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TOUR

NORTHEND OFFICE SPACE FOR SUBLEASE

*805 W Franklin Street, Boise, ID | Space Available: 6,074 SF |
Building Size: 24,674 SF | Entire 2nd Floor Available*

ASKING RATE **\$18.00 SF/YR; FLSVEJ**



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

WENDY SHOEMAKER // PRINCIPAL/ASSOCIATE BROKER / wendys@icreboise.com / (208) 285-2611 office / (208) 859-2816 cell
JIM HOSAC // PRINCIPAL/ASSOCIATE BROKER / jim@icreboise.com / (208) 286-2292 office / (208) 850-8470 cell

www.ICREBOISE.com



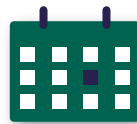
PROPERTY HIGHLIGHTS

- Second Floor Available for Sublease.
- Office Building in Historic North End.
- On the Edge of Downtown with Easy Car, Bus, Bike & Pedestrian Access.
- Some Off-Street Parking Negotiable at Market Rates.

- Near the State Capitol, YMCA, Boise Co-Op, and Numerous Restaurants on 8th Street.
- Flexible Layout with Open Areas, Private Offices, Conference Rooms, and Break Room.
- Some of the Existing Cubicles may be Available for Tenant's Use.



AVAILABLE SPACE
6,074 SF



LEASE TERM
Expires 12/31/2027



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EXECUTIVE SUMMARY

Available SF: **6,074 SF**

Lease Rate: **\$18.00 SF/YR**

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

Building Size: **24,674 SF**

Building Class: **A**

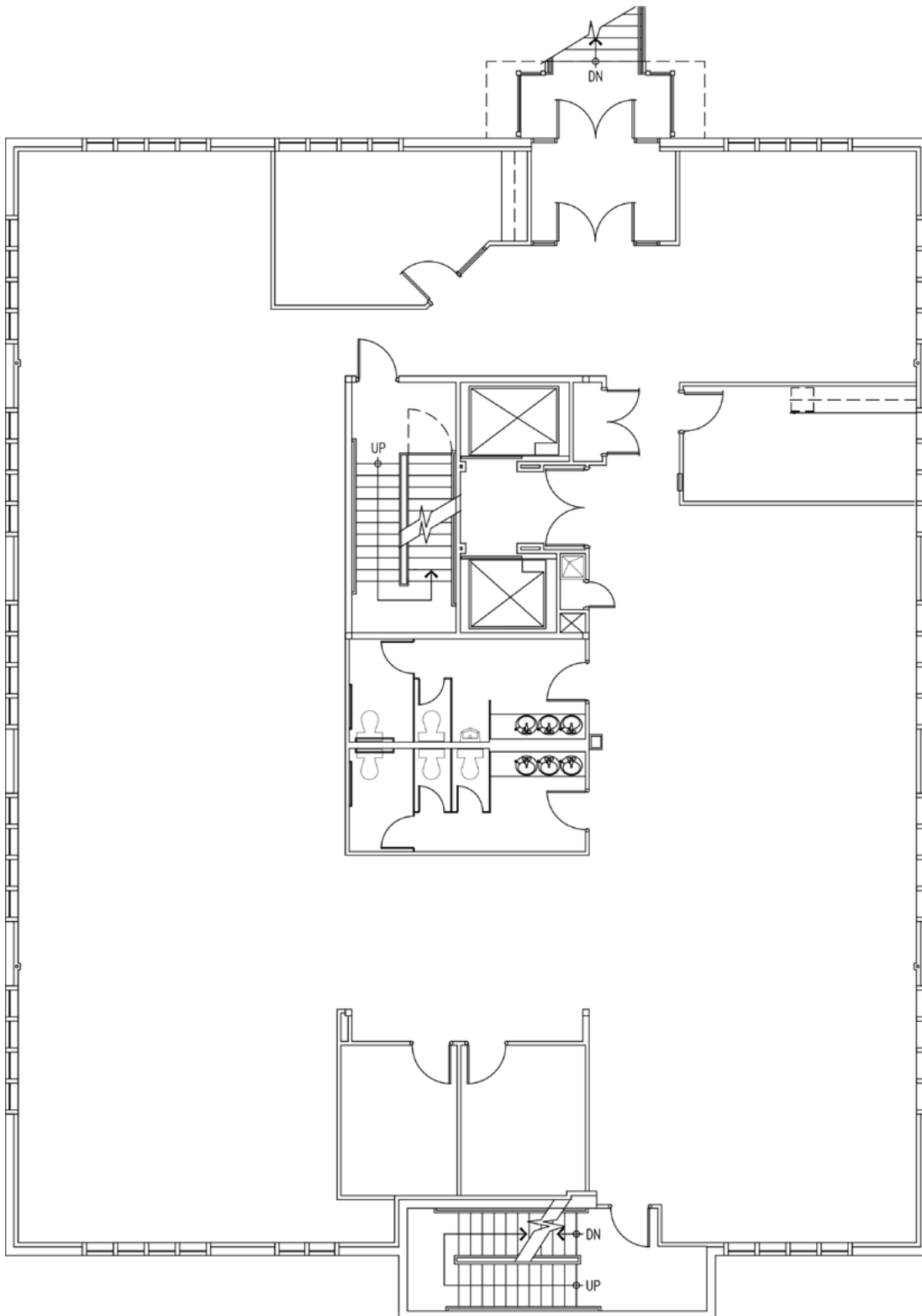
Year Built: **1993**

Zoning: **L-OD**

Market: **Downtown Boise**

Cross Streets: **8th Street &
W Franklin Street**

2nd Floor
6,074 SF

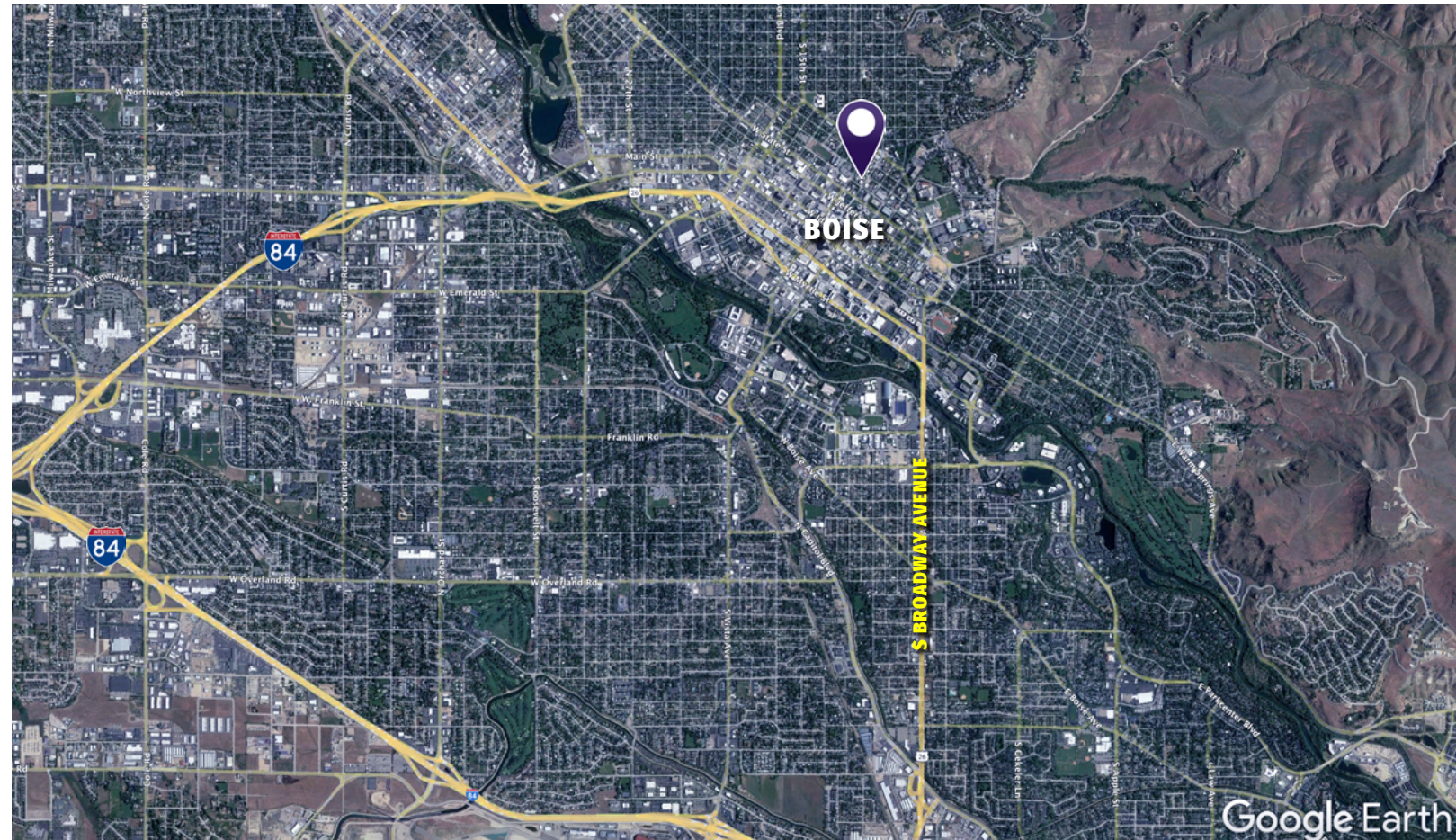
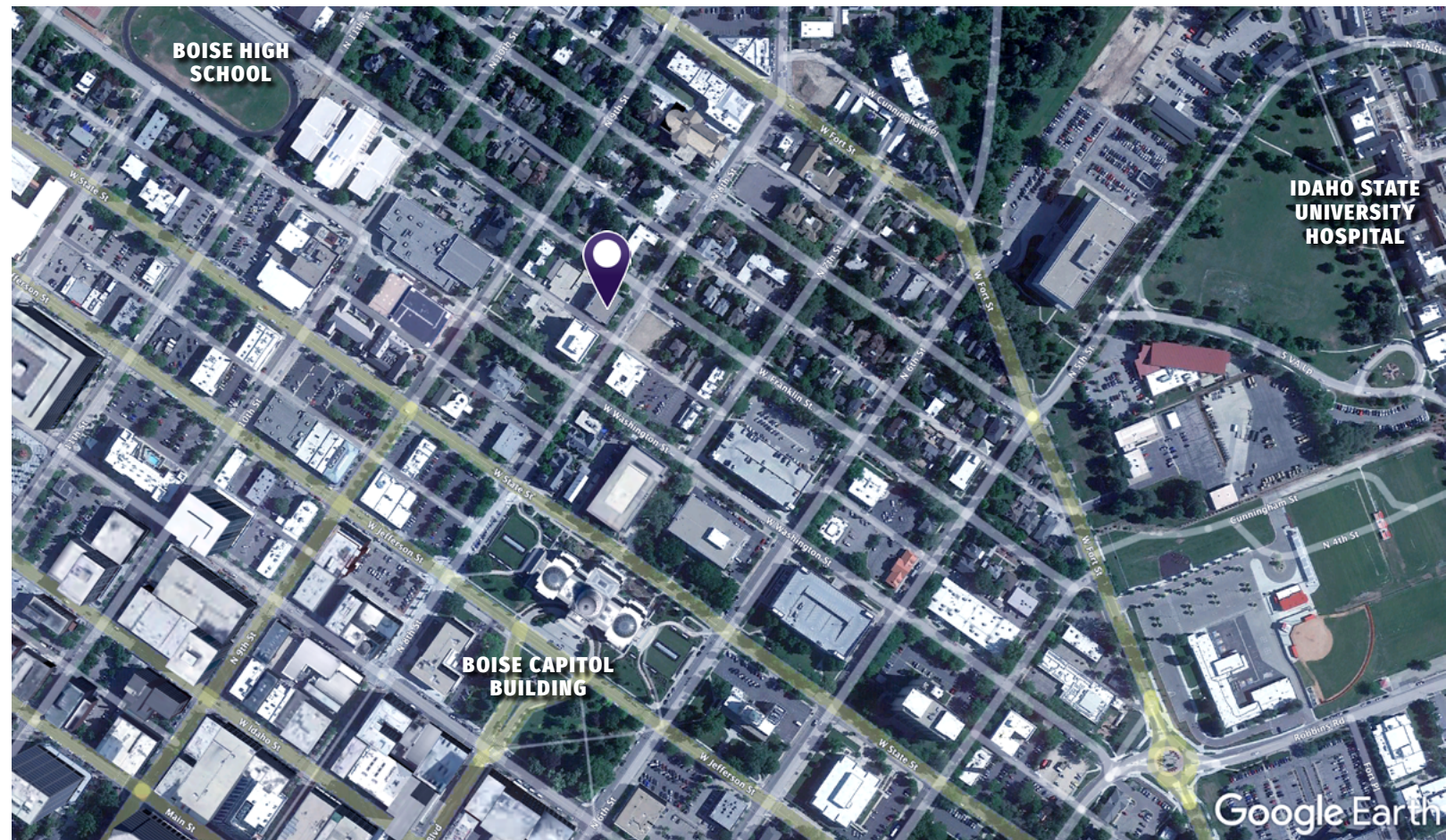


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The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties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

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