



# For Lease

121 9th Street, Boise, Idaho

## Plaza 121

Class A office space available  
*Updated lease rates!*

 MANAGED BY:  
**Tomlinson & Associates**



Class A finishes



Major renovation in 2004



Great location!  
Near restaurants & hotels

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Plaza 121 is modern meets luxury, with a cityscape outdoor patio, share conference room with full kitchen and an award winning on-site restaurant in core Downtown Boise.

## Property Information

<b>Building Size:</b>	87,590 SF
<b>Building Type:</b>	Class A office
<b>Parking:</b>	On-site; price negotiable
<b>Ceiling Heights:</b>	9'
<b>Major Renovation:</b>	2004
<b>TI Allowance:</b>	Contact agent
<b>Access:</b>	Lockbox at suite

## Space Available



Suite	Size	Rate	
LP80	2,193 SF	\$14.00 PSF FS	
30A	1,206 SF	\$14.00 PSF FS	
101	4,001 SF	\$23.00 PSF FS	Office/Retail
203	3,163 SF	\$18.00 PSF FS	
402	3,035 SF	\$22.00 PSF FS	
601	5,582 SF	\$22.00 PSF FS	

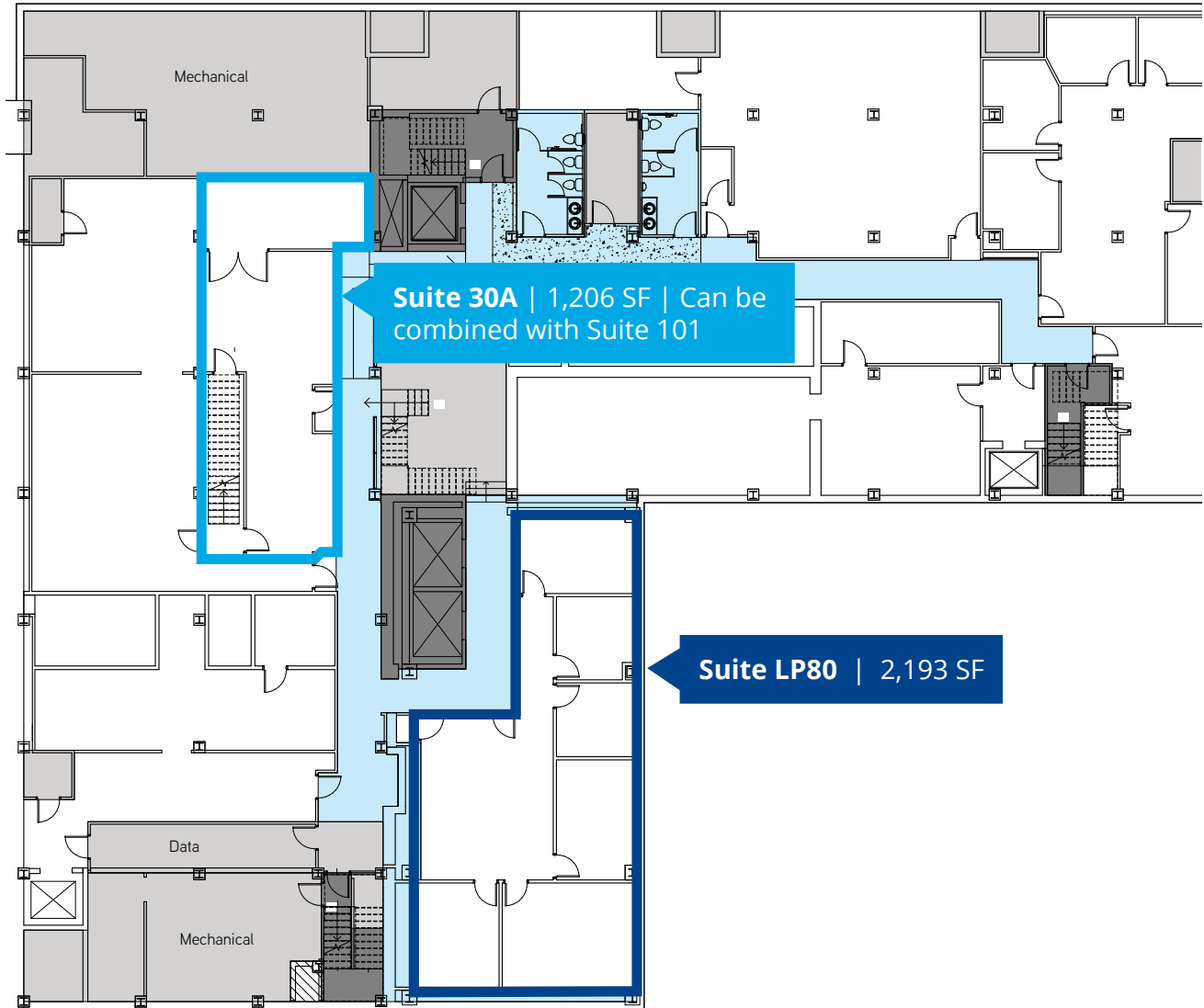
## Key Highlights

- In the heart of Downtown Boise
- Walking distance to shopping, restaurants, and entertainment
- On-site management
- Shared conference room with full kitchen at discounted rate for tenants
- Cityscape roof deck available for use by all tenants
- Showers with lockers
- Surface parking available
- Fiber in building
- TI's negotiable



# For Lease

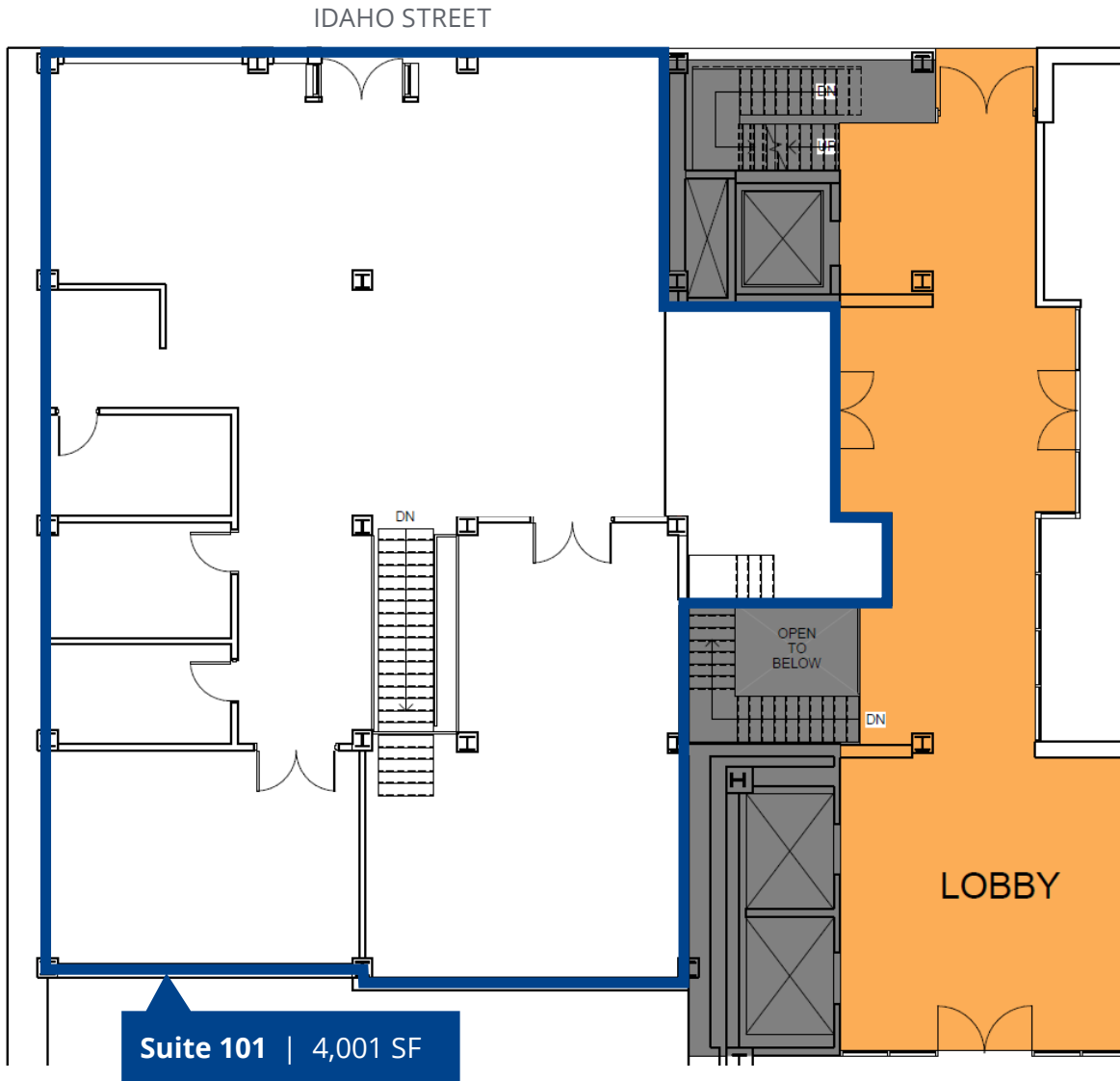
## Lower Level Floor Plan



# For Lease

## 1st Floor Plan

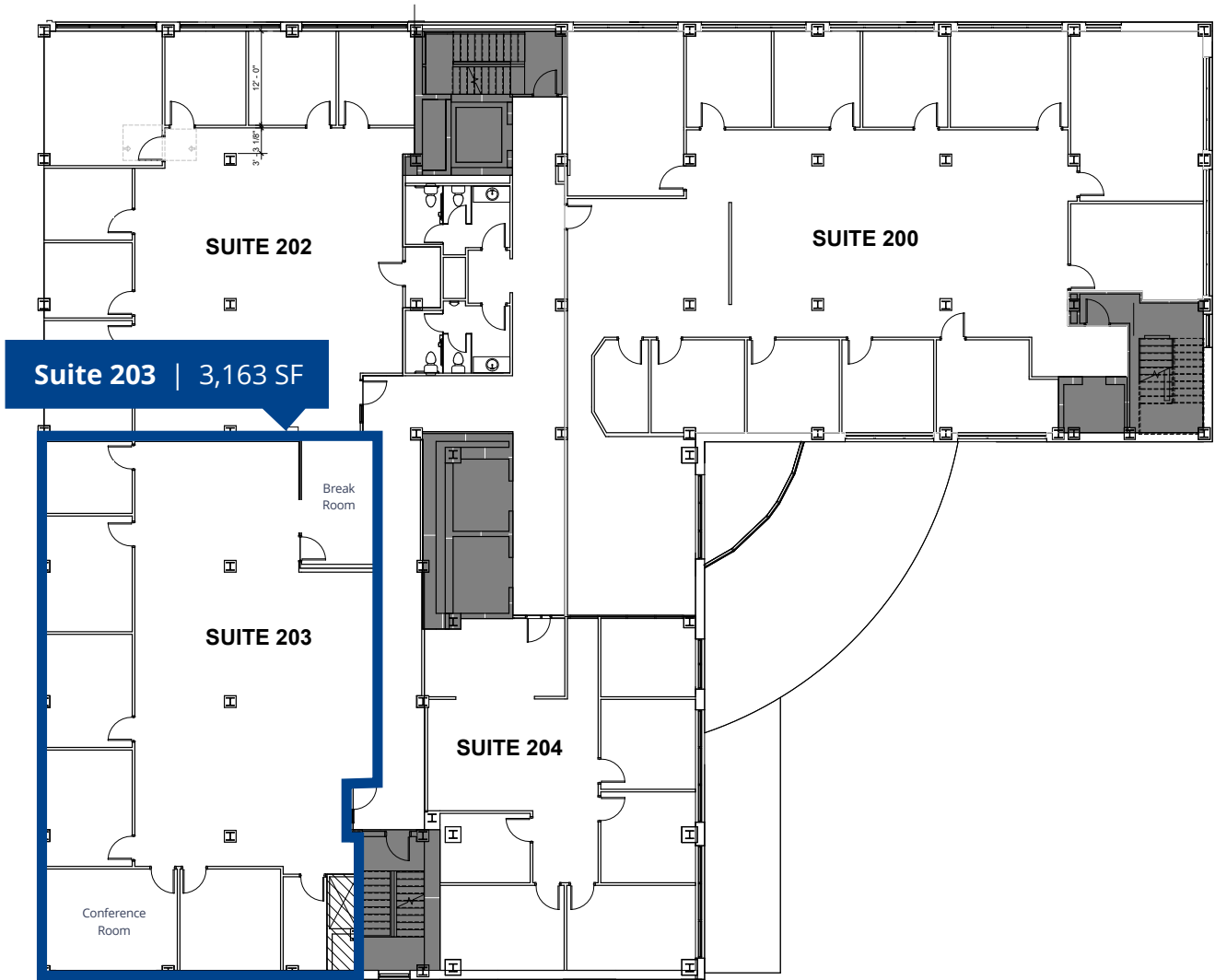
- Office/retail space
- Direct access to Idaho Street



# For Lease

## 2nd Floor Plan

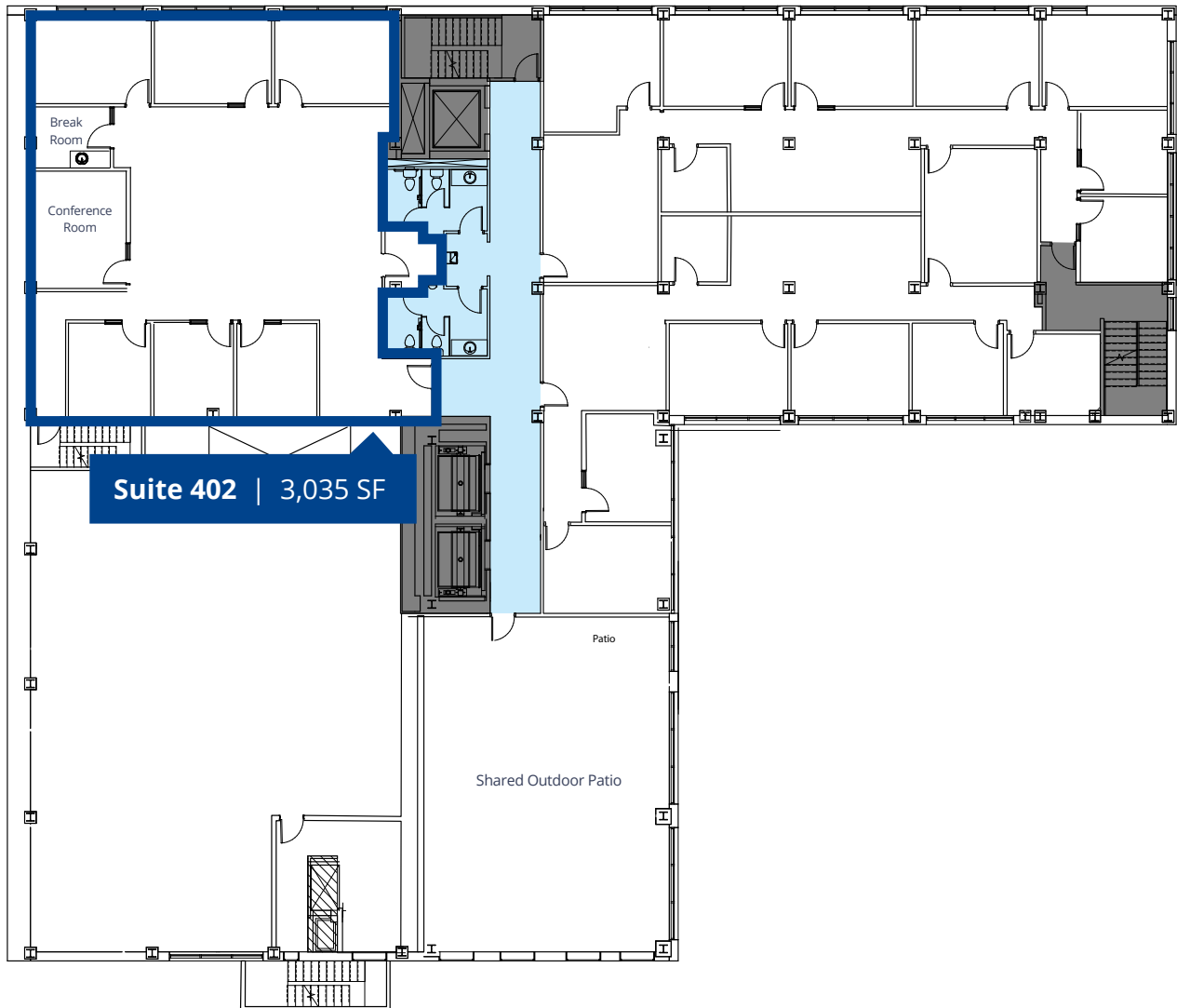
- Potential to build out breakroom
- Newly completed buildout - never been occupied!



# For Lease

## 4th Floor Plan

- Great floorplan
- Lots of natural light
- Ready to occupy



# For Lease

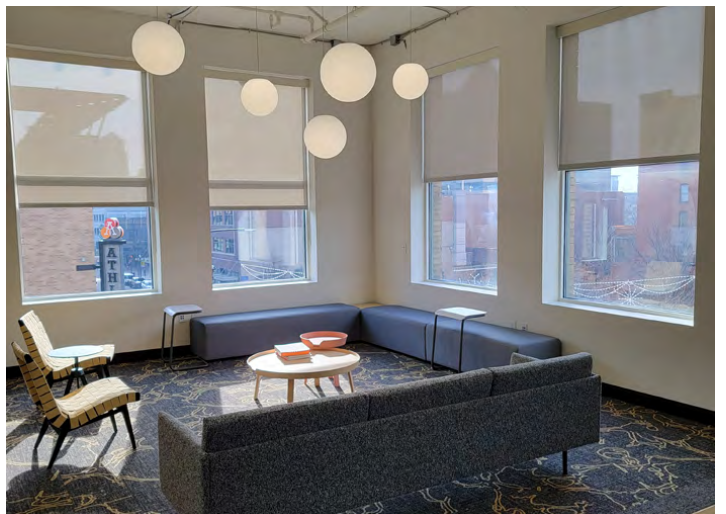
## 6th Floor Plan

- Fabulous city views across the entire suite
- Recently refreshed with new paint and carpet
- Ready to occupy

 Watch virtual tour

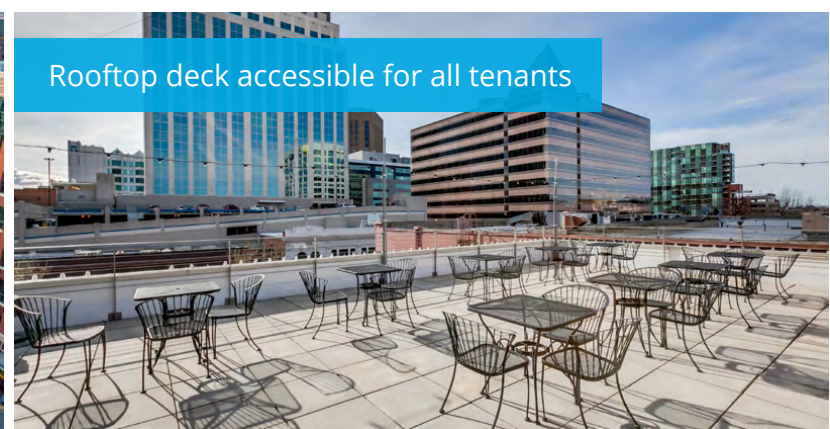


# Property Gallery



# For Lease

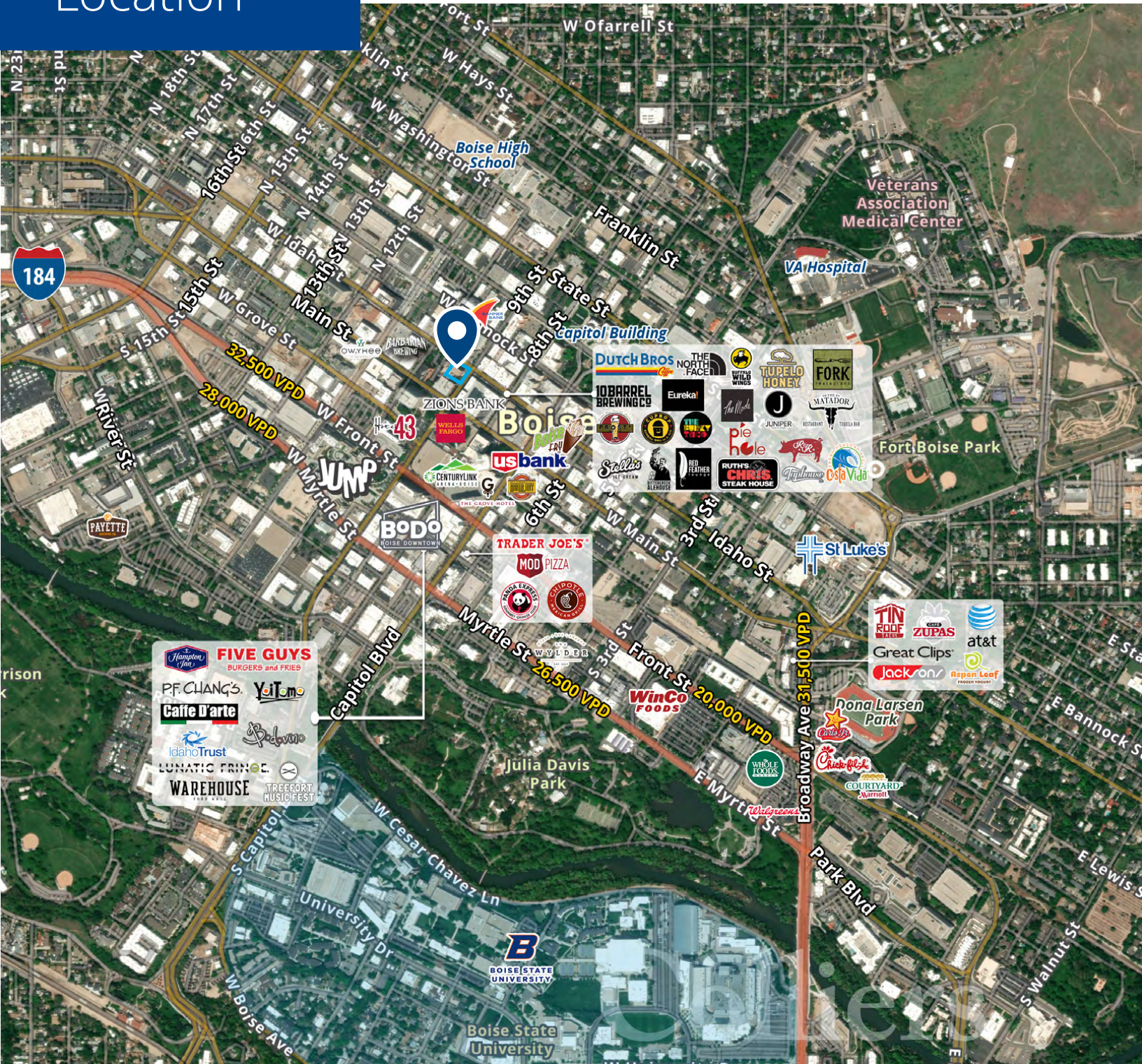
## Nearby Amenities



# Location

 [Google Map](#)

 [Street View](#)



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