



MCCARTY BUILDING FOR LEASE

202 N 9th Street, Boise, ID
SF AVAILABLE: 171 - 242 SF
BUILDING SIZE: 30,591 SF

PROPERTY HIGHLIGHTS

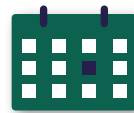
- High Ceilings, and Great Architectural Detail.
- Great Windows with Urban Views.
- Updated Lobby.
- Full Service Lease in Historic McCarty Building.
- Owner is On-Site
- High Traffic Corner Location. Easy access to the I-184 Connector. All Downtown Amenities within a Block.
- Close Access to Public Parking Garages, Metered Street Parking in Front of Building.



AVAILABLE SPACE
2 SUITES AVAILABLE!
171-242 SF



BUILDING SIZE
30,591 SF



LEASE TERM
1 - 10 Years



ASKING RATE
\$500-\$525/Month



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

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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: **171-242 SF** Lease
Rate: **\$500-\$525/Month** Lease
Type: **Full Service**

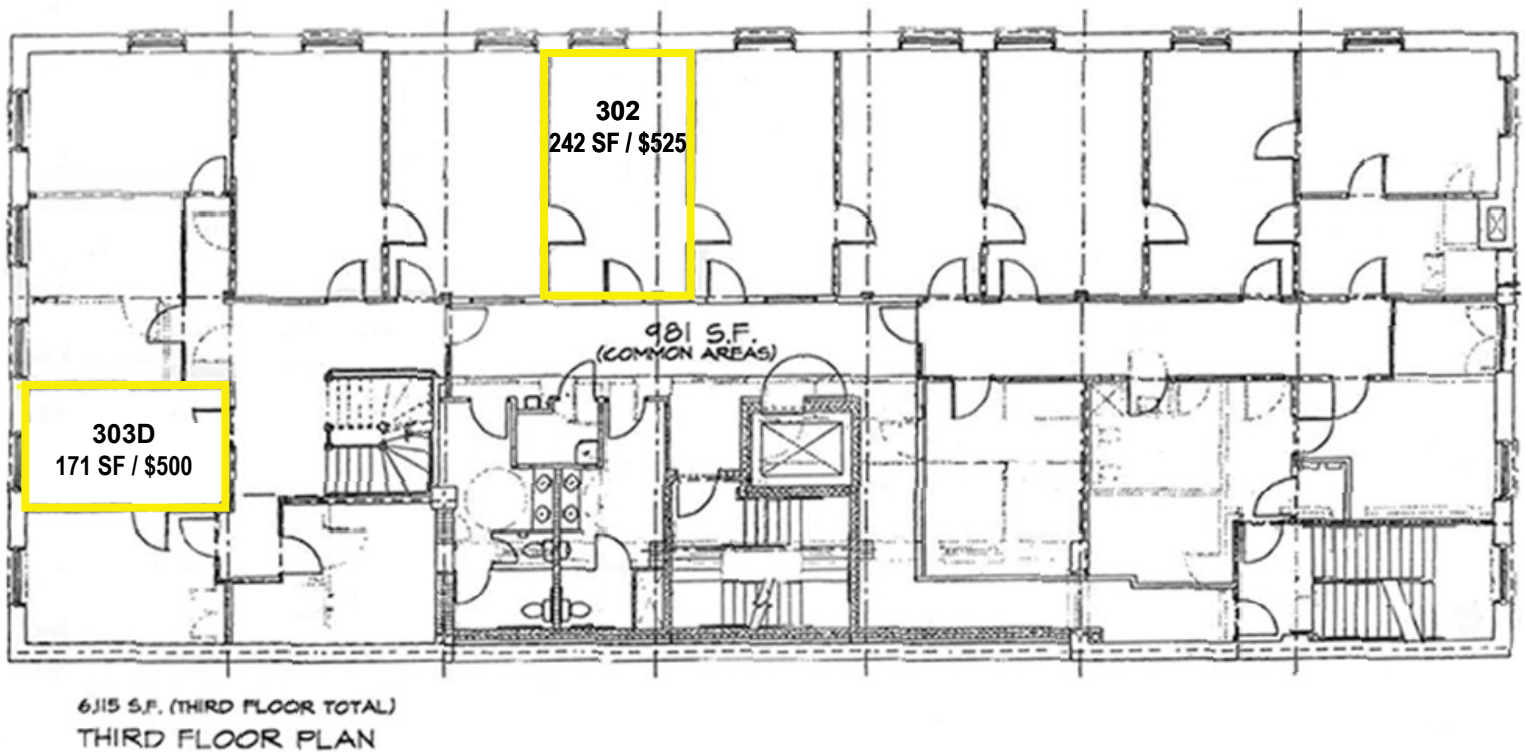
Building Size: **30,591 SF**
Building Class: **B**
Year Built: **1905**

Year Renovated: **1998**

Suites Available:

303D	\$500/Month	171 SF
302	\$525/Month	242 SF

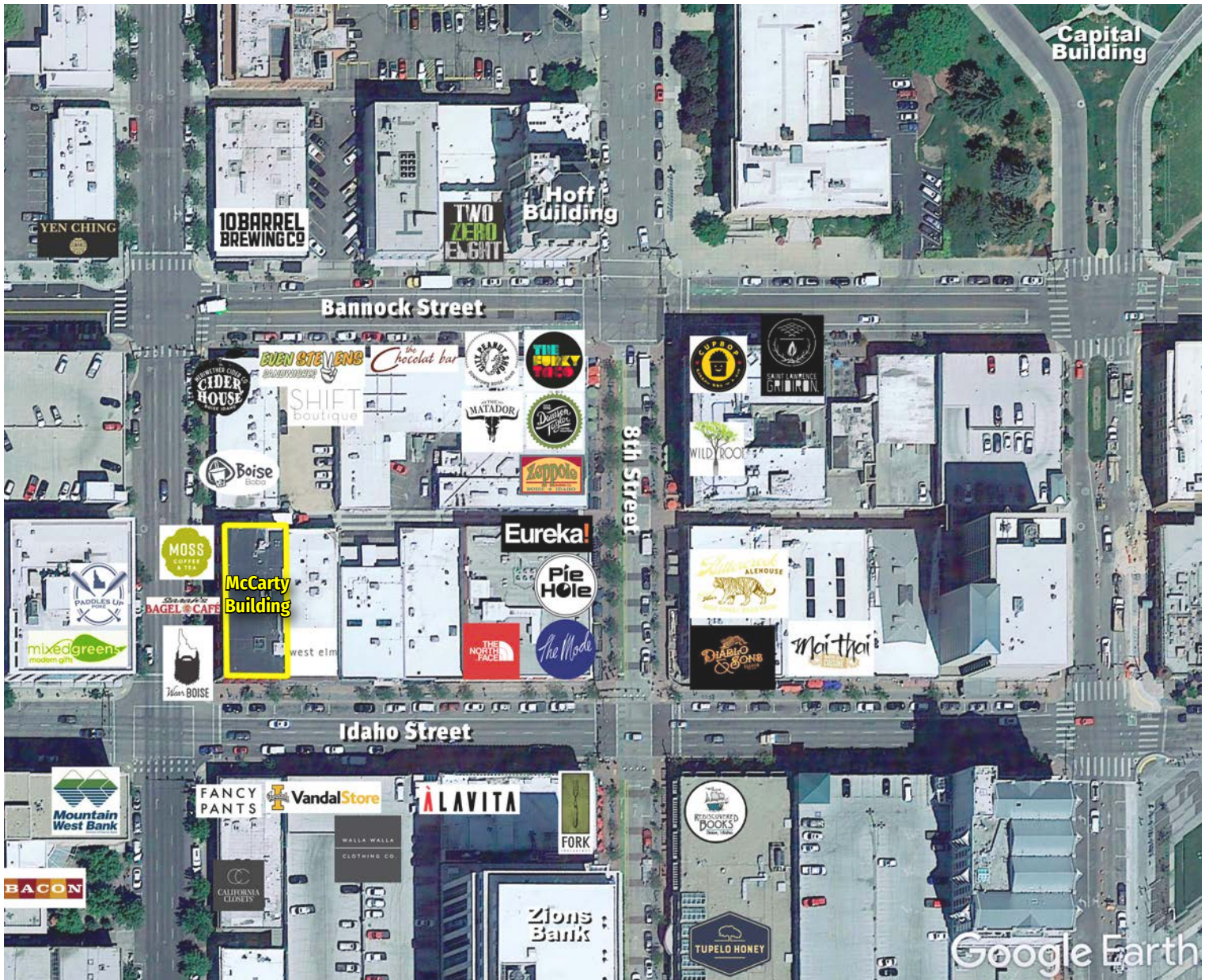
301 EXECUTIVE SUITES



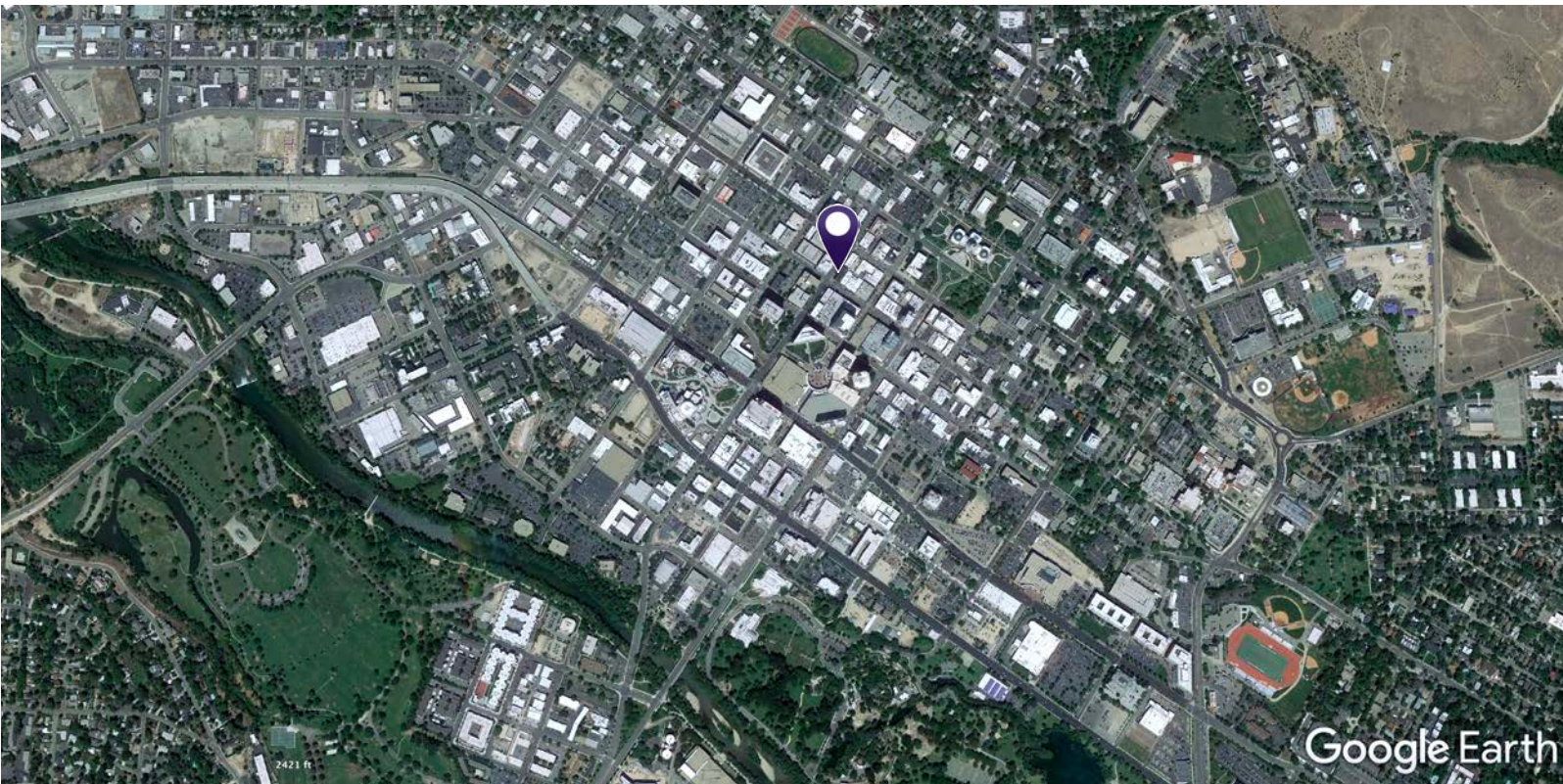
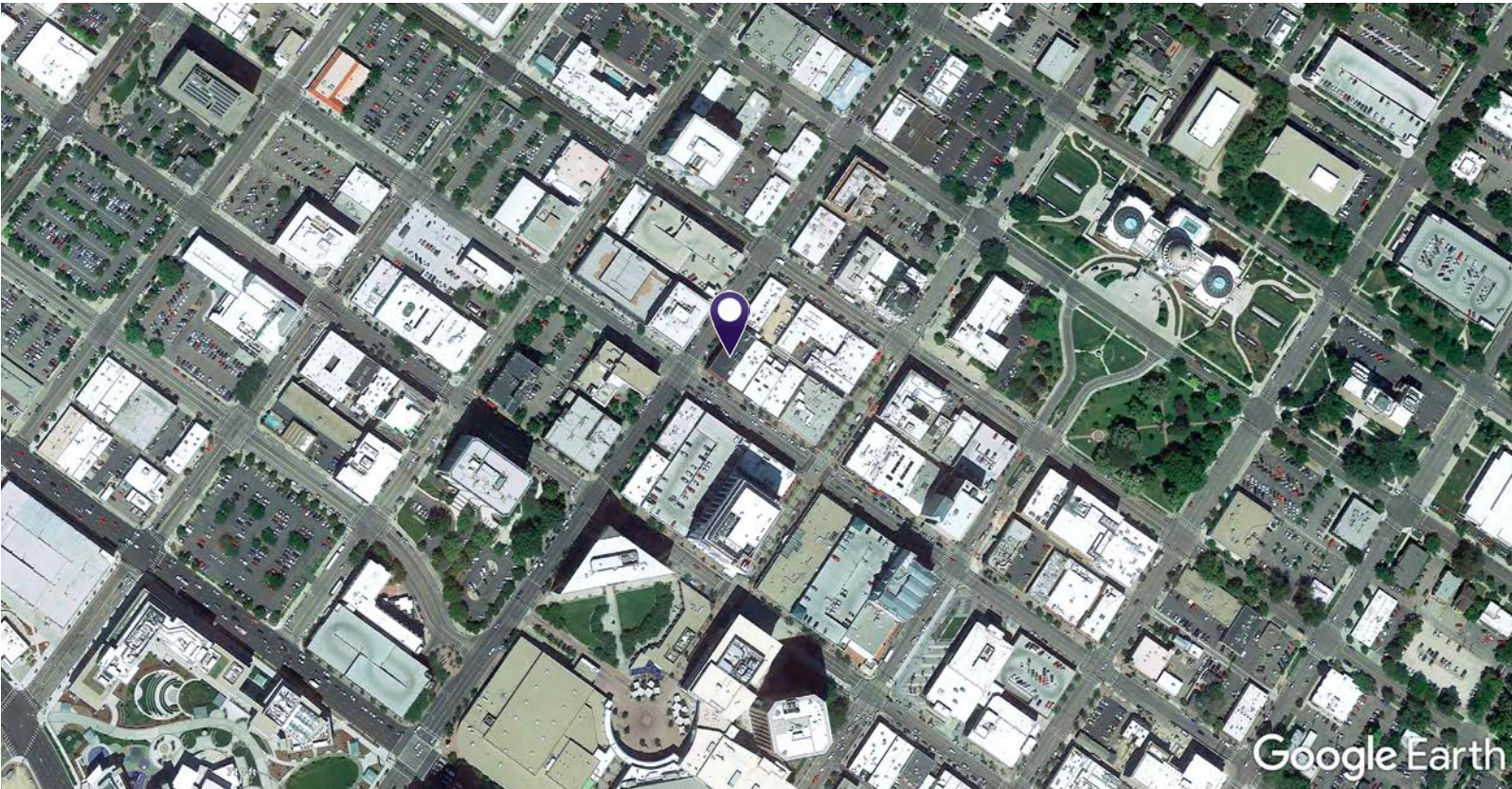
MCCARTY BUILDING | 202 N 9TH STREET, BOISE, ID



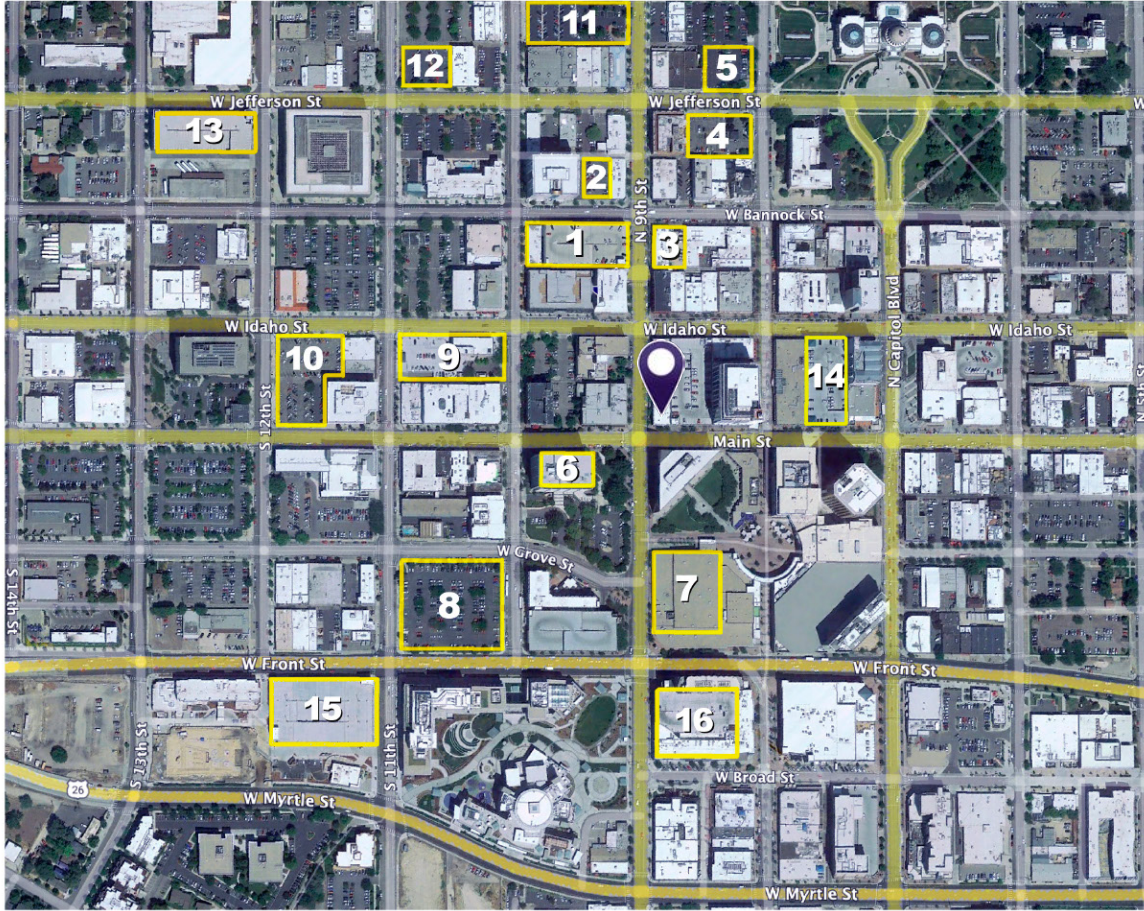
BUSINESS MAP



LOCATION MAP



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

\$135

N/A

N/A

N/A

\$130

\$95

\$110

\$120

N/A

\$130

\$140

\$100

\$140