

THE GUARD HOUSE

CBRE

2444 OLD PENITENTIARY ROAD

BOISE, ID

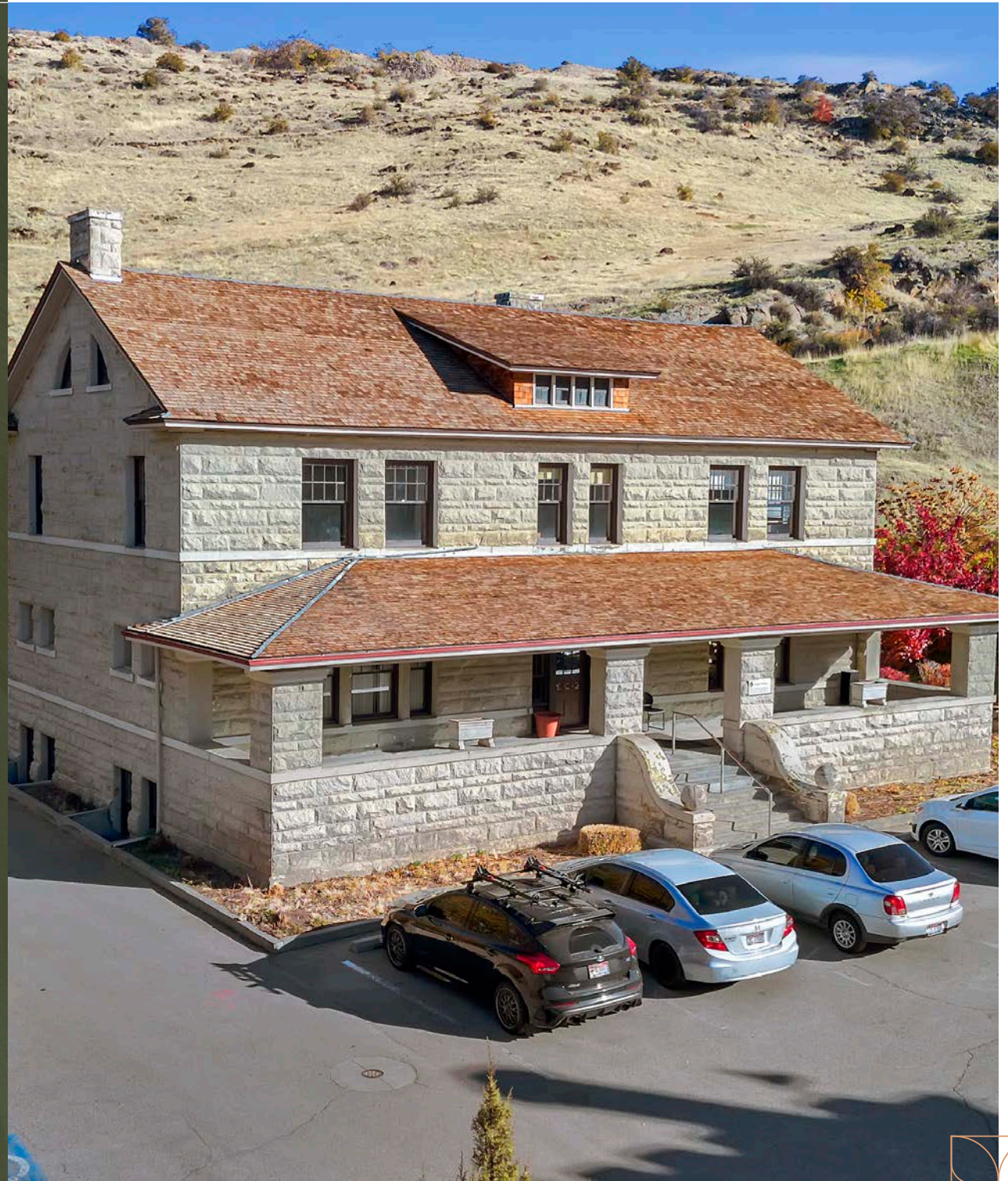
±3,600 SF OFFICE
FOR LEASE

OVERVIEW

- + **BUILDING TYPE**
Office
- + **AVAILABLE SF**
±3,600
- + **ZONING**
City of Boise A-1
- + **LEASE RATE**
\$20.50 / PSF, Modified Gross

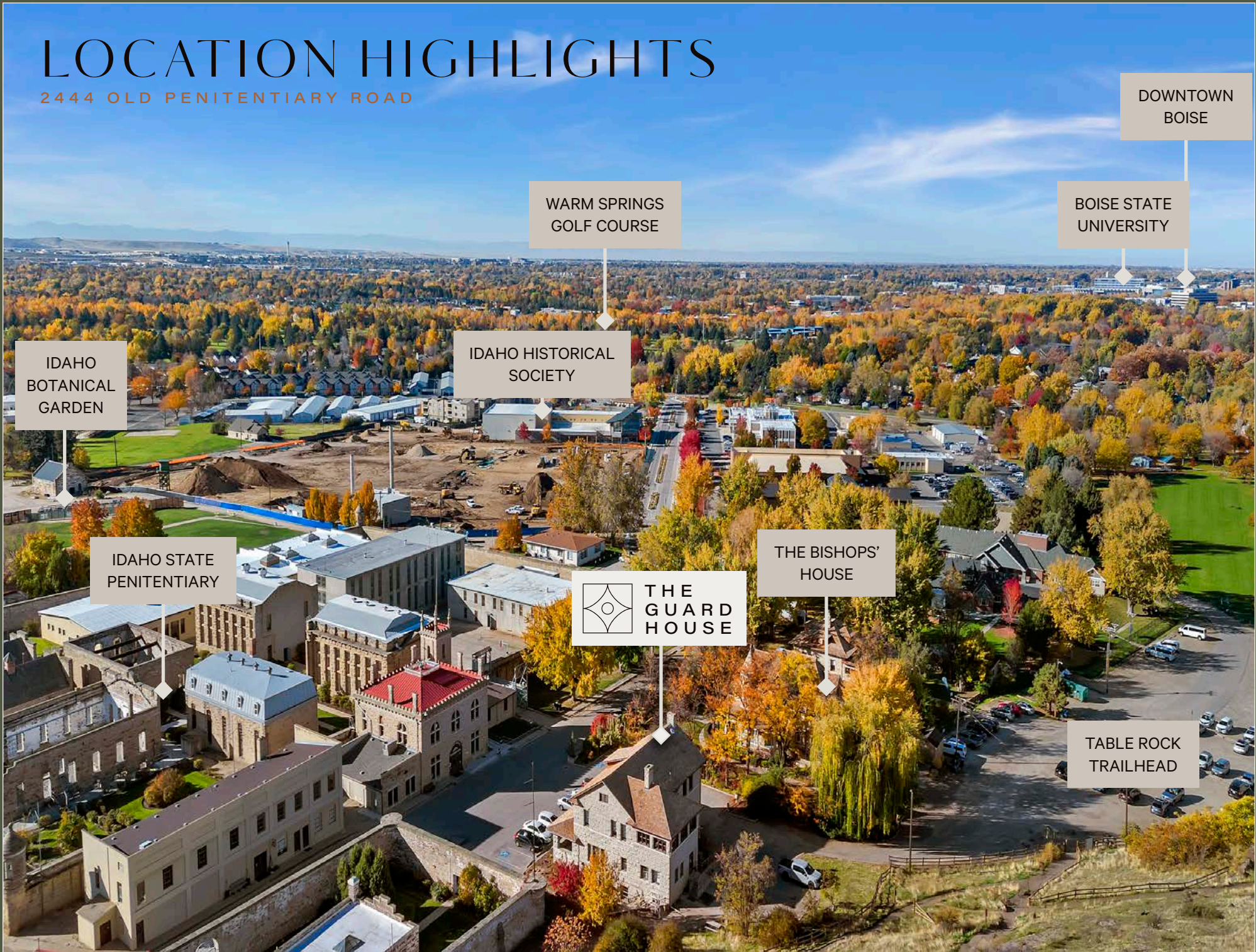
HIGHLIGHTS

- + **8 MIN TO DOWNTOWN BOISE**
- + **CLOSE PROXIMITY FOOTHILL TRAILS AND TABLE ROCK**
- + **WALKING DISTANCE TO IDAHO BOTANICAL GARDENS**
- + **1/2 MILE TO BOISE GREENBELT ACCESS**
- + **LARGE FRONT PORCH**



LOCATION HIGHLIGHTS

2444 OLD PENITENTIARY ROAD



DOWNTOWN
BOISE

BOISE STATE
UNIVERSITY

WARM SPRINGS
GOLF COURSE

IDAHO HISTORICAL
SOCIETY

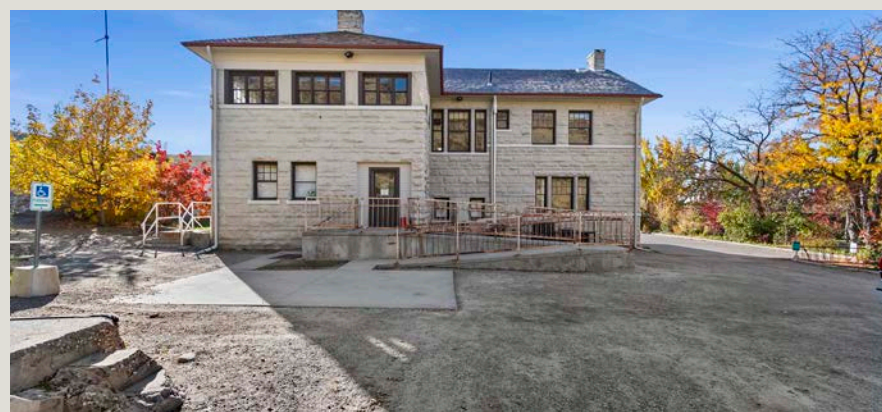
IDAHO
BOTANICAL
GARDEN

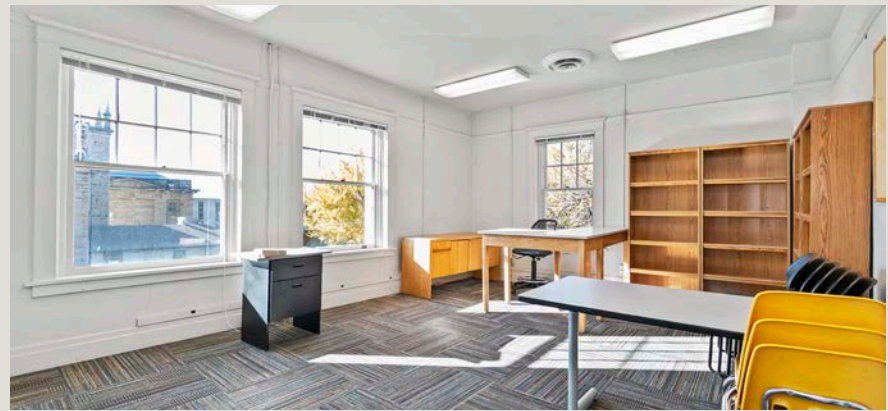
IDAHO STATE
PENITENTIARY

 THE
GUARD
HOUSE

THE BISHOPS'
HOUSE

TABLE ROCK
TRAILHEAD







THE GUARD HOUSE

±3,600 SF OFFICE
FOR LEASE

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