

# University Plaza

960 Broadway Ave - Boise, ID  
**OFFICE SPACE FOR LEASE**



## Property Information:

**Submarket:** Southeast  
**Available:** Immediately  
**Bldg Type:** Office  
**Quality:** Class A  
**Bldg Size:** 90,028 SF  
**Divisible:** Yes  
**# of Floors:** 5  
**Parking:** 3.5:1000

## Lease Terms:

**Lease Term:** 3-5 years  
**Lease Type:** Full Service  
**Lease Rate:** \$19.50 - \$21.00  
**TI Allowance:** Negotiable

## Listing Comments:

Excellent location next to the Boise River with access to the Greenbelt and views of the Foothills.

Ample on-site covered parking.

Close to professional services, restaurants and hotels.

Easy access to I-84 and the I-84 Connector.

Perfect for financial services, law offices, etc.

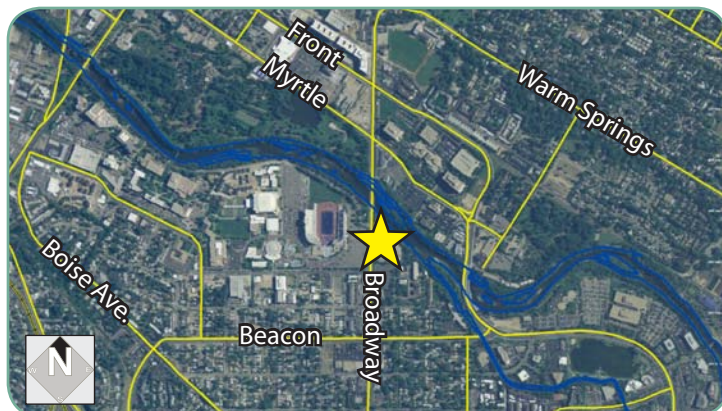
Fiber available at the building.

## Available Space:

SPACE:	RSF:	RATE:
Suite 160	2,481 SF	Contact Agent
Suite 210	1,380 SF	Contact Agent
Suite 300	5,412 SF	Contact Agent
Suite 302	3,430 SF	Contact Agent
Suite 315	954 SF	Contact Agent
Suite 425	2,253 SF	Contact Agent
Suite 435	804 SF	Contact Agent
Suite 450	2,037 SF	Contact Agent
Suite 505**	1,192 SF	Contact Agent
Suite 525**	3,219 SF	Contact Agent

\*Suites 300 & 302 can be combined for 8,842 SF.

\*\*Suites 505 & 525 can be combined for 4,411 SF



## Contact:

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## First Floor



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## Second Floor



Suite 210  
1,380 RSF

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## Third Floor

\*Suite 302  
3,430 RSF

Suite 315  
954 RSF

\*Suite 300  
5,412 RSF

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## Fourth Floor

Suite 425  
2,253 RSF



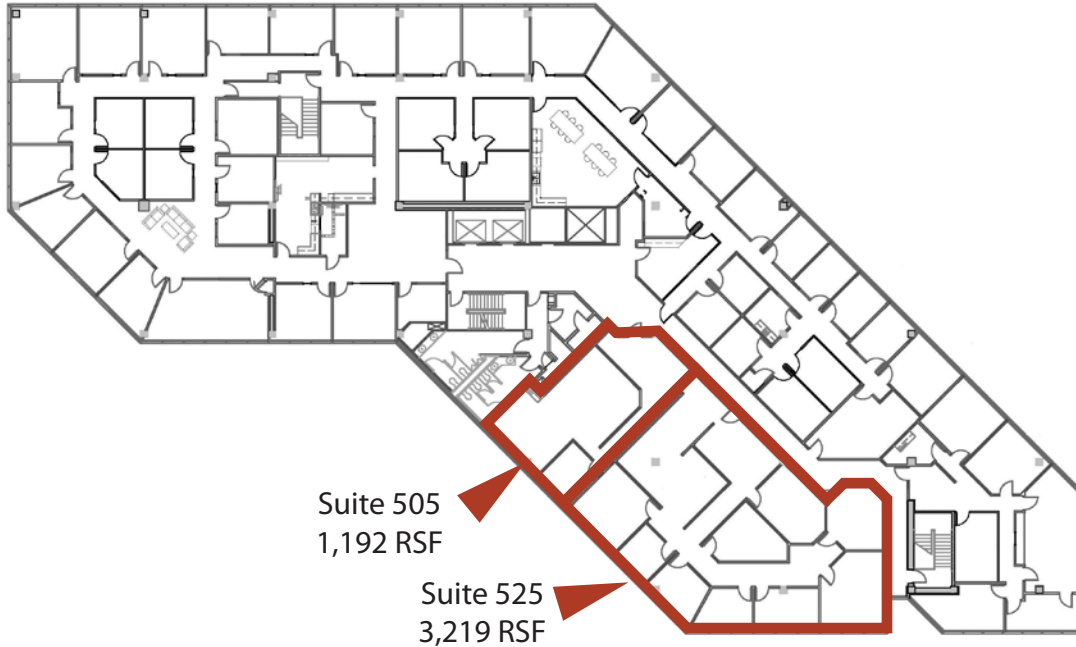
Suite 435  
804 RSF

Suite 450  
2,037 RSF

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## Fifth Floor

### Multi-Tenant Option



### Single-Tenant Option



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