

**ZIONS
BANK[®]**
SUBLEASE



ZIONS BANK OFFICE SUITES FOR SUBLEASE

*8th & Main Street, Boise, ID | Space Available: 136 - 2,065 SF |
Building Size: 390,000 SF*

ASKING RATE **\$22.00 SF/YR**

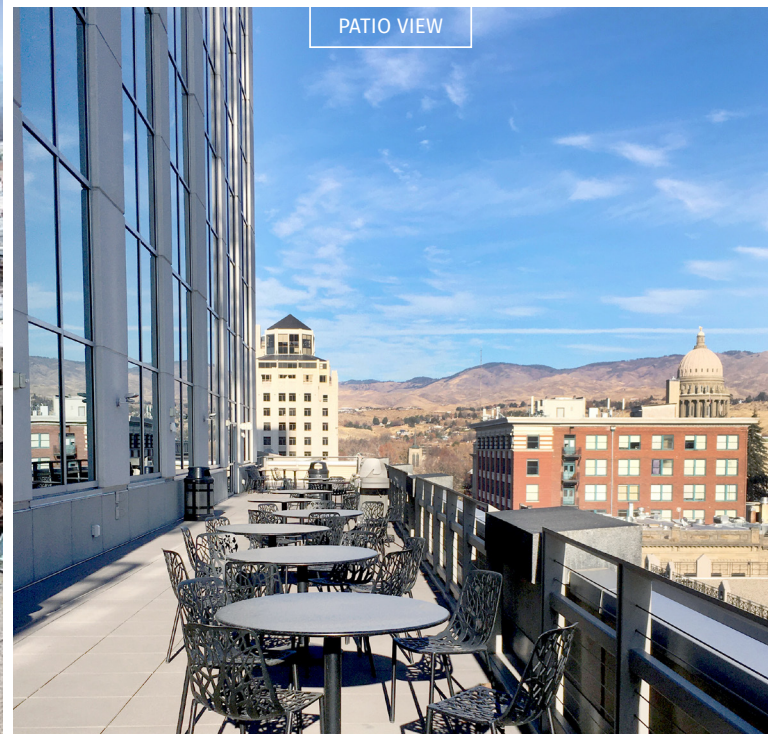


INTERMOUNTAIN
COMMERCIAL REAL ESTATE

WENDY SHOEMAKER // PRINCIPAL/ASSOCIATE BROKER / wendys@icreboise.com /
(208) 285-2611 office / (208) 859-2816 cell

www.ICREBOISE.com

ZIONS BANK SUBLEASE | 8TH & MAIN STREET, BOISE, ID



PROPERTY HIGHLIGHTS

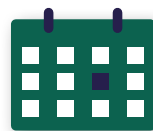
- Great Space Available for Sublease on the 6th Floor of 8th & Main Building
- Deck for use of All 6th Floor Tenants on a Scheduled Basis
- Shared use of Breakroom and Training/Conference Room with Access to Deck
- Fully Built Out - Move-In Ready
- Spaces can be Combined
- Some Parking Available at Market Rates in Nearby Garages
- Wonderful Views!
- Sublease Expires: 12/31/2024



AVAILABLE SPACE
4 SUITES AVAILABLE!
136 - 2,065 SF



BUILDING SIZE
390,000 SF
17 Floors



LEASE TERM
Expires
12/31/2024



ASKING RATE
\$22.00 SF/YR



EXECUTIVE SUMMARY

Available SF: **136 - 2,065 SF**

Lease Rate: **\$22.00 SF/YR**

Lease Type: **Full Service**

Lot Size: **0.6 Acres**

Building Size: **390,000 SF**

Building Class: **A**

Year Built: **2014**

Zoning: **C-5DD**

Market: **Downtown Boise**

Cross Streets: **Downtown Boise 8th & Main Streets**

Parking: **Market Rates Available**

Suites Available:	STE 602	167 SF	\$22.00/SF
	STE 674	270 SF	\$22.00/SF
	STE 695	136 - 2,065 SF	\$22.00/SF
	STE 690	1,929 - 2,065 SF	\$22.00/SF

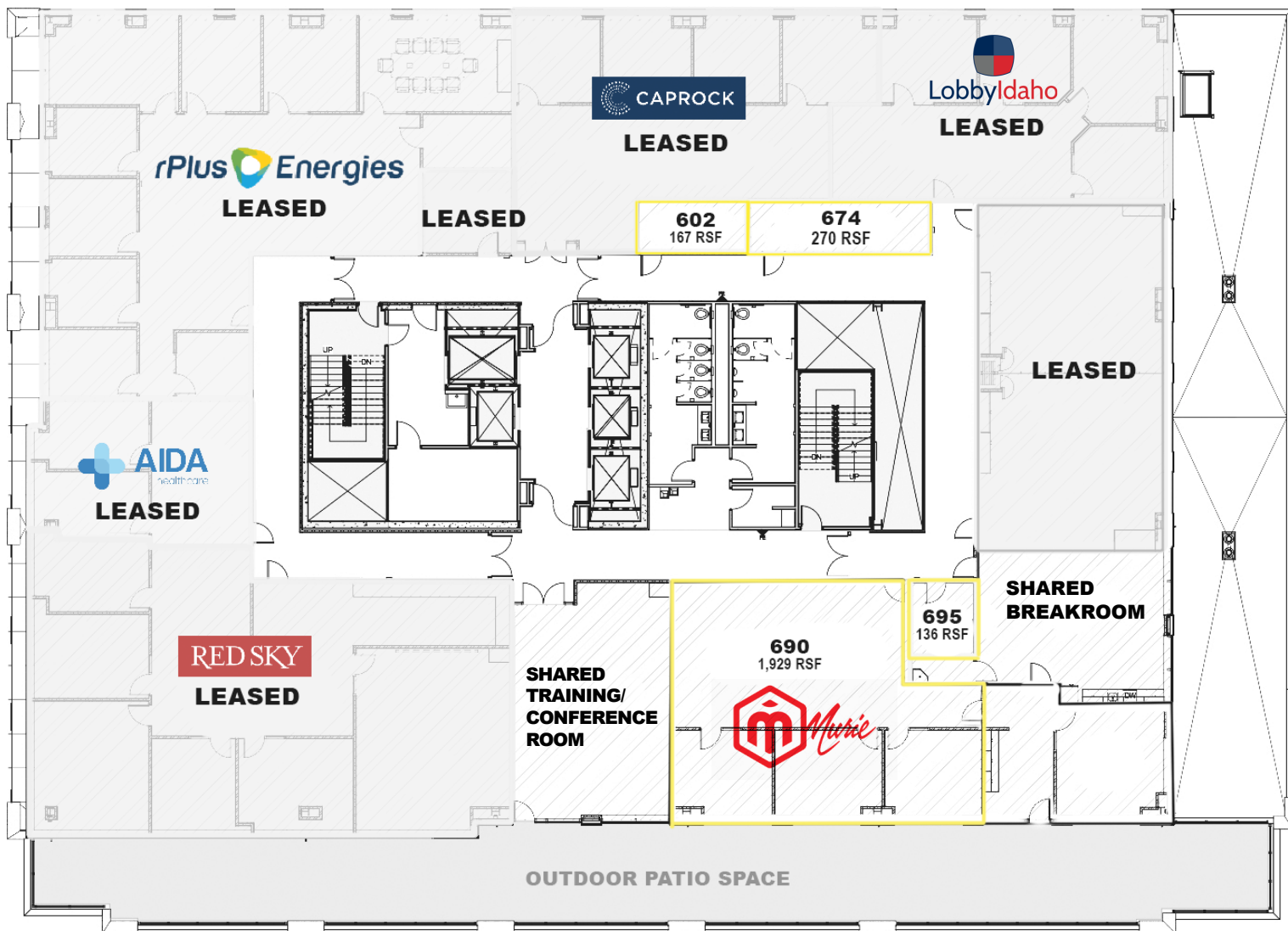
Great for Individual Office, Storage Space, or IT Room.

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Term runs until 12/31/24. Occupancy would be Immediately.

Newly Available! Beautiful Space with Access to Private Deck & East Views. Can all be Combined or Subleased Separately.

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STE 690 & STE 695 - Can be Combined for a Total of 2,065 SF.

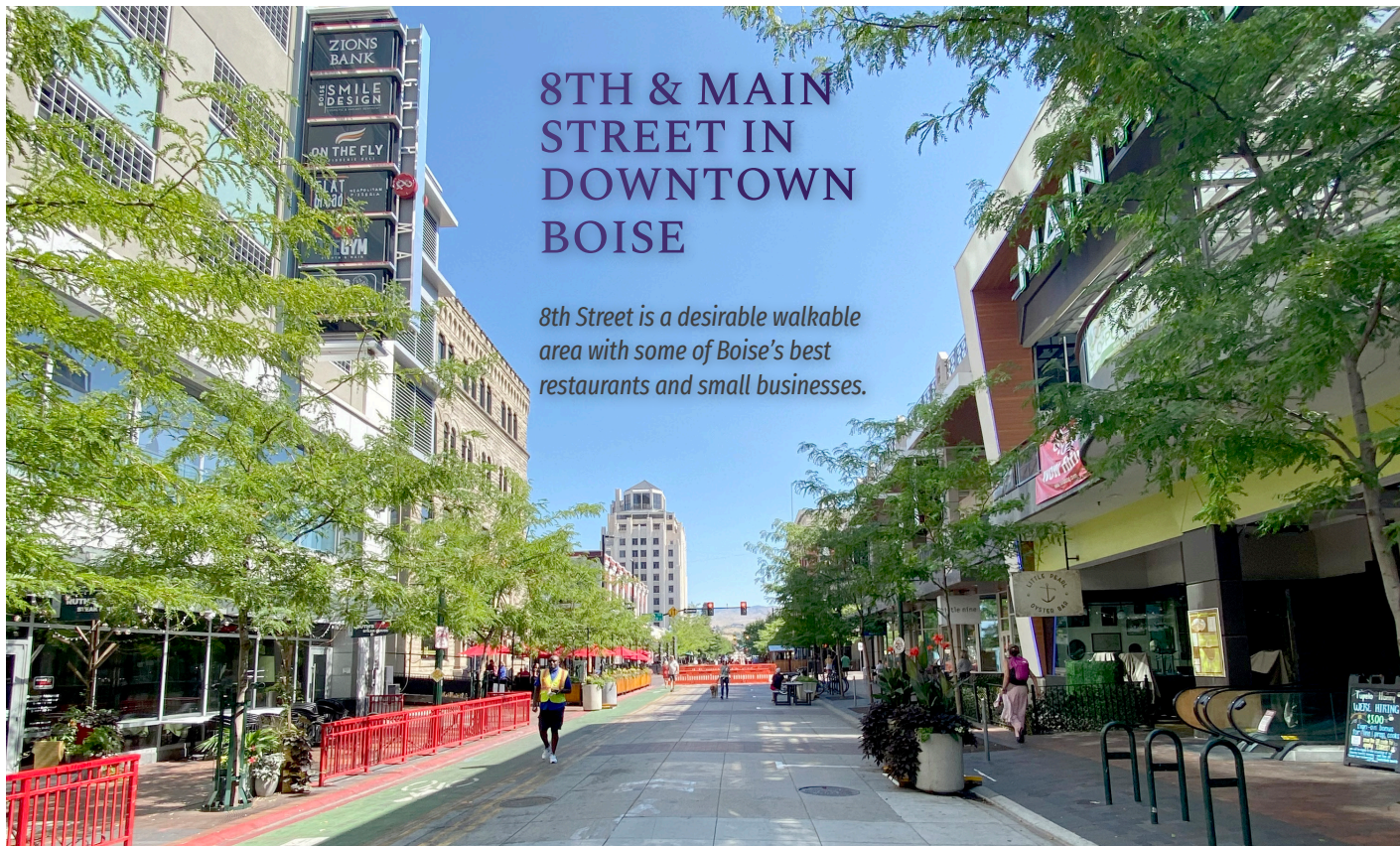


The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation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

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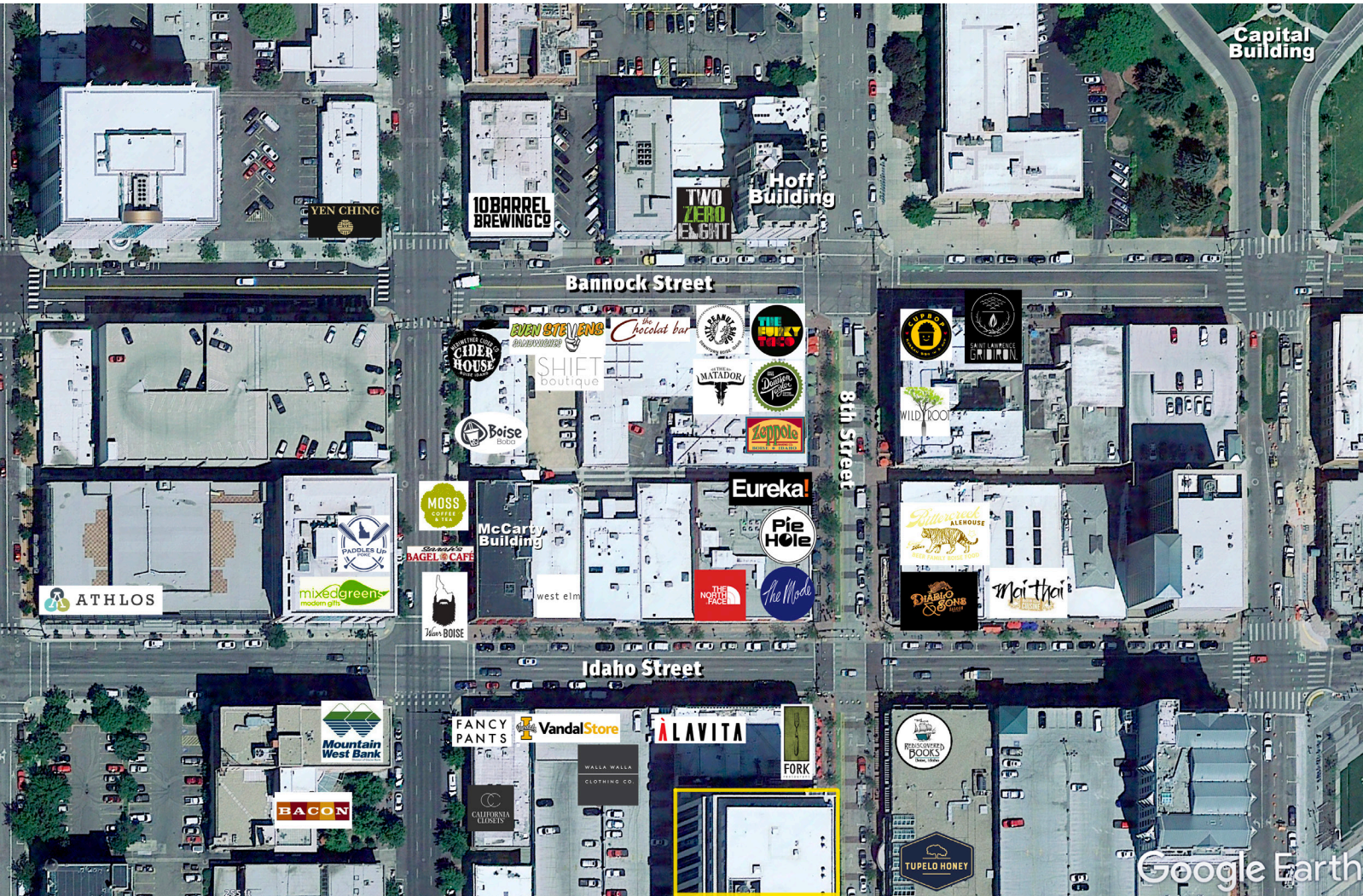




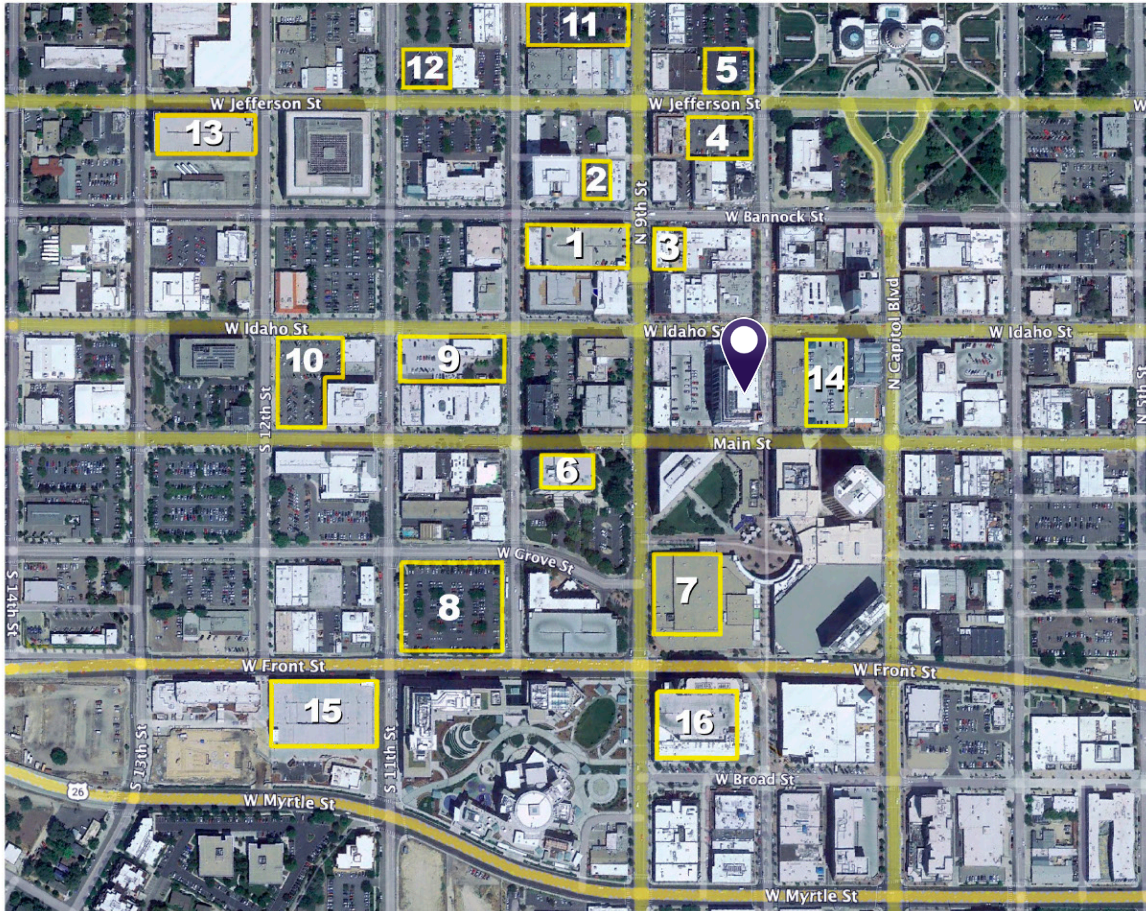
PATIO VIEW



BUSINESS 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
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- HOFF LOT - 805 W JEFFERSON
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- * CAPITOL & MAIN PARKBOI GARAGE
- * 11TH & FRONT PARKBOI GARAGE
- * 9TH & FRONT PARKBOI GARAGE

AVAILABLE

- ONLY AVAILABLE FOR DAILY AND HOURLY PARKING
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- 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