

Fulton Annex Building

518 S 9th St - Boise, ID

OFFICE/STUDIO FOR SALE OR LEASE



Property Information:

Submarket: Downtown
Available: Immediately
Bldg Type: Office
Quality: Class B
Bldg Size: 10,346 SF
Divisible: Yes
of Floors: 3
Parking: Surface & garage

Lease Terms:

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

Listing Comments:

Historic office building located on 9th and Myrtle.
 Adjacent to Boise Contemporary Theater.
 Walking distance to a variety of amenities, including BoDo.
 Nicely renovated throughout, turn-key office spaces.
 ADA accessible.

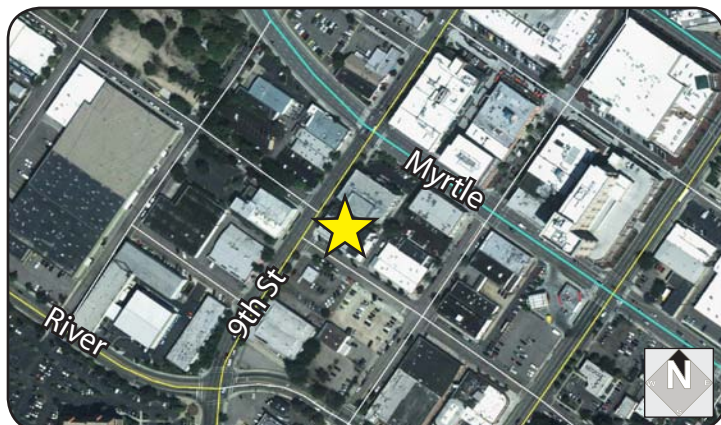
Available Space:

SPACE:	RSF:	RATE:
Suite 200 (studio)	1,934 SF	LEASED
Suite 250 (office)	1,285 SF	\$16.00/SF
Suite 300 (office)	2,843 SF	\$16.00/SF
Loft*	1,426 SF	\$22.20/SF

*Loft includes conference room.

Sale Terms:

Sale Price: \$1,450,000.00
 Seller financing available with \$0 down payment.
 Contact Agent for details.



Contact:

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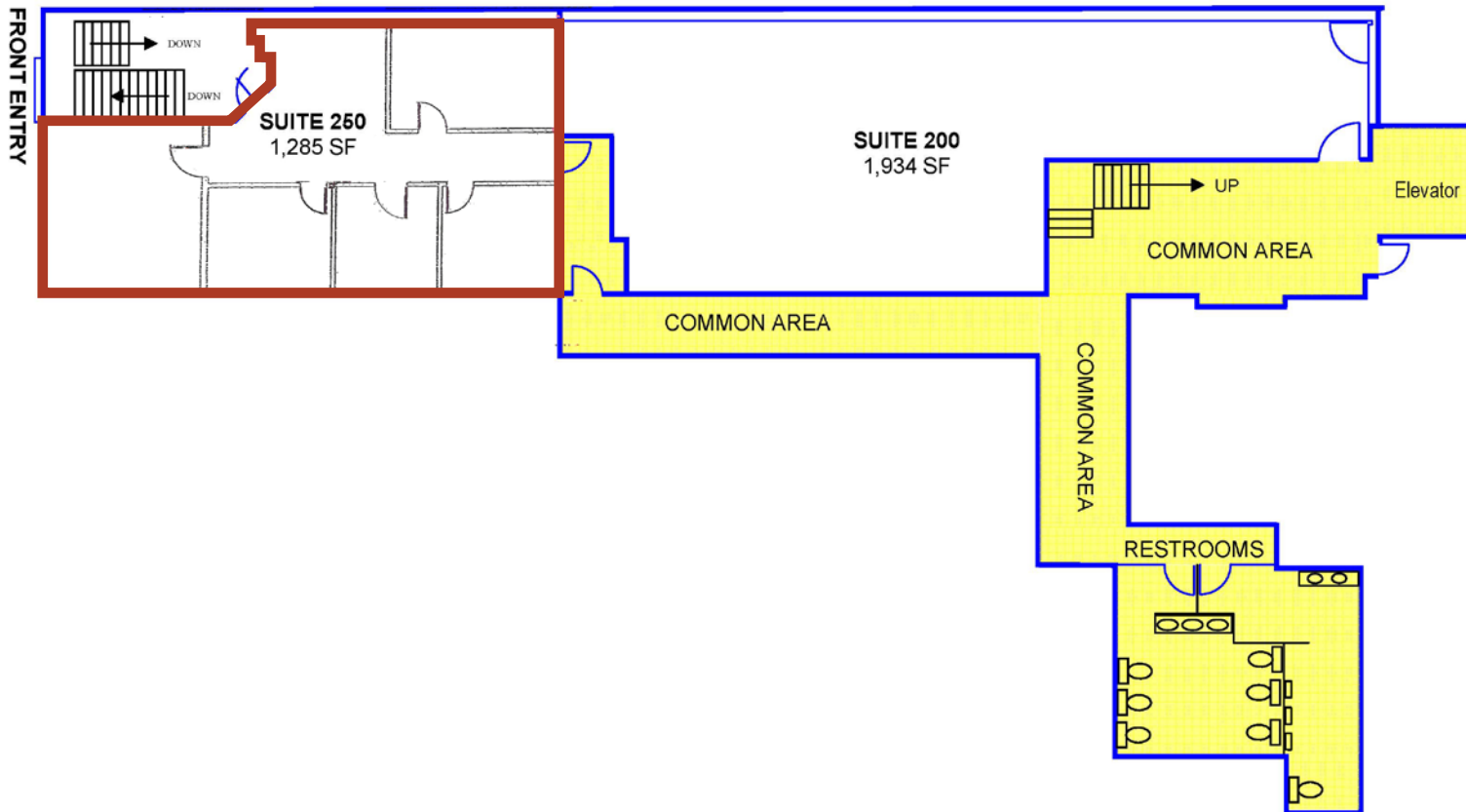
www.tokcommercial.com

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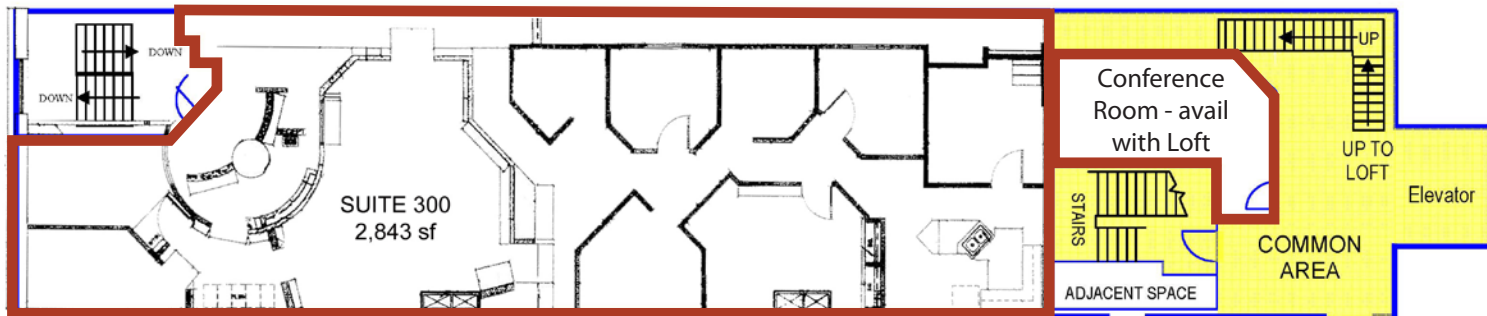
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1,285 SF



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Suite 300
2,843 SF

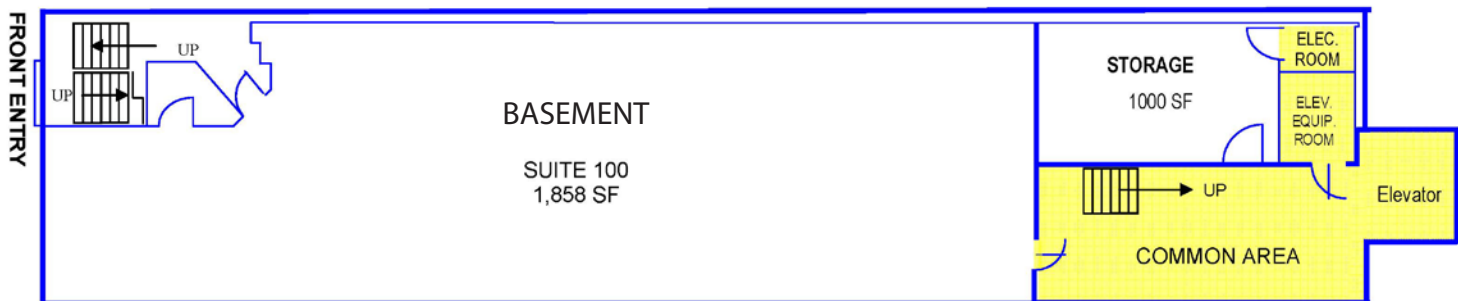


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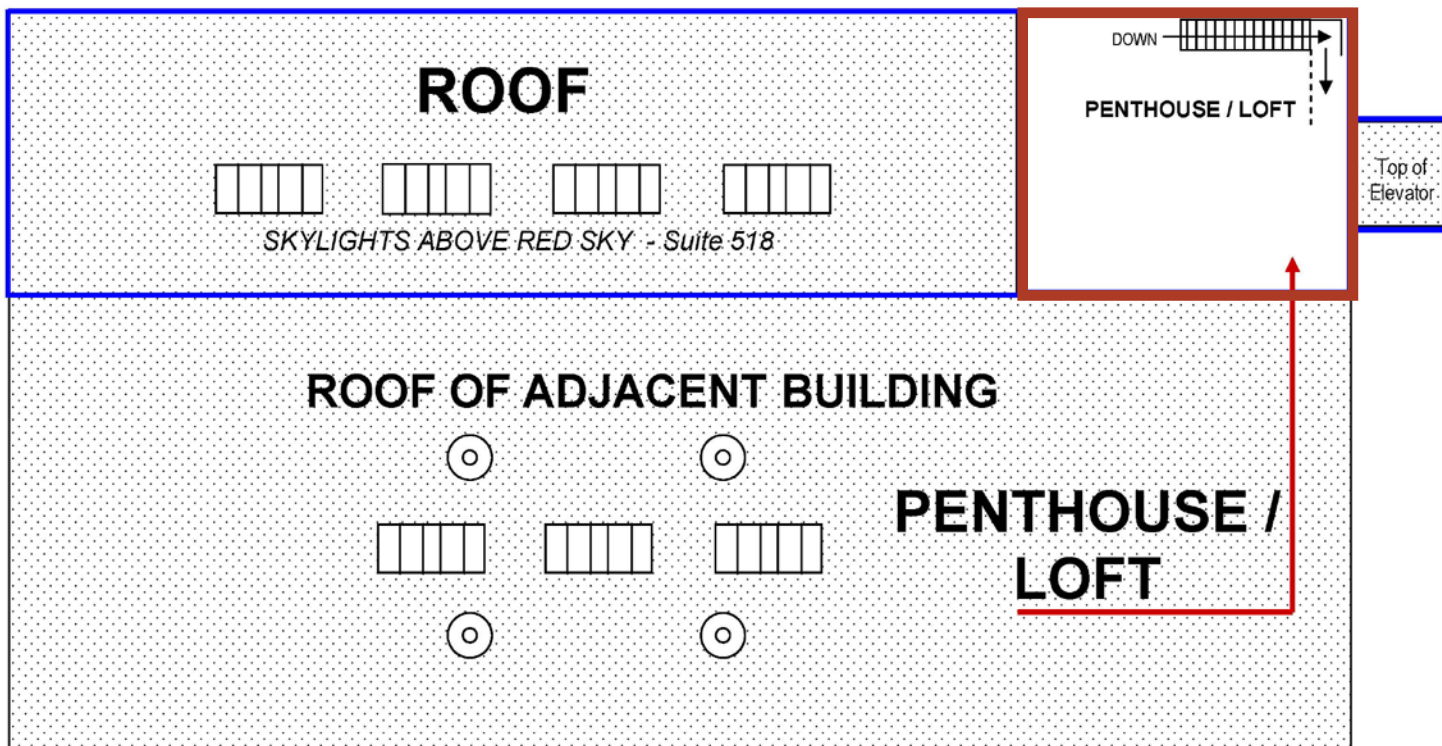
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Available for Lease
 Loft with Conference Room
 1,426 SF

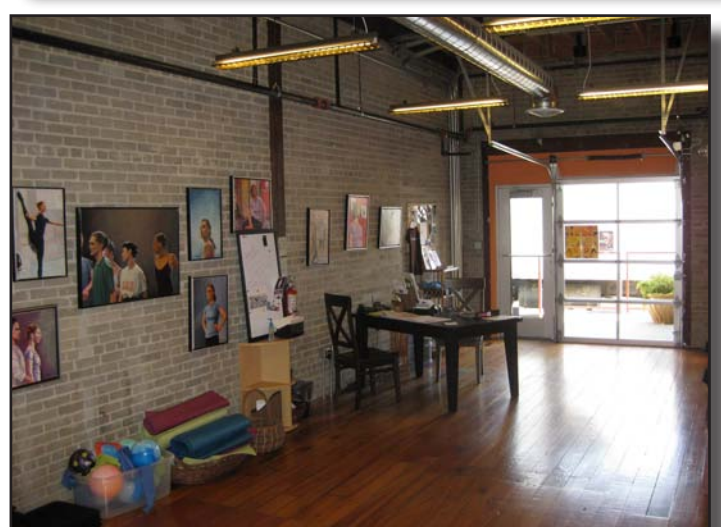
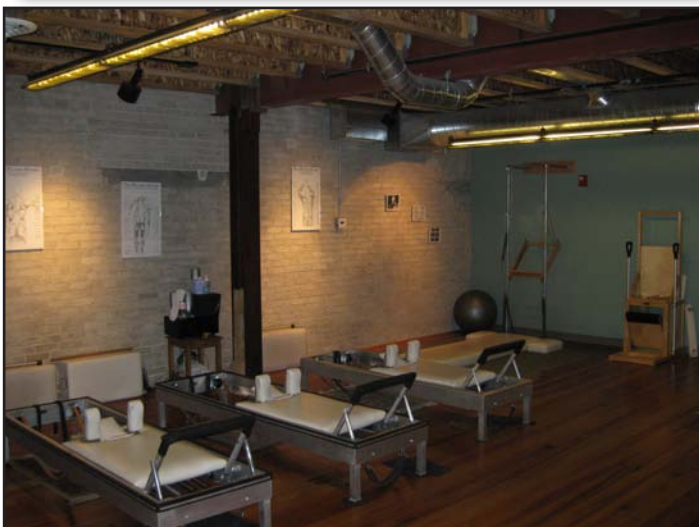
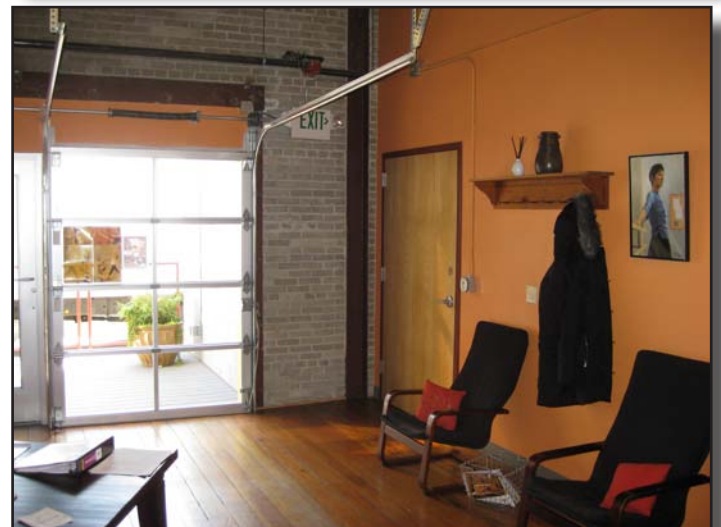


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