

# One Front Street

251 E Front St - Boise, ID  
**OFFICE SPACE FOR LEASE**



## Property Information:

<b>Submarket:</b>	Downtown
<b>Available:</b>	Immediately
<b>Bldg Type:</b>	Office/Retail
<b>Quality:</b>	Class A
<b>Bldg Size:</b>	70,722 RSF
<b>Divisible:</b>	No
<b># of Floors:</b>	4
<b>Parking:</b>	Underground/Surface 3:1000 on site 1:1000 adjacent
<b>Energy Use Rating:</b>	71 (scale 1-100)

## Lease Terms:

<b>Lease Term:</b>	3-5 years preferred
<b>Lease Type:</b>	Full Service
<b>TI Allowance:</b>	Negotiable

## Listing Comments:

Centrally located in downtown between BSU, ParkCenter & downtown core.

Adjacent developments include Ada County Courthouse/Complex and U of I.

Views of Boise Front, Julia Davis Park, Boise River and downtown.

Secured underground and surface parking.

Parking of 3 spaces/1,000 included in lease rate.

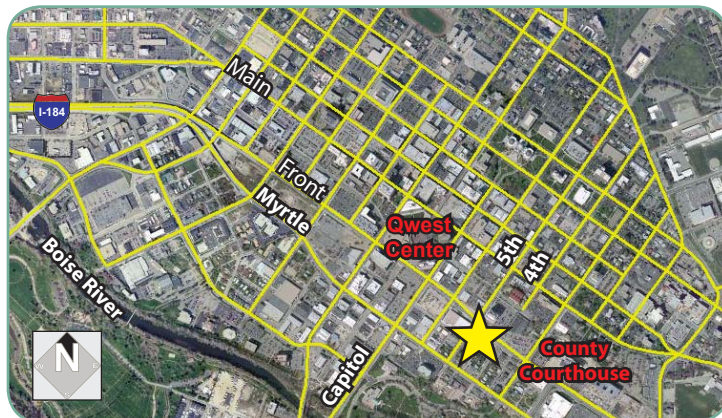
## Available Space:

SPACE:	RSF:	RATE/SF:
Suite 102*	905 SF	Contact Agent
Suite 110*	4,081 SF	Contact Agent
Suite 400**	8,121 SF	Contact Agent
Suite 401**	5,421 SF	Contact Agent

\*Suites 102 & 110 can be combined for 4,986 SF.

\*\*Suites 400 & 401 can be combined for 13,542 SF.

Contact Agent for showing.



## Contact:

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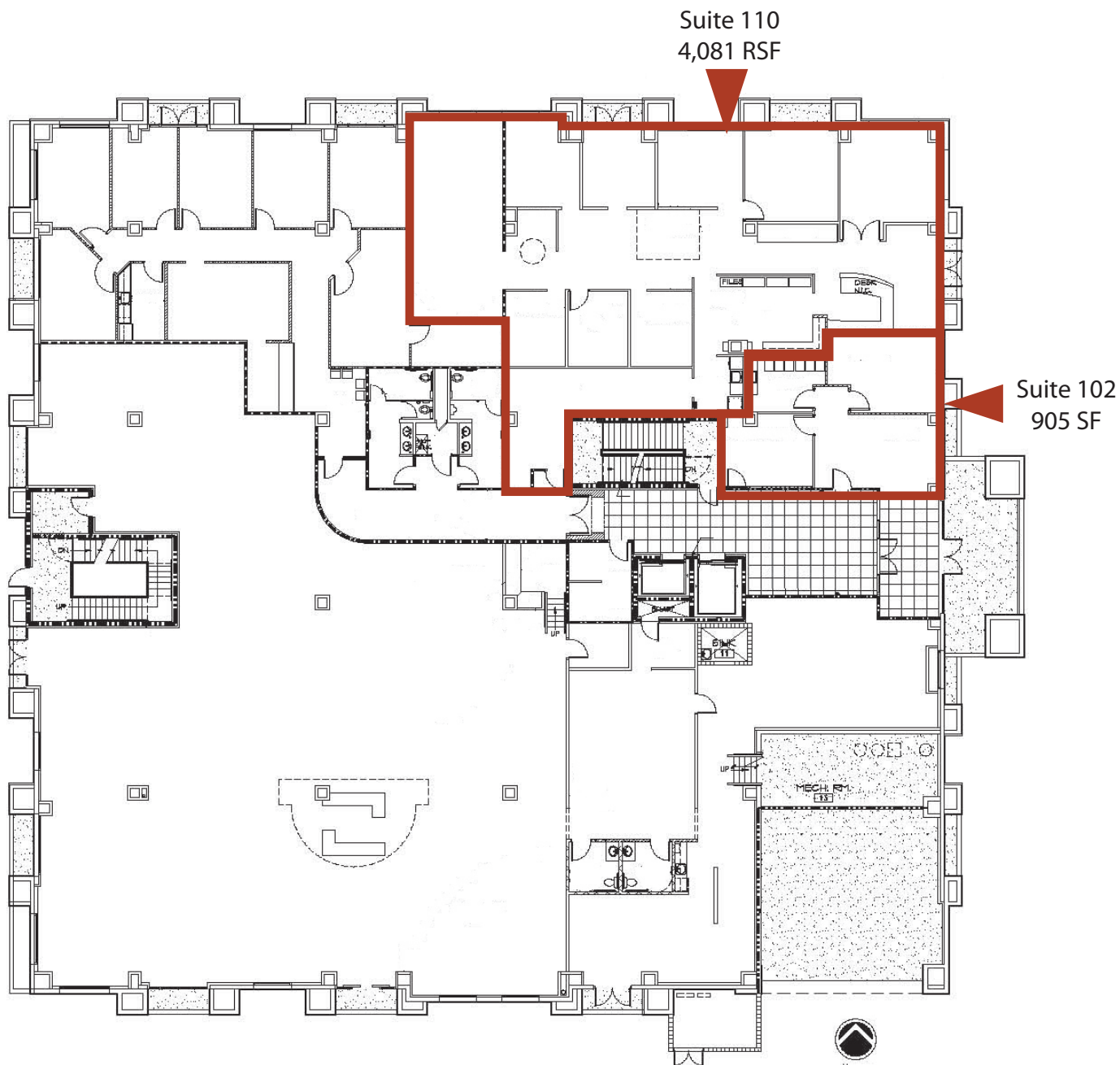
(04/09/12)

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## First Floor



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## First Floor Conceptual Layout

Suite 102/110  
4,986 SF



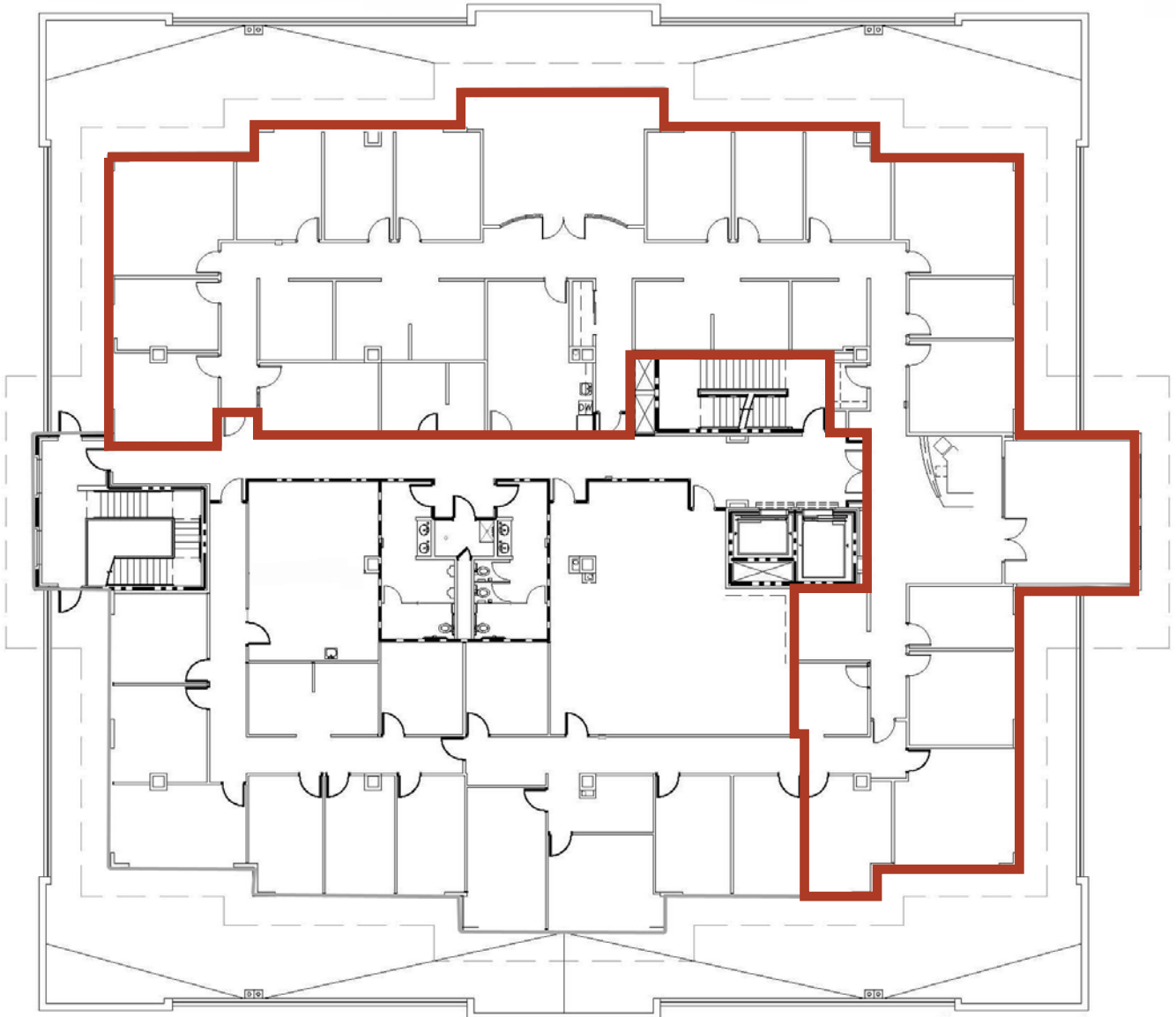
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## Fourth Floor

Suite 400  
8,121 RSF



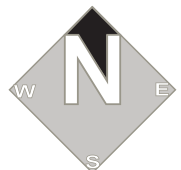
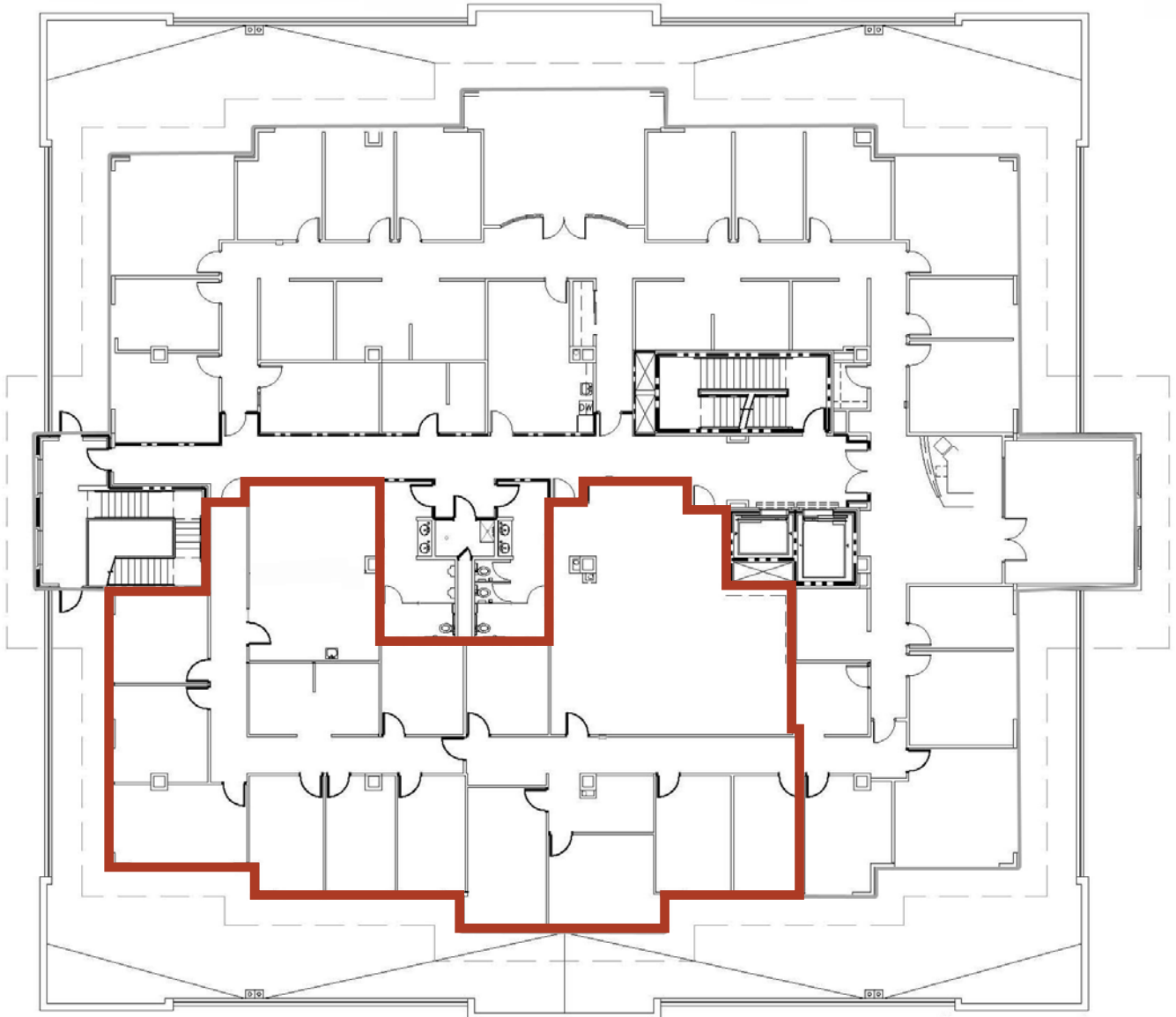
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## Fourth Floor

Suite 401  
5,421 RSF



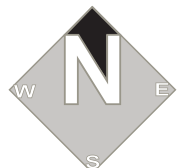
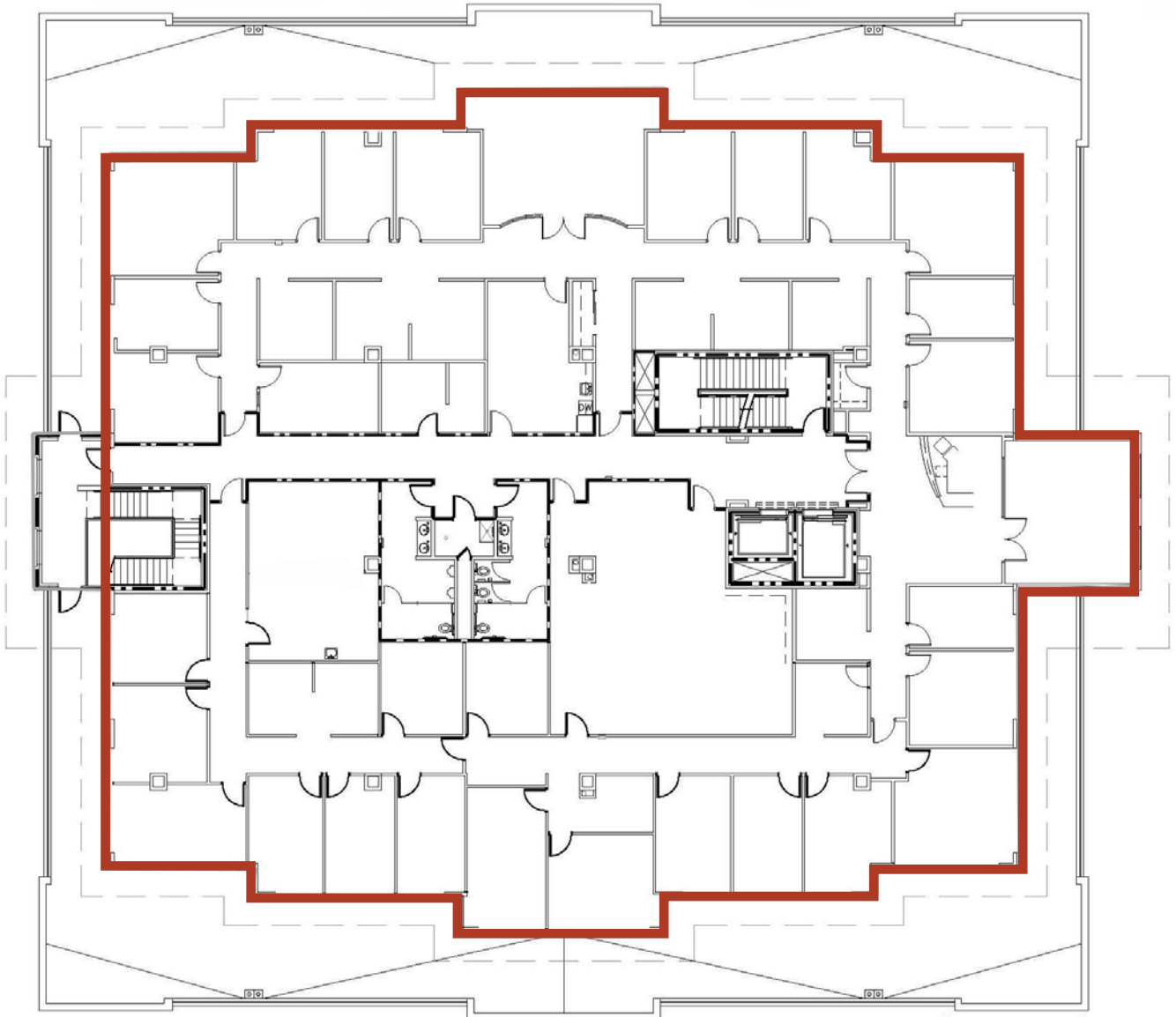
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## Fourth Floor

Suite 400/401  
13,542 SF



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