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Adjacent to the Boise Connector.

Central location in Downtown Boise.

Ample tenant and guest surface parking.

Great visibility signage in high traffic area.

Situated in a well-established Downtown Boise business corridor within a professional business park setting.

CONTACT AGENTS FOR SHOWINGS

SPACE	SIZE	RATE
Suite B*	4,845 SF	\$15.00/SF, NNN
Suite C*	2,468 SF	\$15.00/SF, NNN

*Can be combined for a total of 7,313 SF

SUBMARKET	Downtown	PARKING	Ample
BLDG. TYPE	Office	LEASE TYPE	NNN
BLDG. SIZE	36,000 SF	EST. NNN'S	\$8.21/SF (Includes in-suite janitorial)
# OF FLOORS	2	AVAILABILITY	Immediately
TI ALLOWANCE	Negotiable		

CONTACT

HIGHLIGHTS

DETAILS



UPDATED: 4.22.2026

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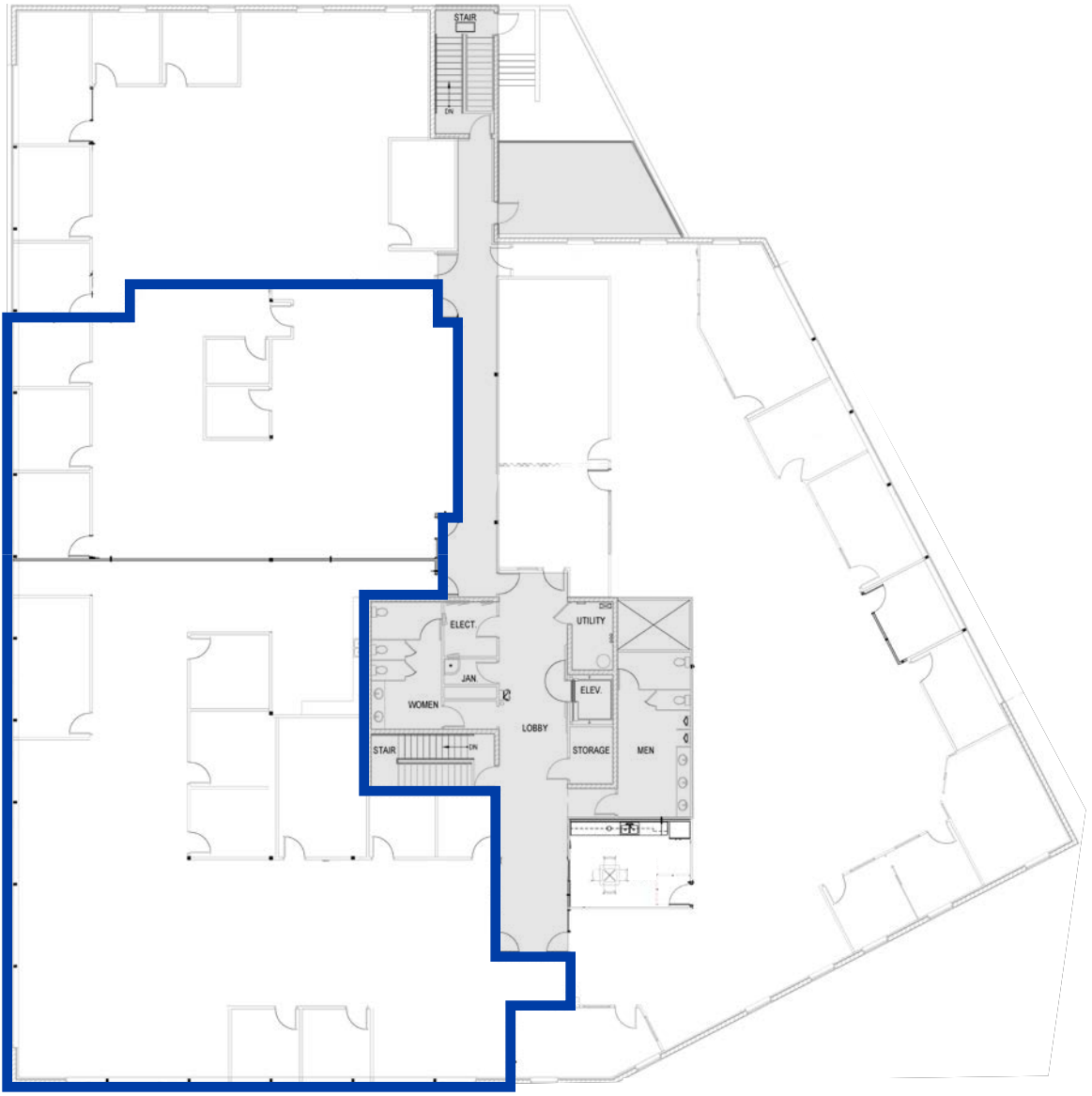
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SECOND FLOOR

SUITE 201* |
7,313 SF
*Can be demised



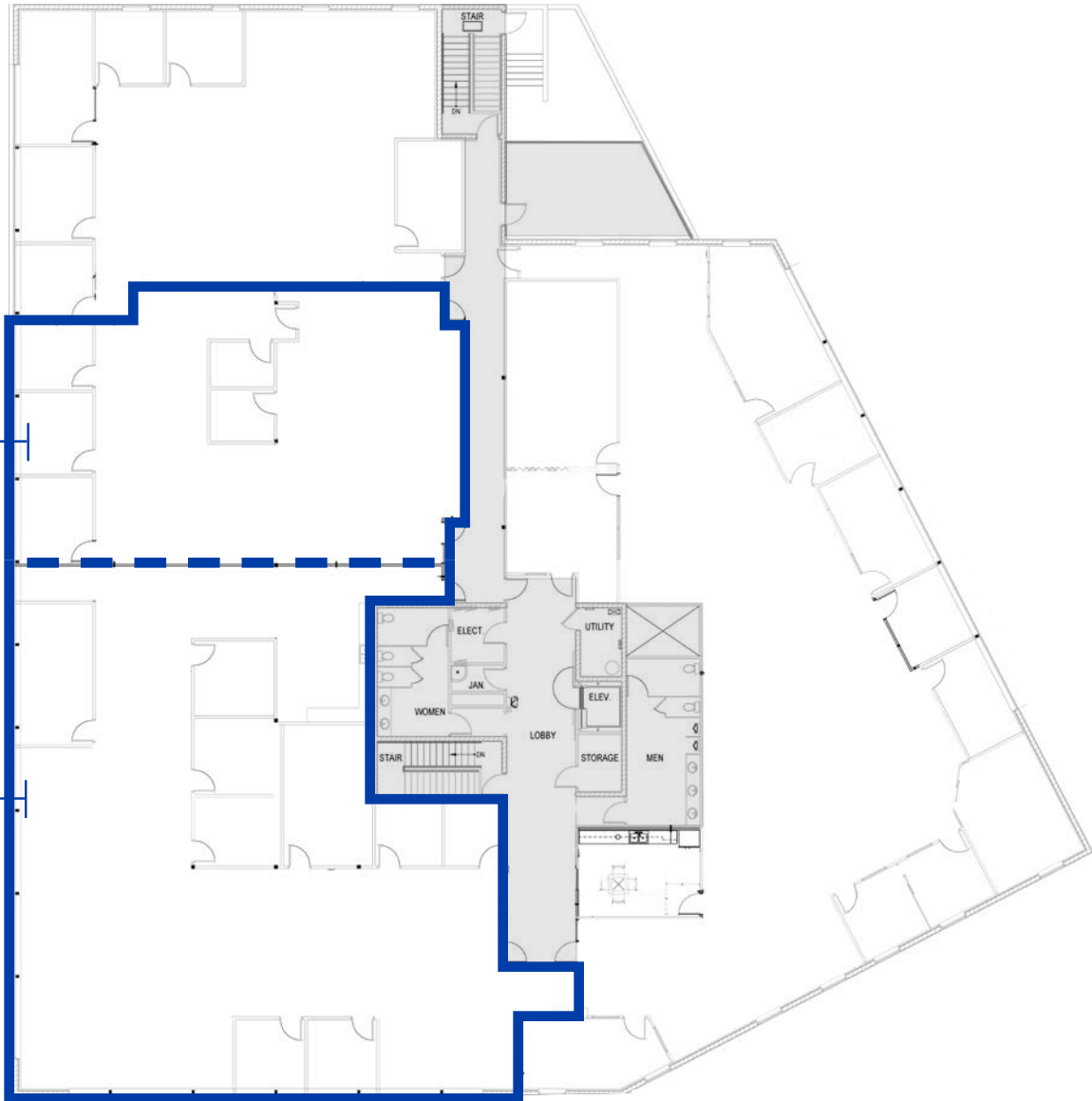


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SECOND FLOOR

SUITE C*
2,468 SF
*Can be combined

SUITE B*
4,845 SF
*Can be combined





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DOWNTOWN BOISE

BOISE STATE UNIVERSITY

SITE

I-184

50,576 VPD



7,229 VPD

23RD STREET

FAIRVIEW AVE

24TH STREET



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1 MILE RADIUS



POPULATION
14,452

EMPLOYEES
22,044

AVG. HOUSEHOLD INC.
\$90,027

3 MILE RADIUS



POPULATION
109,280

EMPLOYEES
75,132

AVG. HOUSEHOLD INC.
\$106,473

5 MILE RADIUS



POPULATION
190,975

EMPLOYEES
119,751

AVG. HOUSEHOLD INC.
\$109,995



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