

Idaho Independent Bank Building

401 W Front St - Boise, ID

OFFICE CONDOS FOR SALE OR LEASE



Property Information:

Submarket:	Downtown Core
Available:	Ready for TIs
Bldg Type:	Office
Quality:	Class A
Bldg Size:	80,478 SF
Divisible:	+/- 3,400 SF
# of Floors:	6
Parking:	1/1,000 (including 10 visitor spaces)
Lease Terms:	
Lease Term:	5 years minimum
Lease Type:	NNN
Operating Exp:	\$6.40/SF
TI Allowance:	\$30/SF

Listing Comments:

- Two blocks from County Courthouse.
- New Class A office condo development.
- Walking distance to downtown amenities.
- Rare opportunity for downtown ownership.
- Heated by natural geothermal water system.
- Great exposure and access on corner location.
- Load factor is 33% below market average; highly efficient building design.

Available Space:

SPACE:	RSF:	RATE:
Floor 3	9,149 SF	\$17.00/SF

Sale Terms:

Sale Price - \$160.00/SF
Price includes shell, core and finished common areas.
Can be demised.

A Development By:

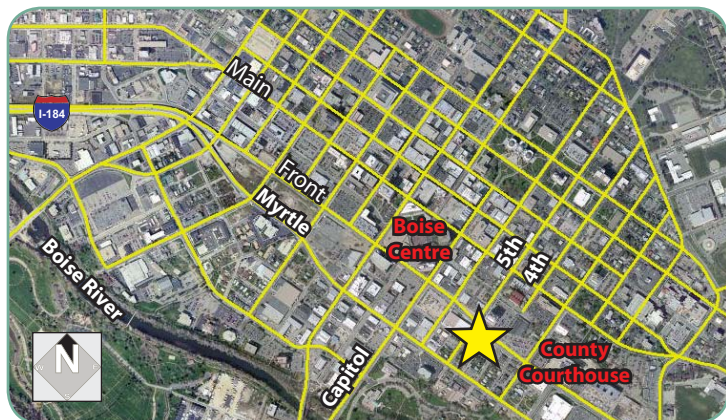


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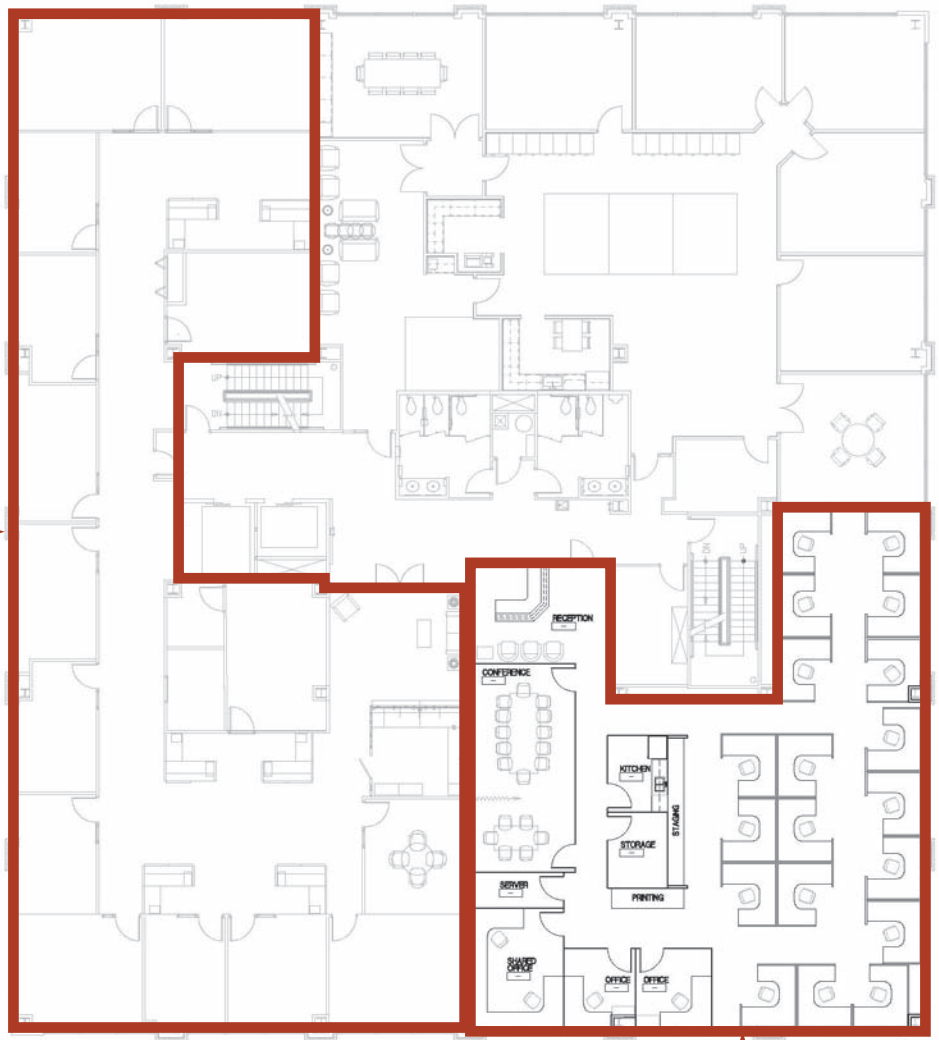
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Third Floor
9,149 SF Available
Divisible to 3,400 SF

Conceptual Floor Plan

+/- 5,770 SF



+/- 3,400 SF



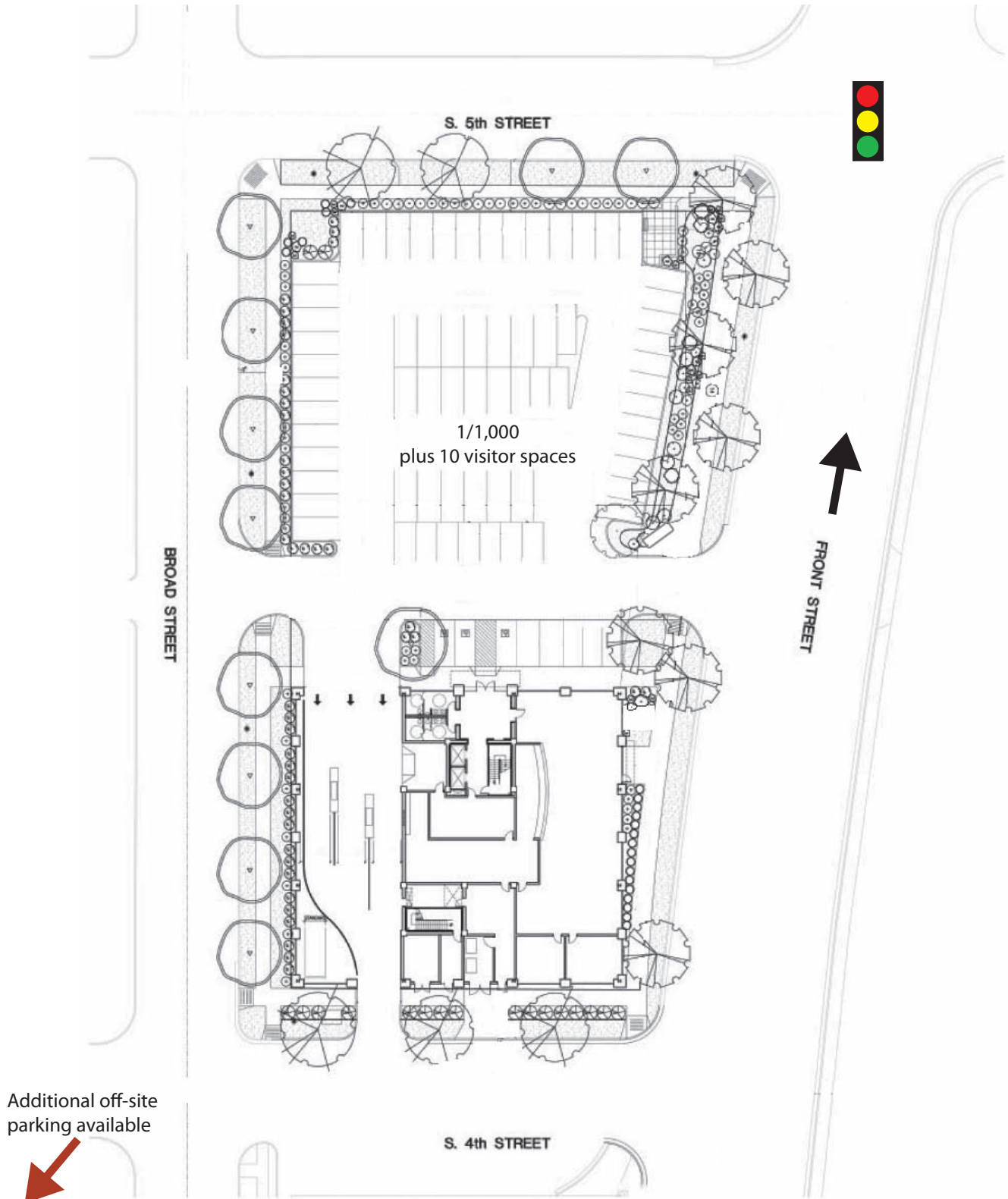
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Site Plan

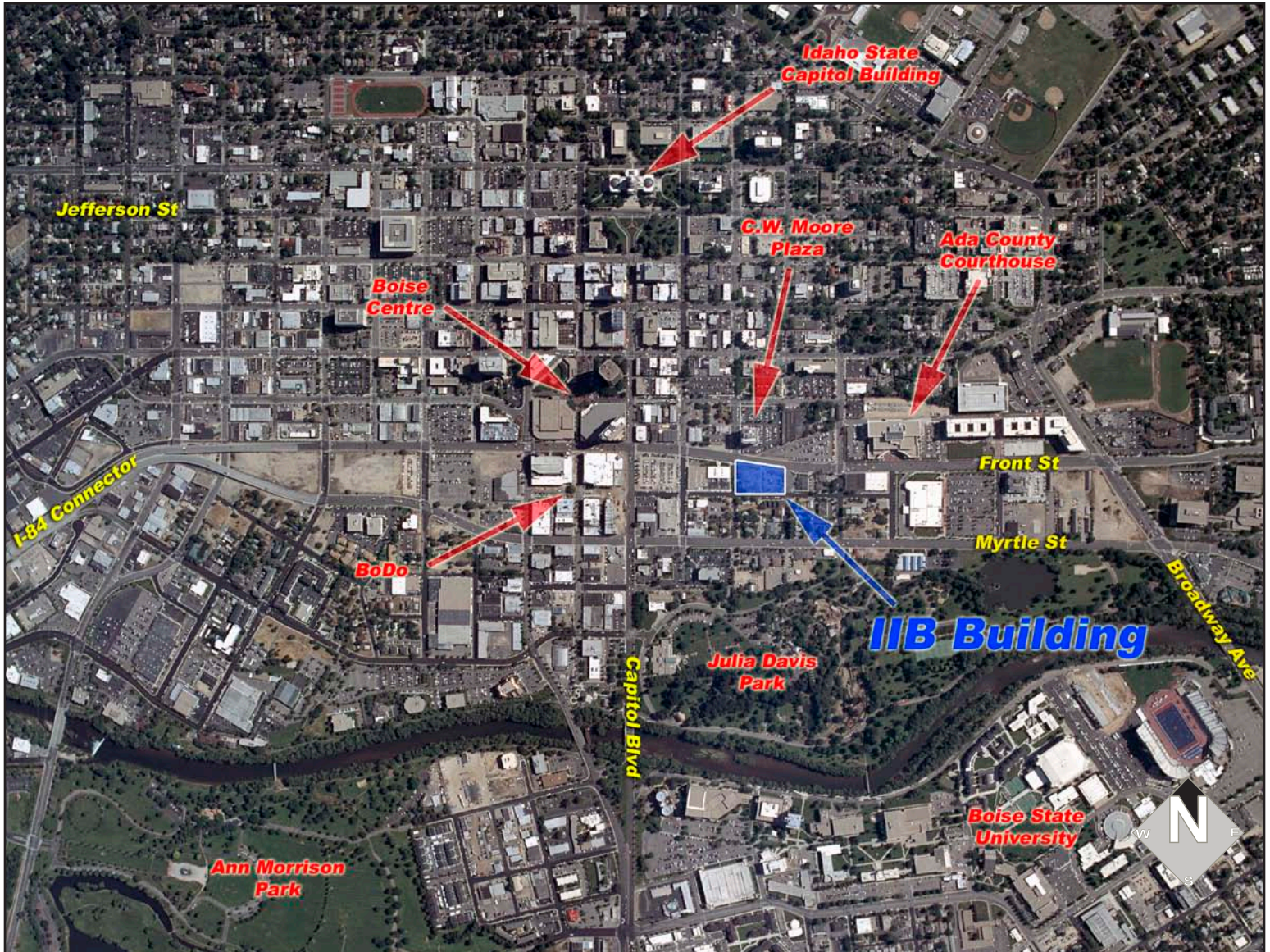


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