

Capitol Gateway I

1109 W Myrtle St - Boise, ID
OFFICE SPACE FOR LEASE



Property Information:

Submarket: Downtown
Bldg Type: Office
Quality: Class A
Bldg Size: 31,290 SF
Divisible: Yes
of Floors: 3
Parking: 3:1000

Lease Terms:

Lease Term: 5 years
Lease Type: FLSVEJ
TI Allowance: Negotiable

Listing Comments:

Frontage on the Connector between 11th & 13th streets.
Traffic Count - over 30,000 vehicles per day.
Across from the proposed JUMP Center.
Great views of the foothills and Downtown Boise.
Located near jogging/walking paths.
First floor restrooms offer showers and lockers.
Downtown location with FREE parking (ratio-3:1000).

Available Space:

SPACE:	RSF:	RATE:
First Floor*	9,086 SF	\$18.50/SF
Second Floor		
Suite 220	3,847 SF	\$18.50/SF

*Flexible layouts from 1,300 SF to 9,000 SF.



Contact:

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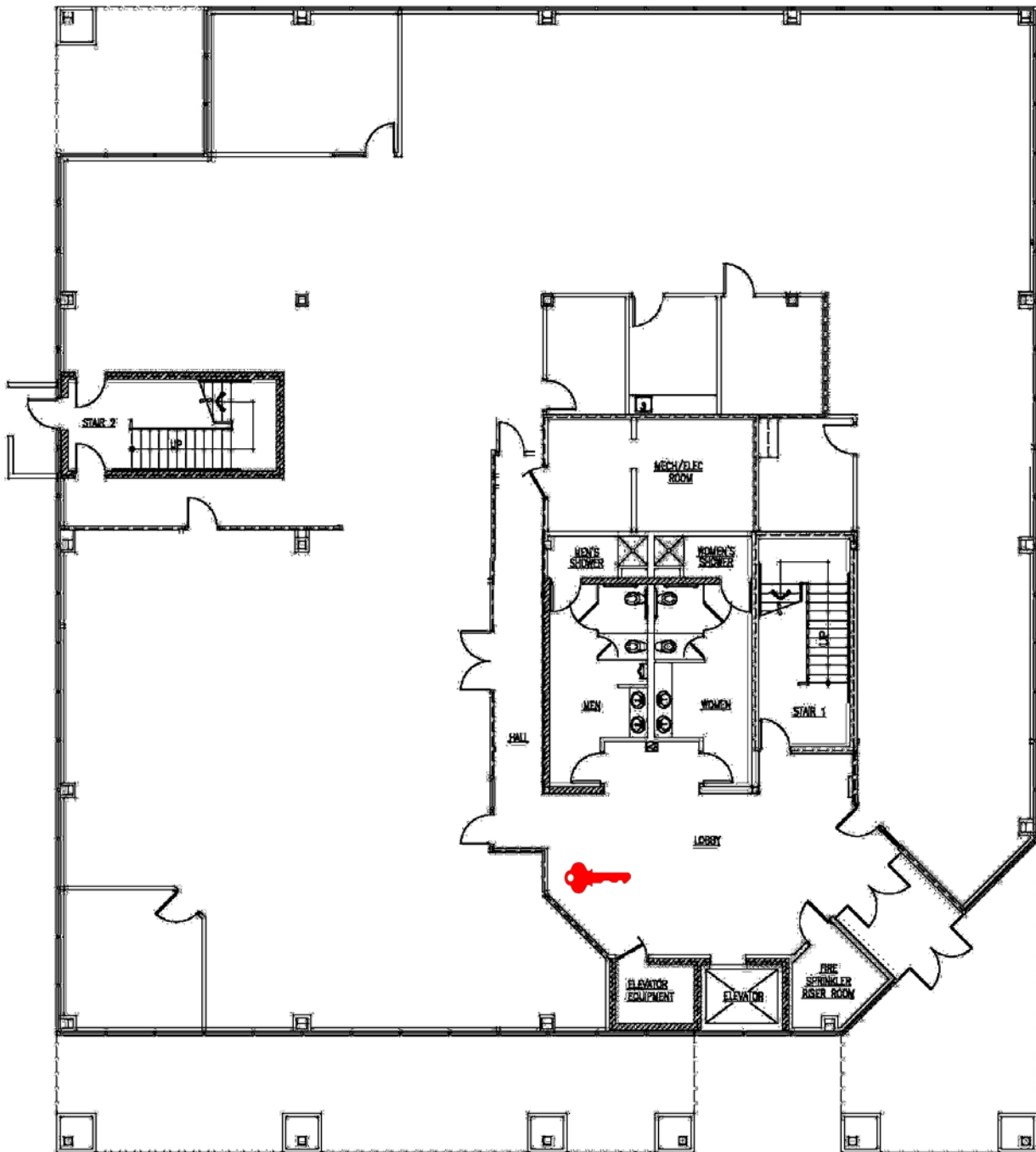
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First Floor - As Is 9,086 SF



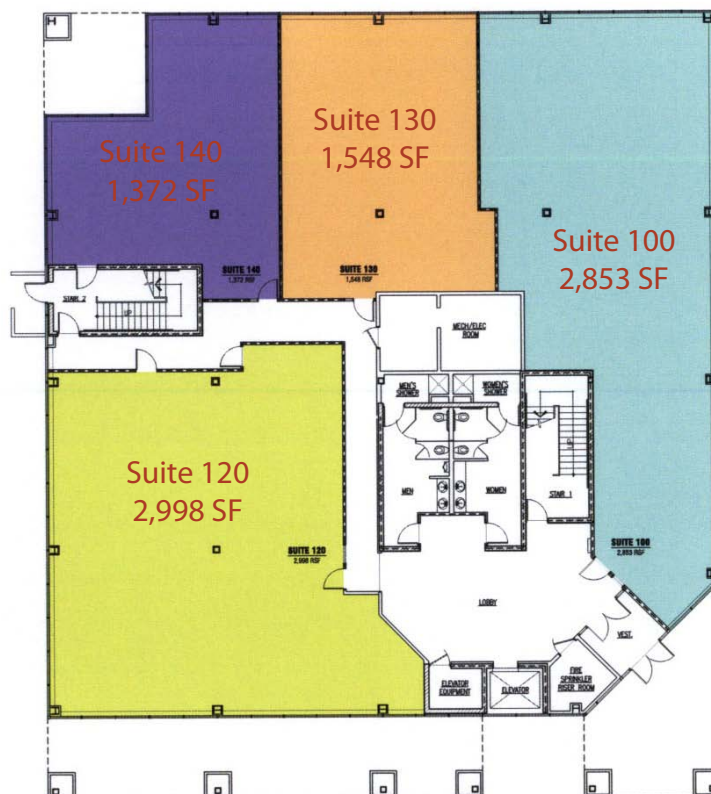
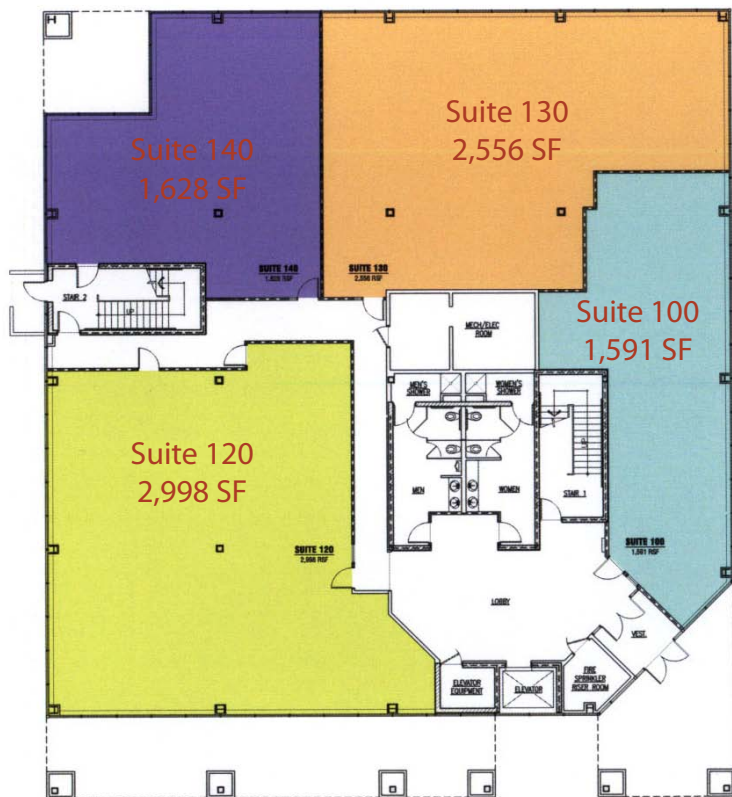
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First Floor - As Is Optional Layouts



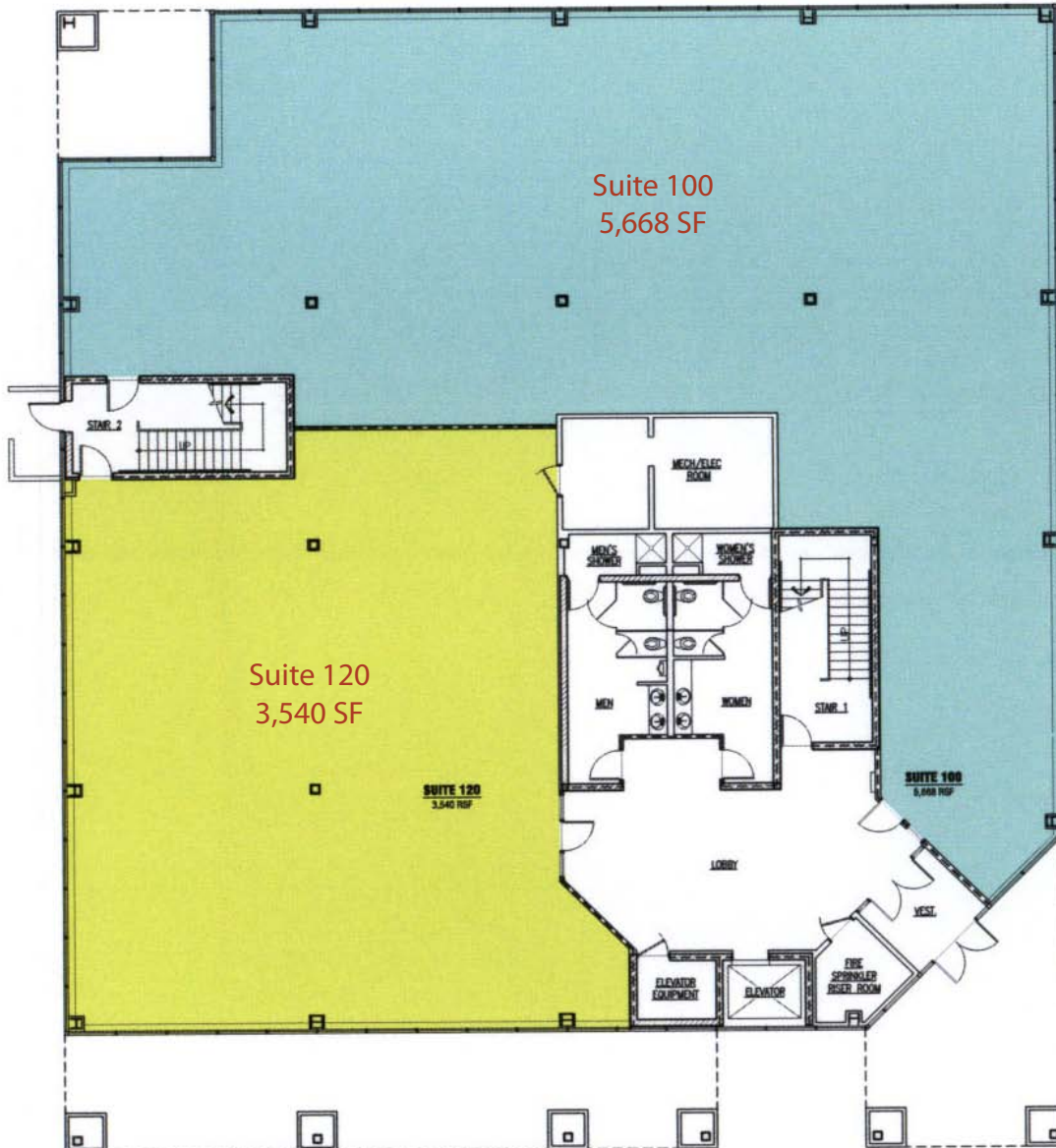
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First Floor - As Is Optional Layout



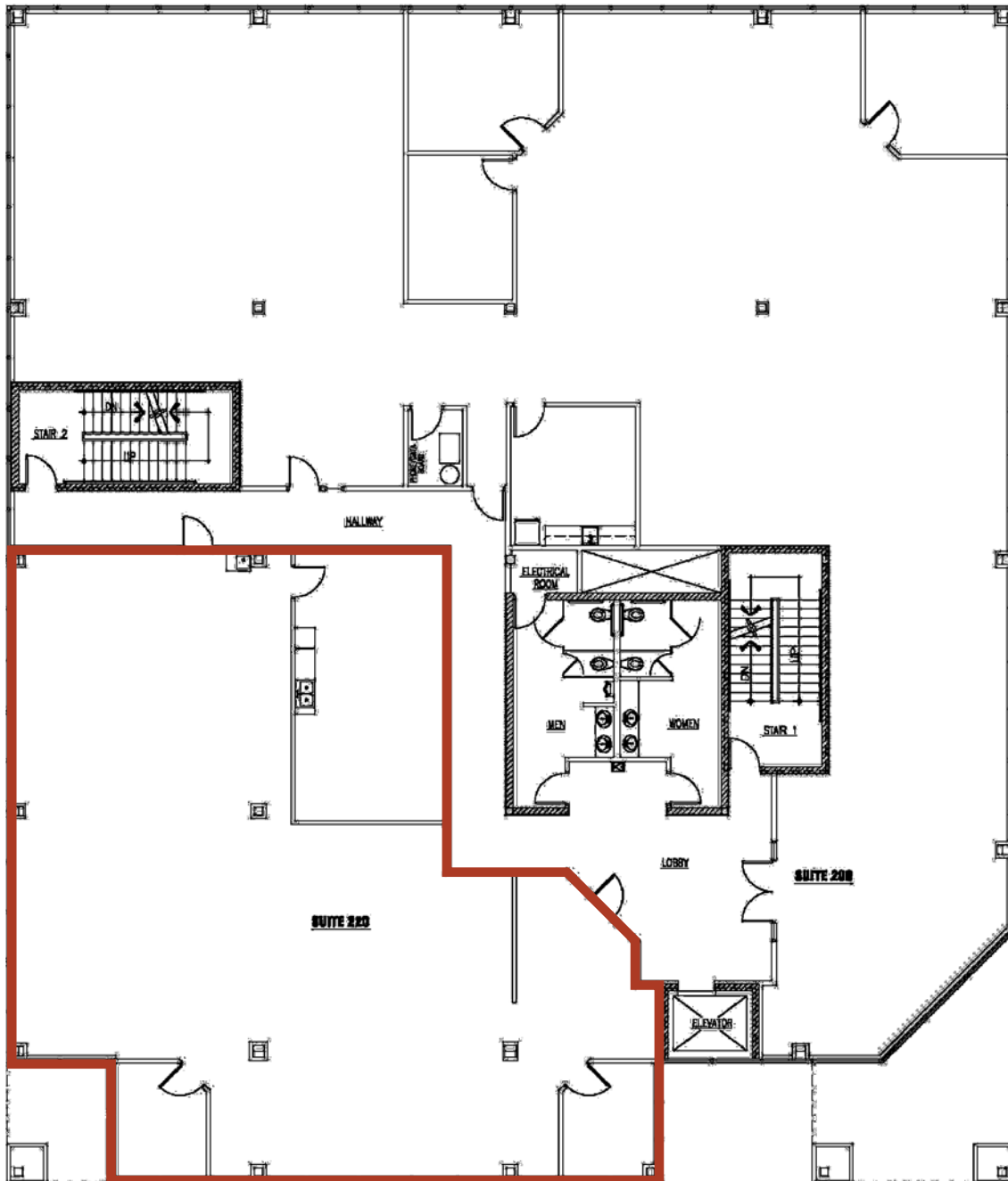
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Second Floor Suite 220 3,847 SF



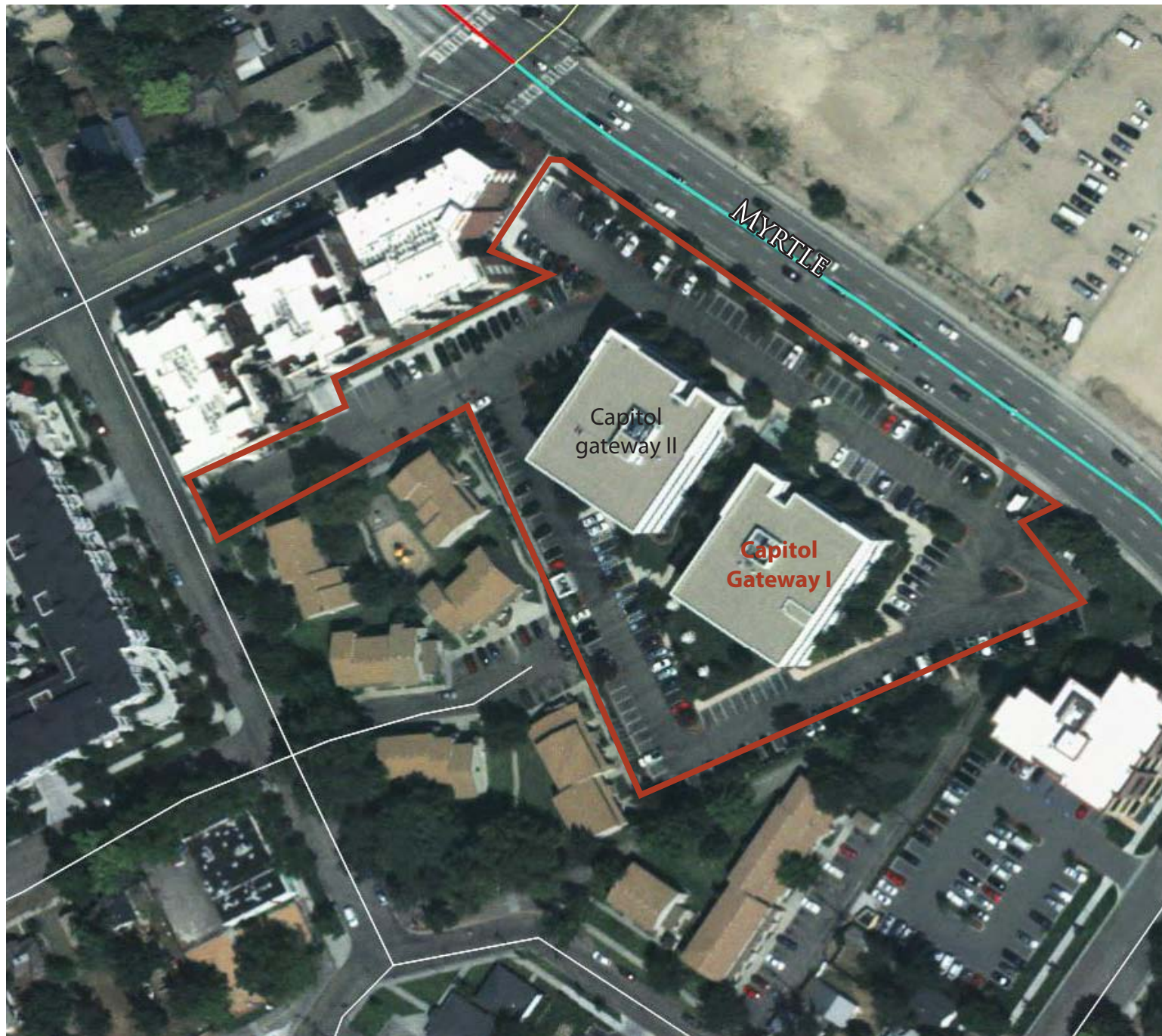
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Available Parking



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