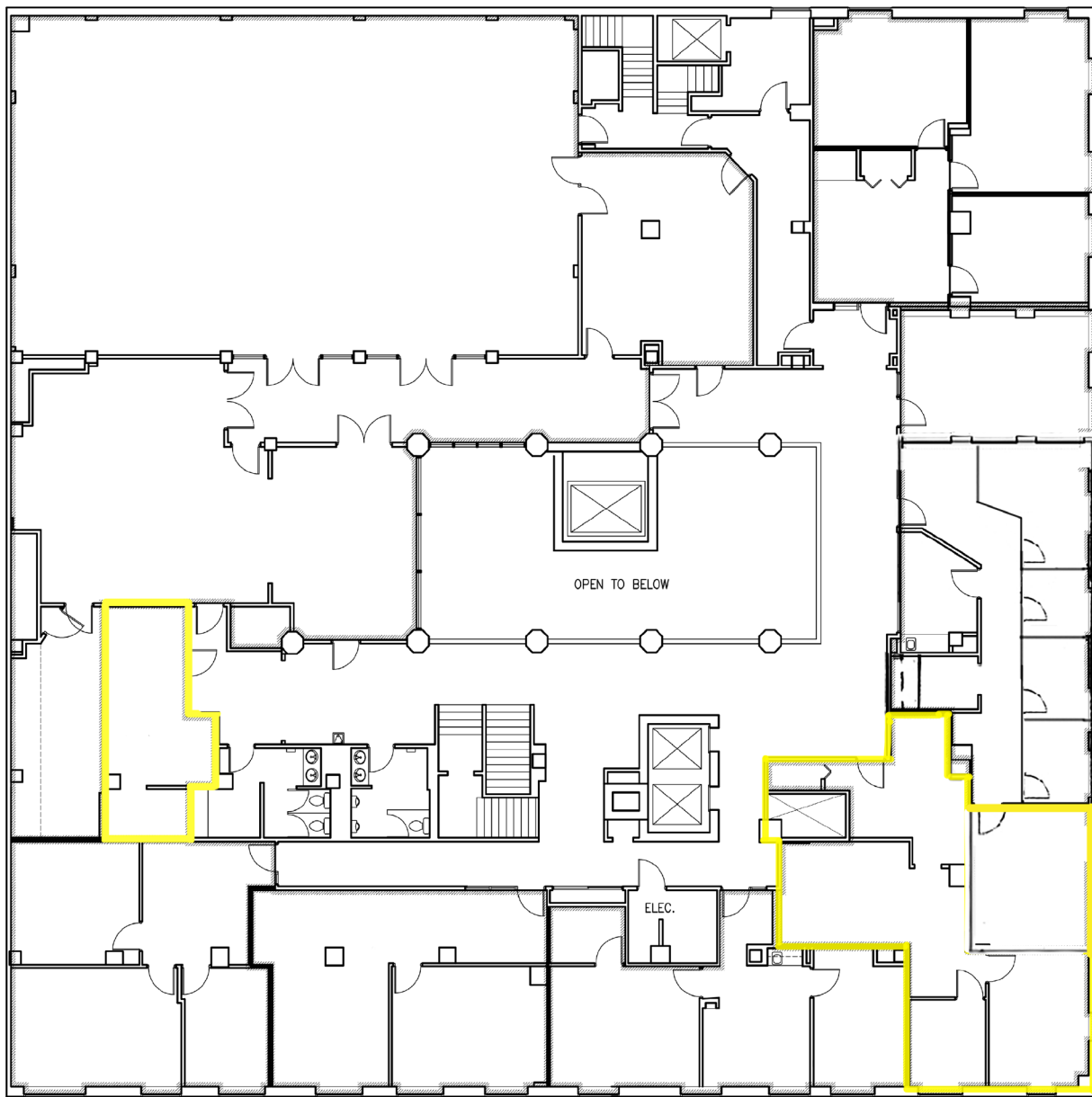
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812 BANNOCK STREET



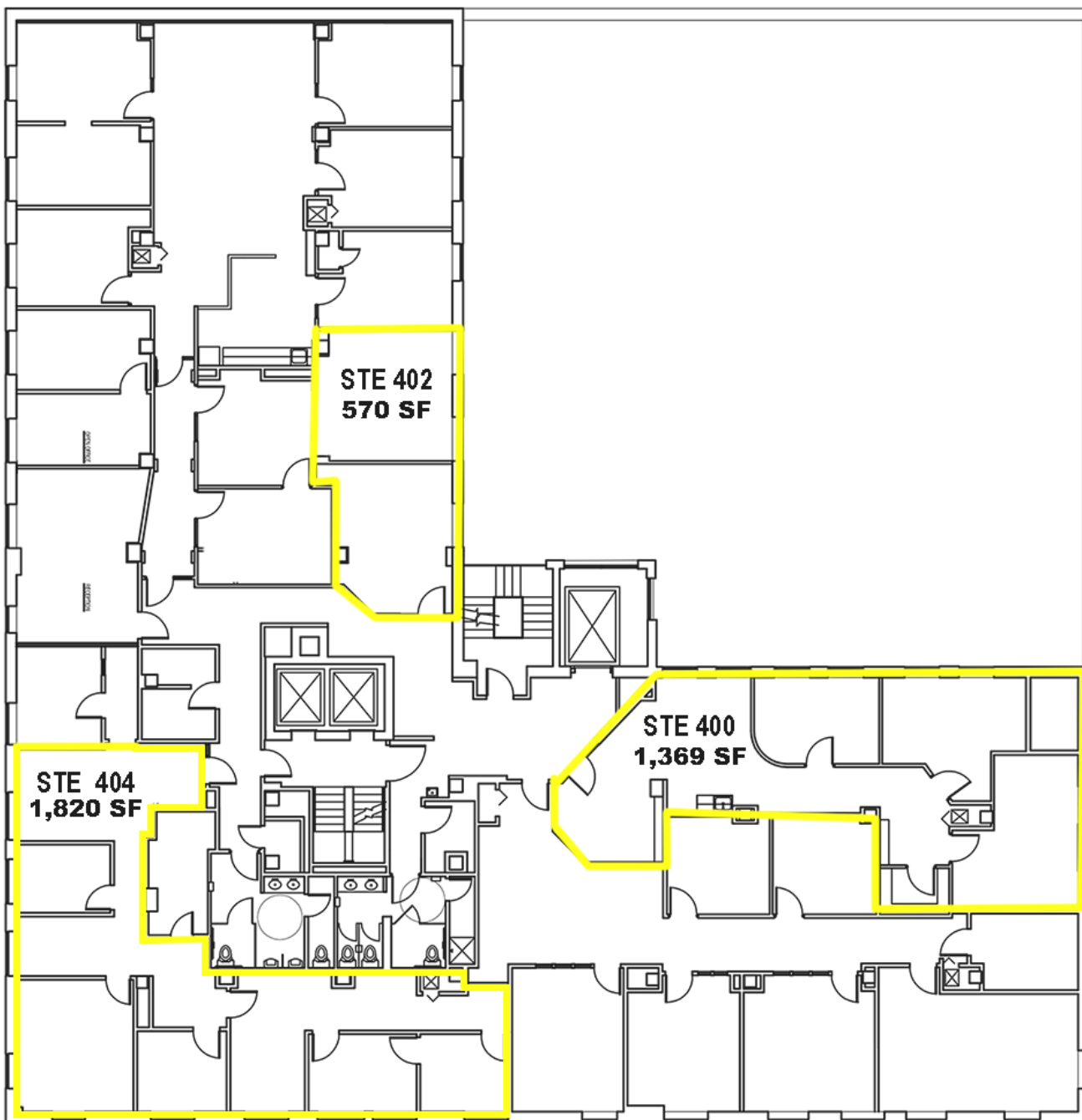


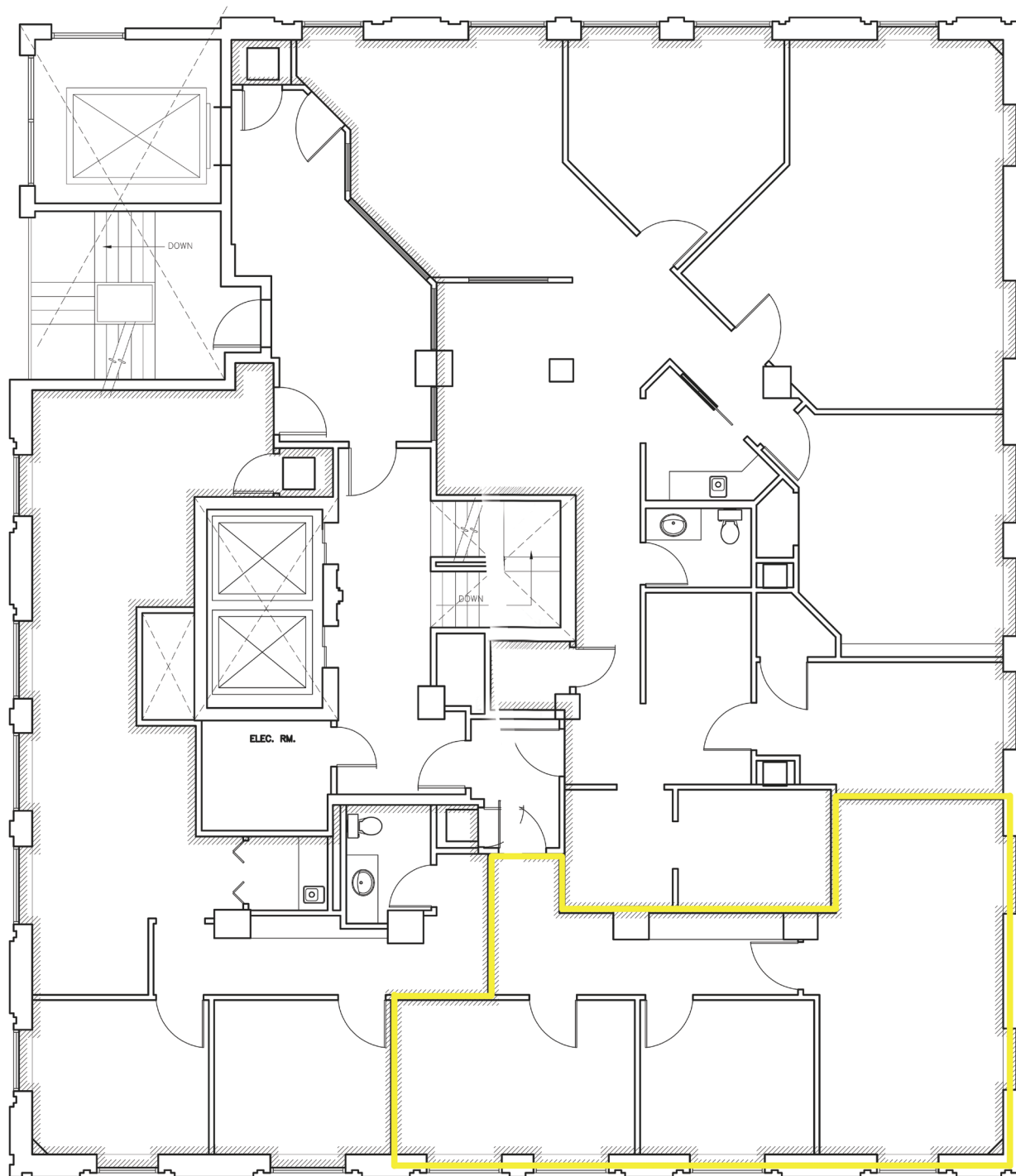
**STE 203  
330 SF**



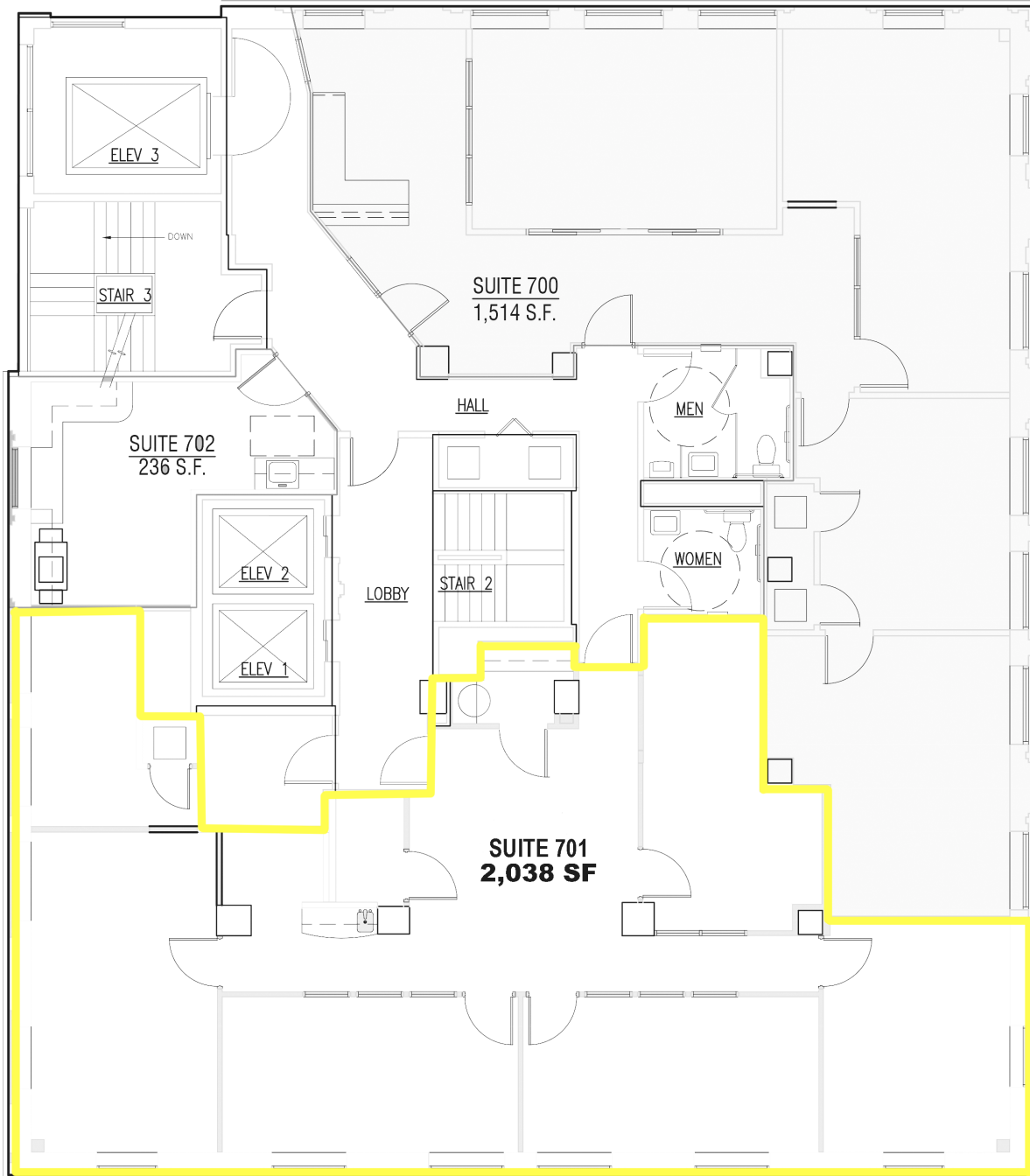
**STE 208  
1,052 SF**



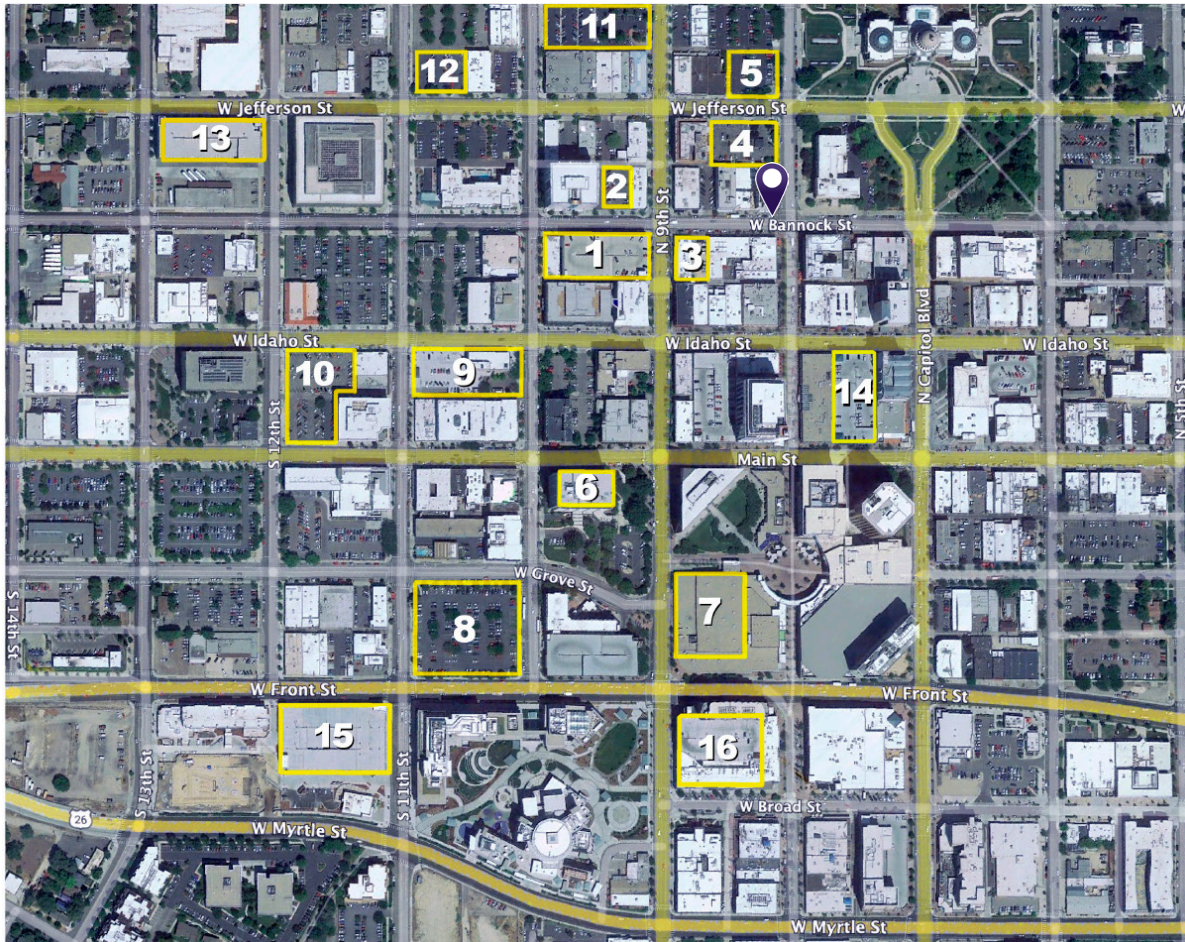




**STE 602**  
**877 SF**



## DOWNTOWN BOISE PARKING MAP



- 1 - 9TH & BANNOCK GARAGE - 977 W BANNOCK
- 2 - BANNER BANK LOT - 910 W BANNOCK
- 3 - GARRO LOT - 825 W BANNOCK
- 4 - HOFF LOT - 805 W JEFFERSON
- 5 - 800 W JEFFERSON
- 6 - ONE CAP CTR - 999 W MAIN
- 7 - WELLS FARGO - 190 S 9TH
- 8 - 1000 W FRONT STREET
- 9 - 1033 W IDAHO
- 10 - 12TH AND IDAHO
- 11 - 983 W STATE
- 12 - 1010 W JEFFERSON
- 13 - BOISE PLAZA - 1223 W JEFFERSON
- 14 - CAPITOL & MAIN PARKBOI GARAGE
- 15 - 11TH & FRONT PARKBOI GARAGE
- 16 - 9TH & FRONT PARKBOI GARAGE

### SPACES

9TH & BANNOCK GARAGE 977 W BANNOCK

BANNER BANK LOT - 910 W BANNOCK

GARRO LOT - 825 W BANNOCK

HOFF LOT - 805 W JEFFERSON

800 W JEFFERSON

ONE CAP CTR - 999 W. MAIN

WELLS FARGO - 190 S 9TH

1000 W FRONT STREET

1033 W IDAHO

12TH AND IDAHO

983 W STATE

1010 W JEFFERSON

BOISE PLAZA - 1223 W JEFFERSON

\* CAPITOL & MAIN PARKBOI GARAGE

\* 11TH & FRONT PARKBOI GARAGE

\* 9TH & FRONT PARKBOI GARAGE

### AVAILABLE

ONLY AVAILABLE FOR DAILY AND HOURLY PARKING

ONLY AVAILABLE FOR DAILY AND HOURLY PARKING

ONLY AVAILABLE FOR DAILY AND HOURLY PARKING

PERMITS ONLY AVAILABLE FOR TENANTS

ONLY AVAILABLE FOR DAILY AND HOURLY PARKING

ONLY AVAILABLE FOR DAILY AND HOURLY PARKING

ONLY AVAILABLE FOR DAILY AND HOURLY PARKING

1 AVAILABLE SPOT LEFT - CAN JOIN WAITING LIST

107 PEOPLE ON WAITING LIST

6 PEOPLE ON WAITING LIST

5 PEOPLE ON WAITING LIST

ONLY AVAILABLE FOR DAILY AND HOURLY PARKING

PERMITS ONLY AVAILABLE FOR TENANTS

AVAILABLE

AVAILABLE

AVAILABLE

### MONTHLY RATE

N/A

N/A

N/A

\$140

N/A

N/A

N/A

\$130

\$95

\$110

\$120

N/A

\$130

\$140

\$100

\$140