

Garro Building

816 W Bannock - Boise, ID
OFFICE SPACE FOR LEASE



Property Information:

Submarket:	Downtown
Available:	Immediately
Bldg Type:	Office
Quality:	Class B
Bldg Size:	34,207 SF
Divisible:	Yes
# of Floors:	5
Parking:	Surface

Lease Terms:

Lease Term:	3-5 years
Lease Type:	Full Service
TI Allowance:	Negotiable

Listing Comments:

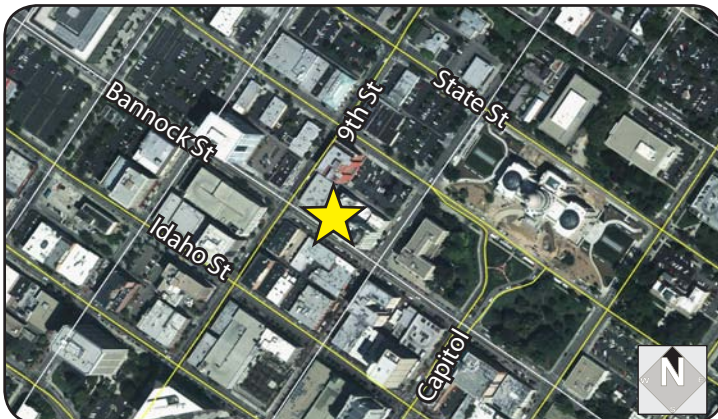
- Historical office building located in downtown Boise.
- Tenant parking adjacent to the building at market rates.
- Frontage on Bannock Street.
- Common areas newly renovated.
- Walking distance to the Capitol Building, restaurants, shopping and other professional services.
- 5 day janitorial service included.

Available Space:

SPACE:	RSF:	RATE:
<i>First Floor*</i>		
Suite 1-A	2,258 SF	\$14.50/SF
Suite 1-C	1,468 SF	\$850/month
<i>Fourth Floor**</i>		
	5,191 SF	\$14.50/SF
<i>Basement</i>		
Suite B-A (avail 6/1/12)	573 SF	\$10.00/SF

*First floor suites can be combined for 3,726 SF.

**Fourth floor can be demised to 2,327 SF and 2,159 SF.



Contact:

Mike Greene, CCIM

Ph: 208.947.0835

Fx: 208.947.0869

mikeg@tokcommercial.com

www.tokcommercial.com



Greg Gaddis

Ph: 208.947.0827

Fx: 208.947.0869

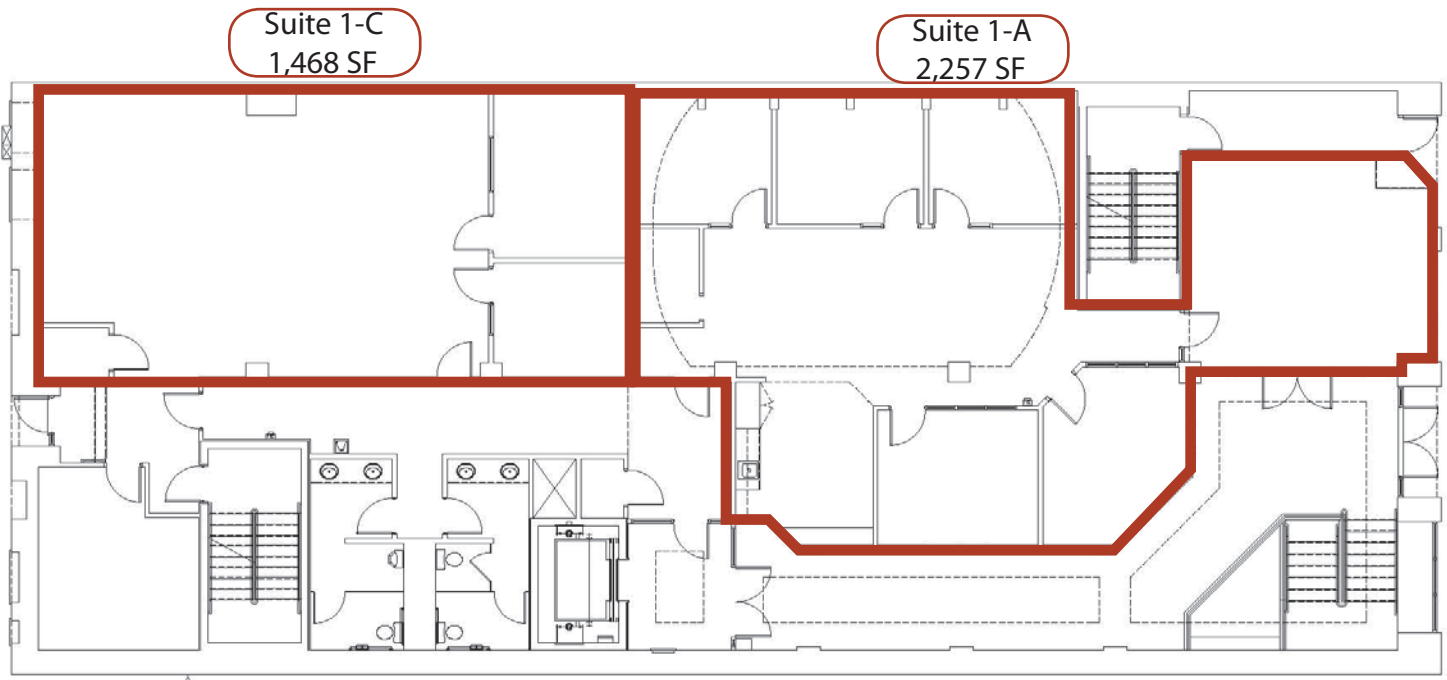
greg@tokcommercial.com

www.tokcommercial.com

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First Floor



- 1st floor space perfect for professional office use with retail exposure:
- Insurance Office
 - Mortgage Companies
 - Sales Office
 - Campaign Office
 - Retail uses

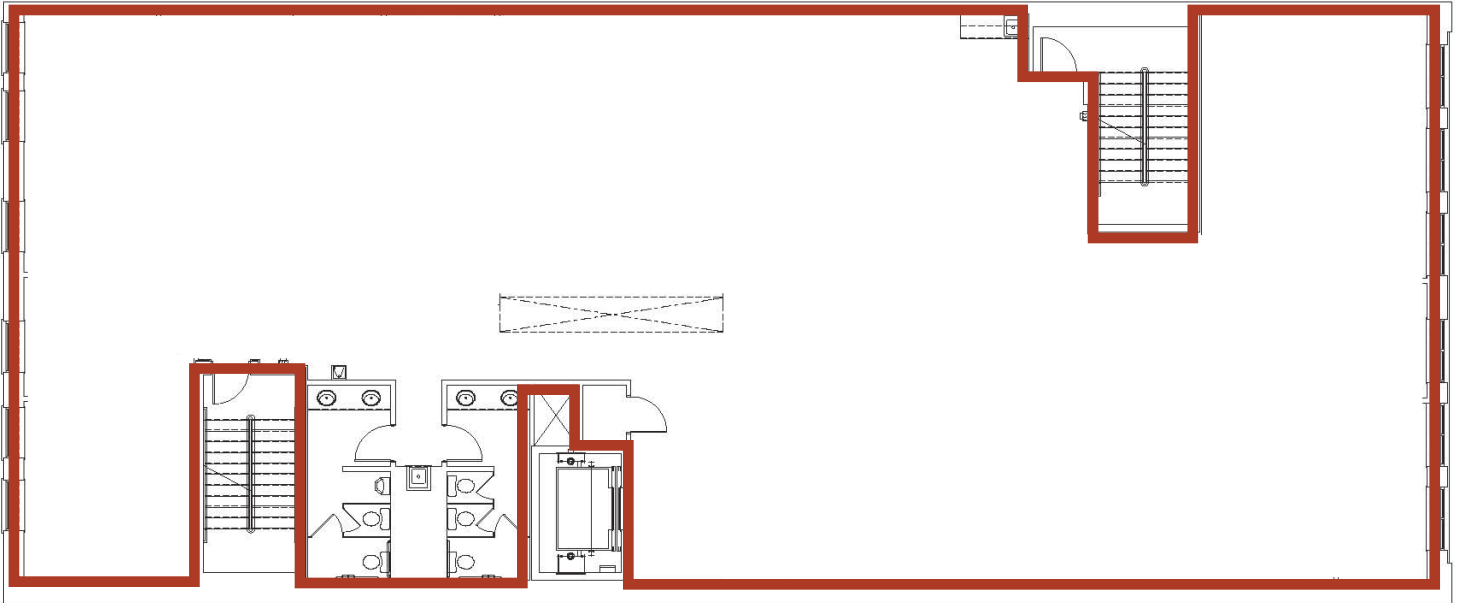
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Fourth Floor

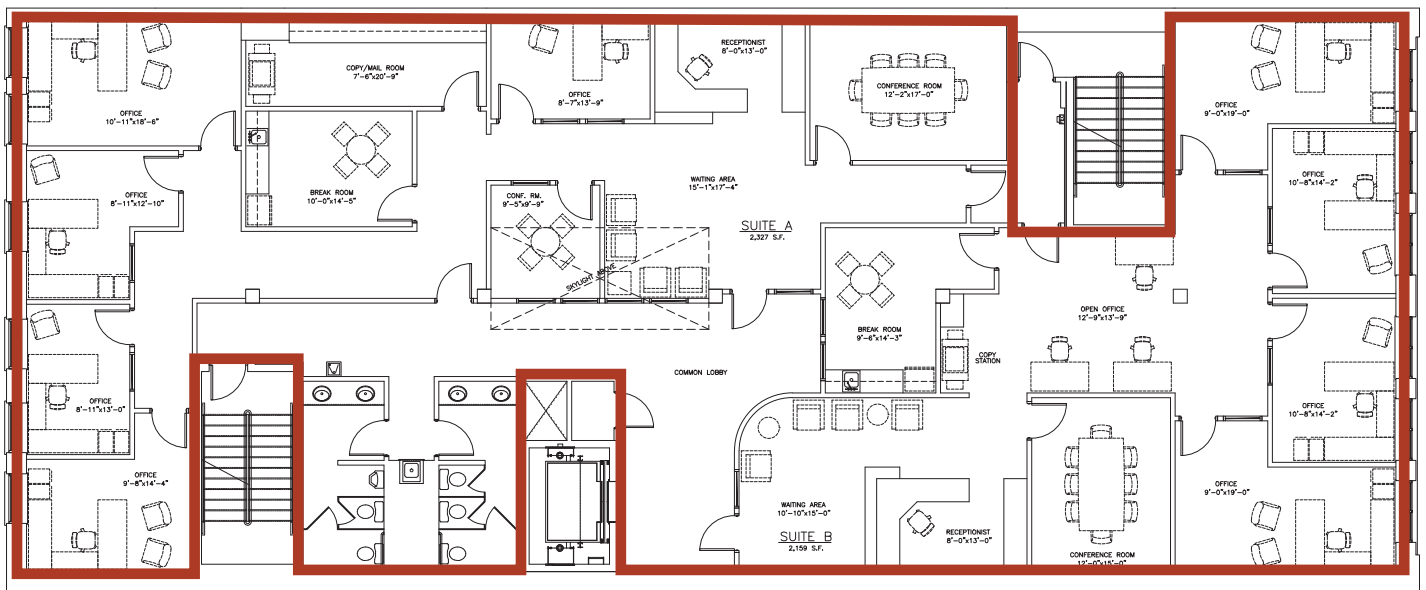
Suite 4-A
 5,191 SF



4th floor space perfect for professional office use with retail exposure:

- Lobbyists
- Government
- Attorneys
- Advertising Companies
- Tech Companies
- Creative Firms

Suite 4-A Conceptual Plan



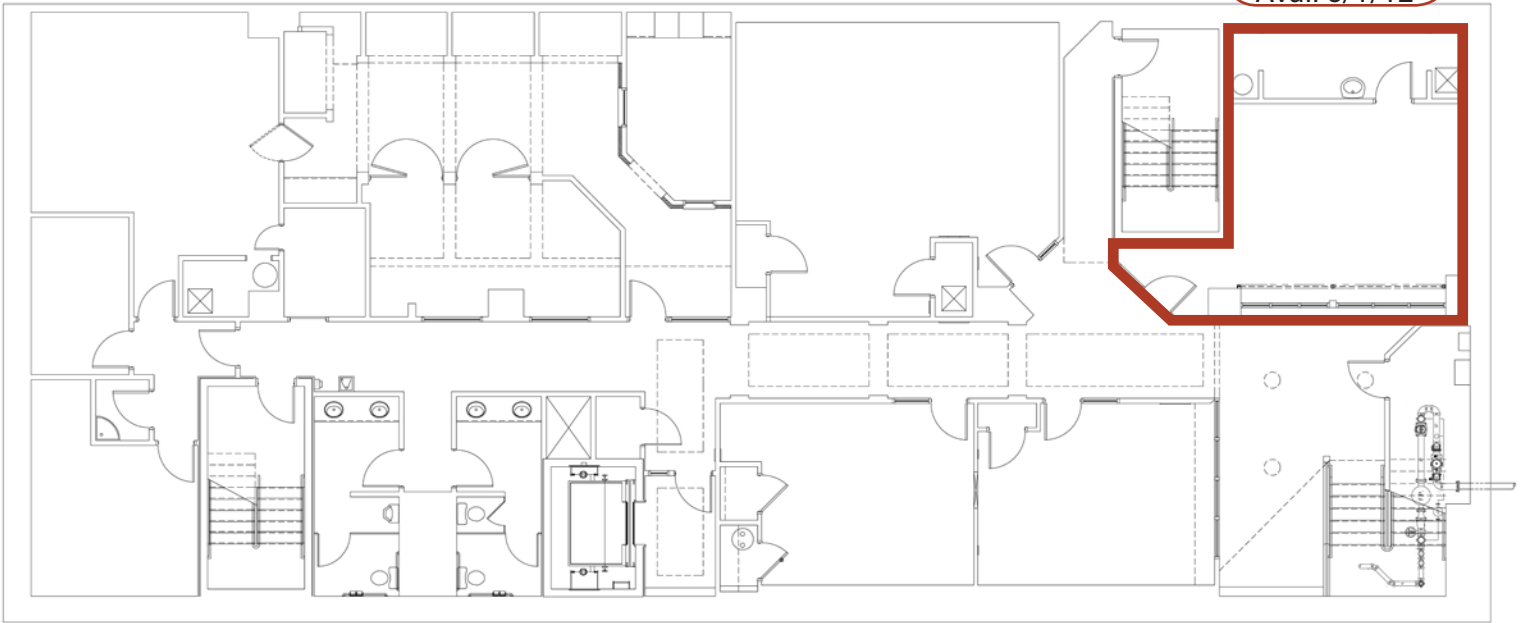
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Basement

Suite B-A
573 SF
Avail 6/1/12



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