



413 W. IDAHO STREET

— BOISE, ID 83702

PRIME, DOWNTOWN OFFICE SPACE FOR LEASE

LEASE DETAILS

SUBMARKET	Downtown	TI ALLOWANCE	Negotiable
BLDG TYPE	Office	ZONING	MX-5
BLDG SIZE	15,170 SF	LEASE TERM	3-5 Years
# OF FLOORS	3	LEASE TYPE	FSEJ

AVAILABLE SPACE

SPACE	RSF	RATE
Suite 101	2,121 SF	\$18.00/SF
Suite 202	1,569 SF	\$18.00/SF

PROPERTY HIGHLIGHTS

Downtown Boise location.

In-suite restroom and breakroom.

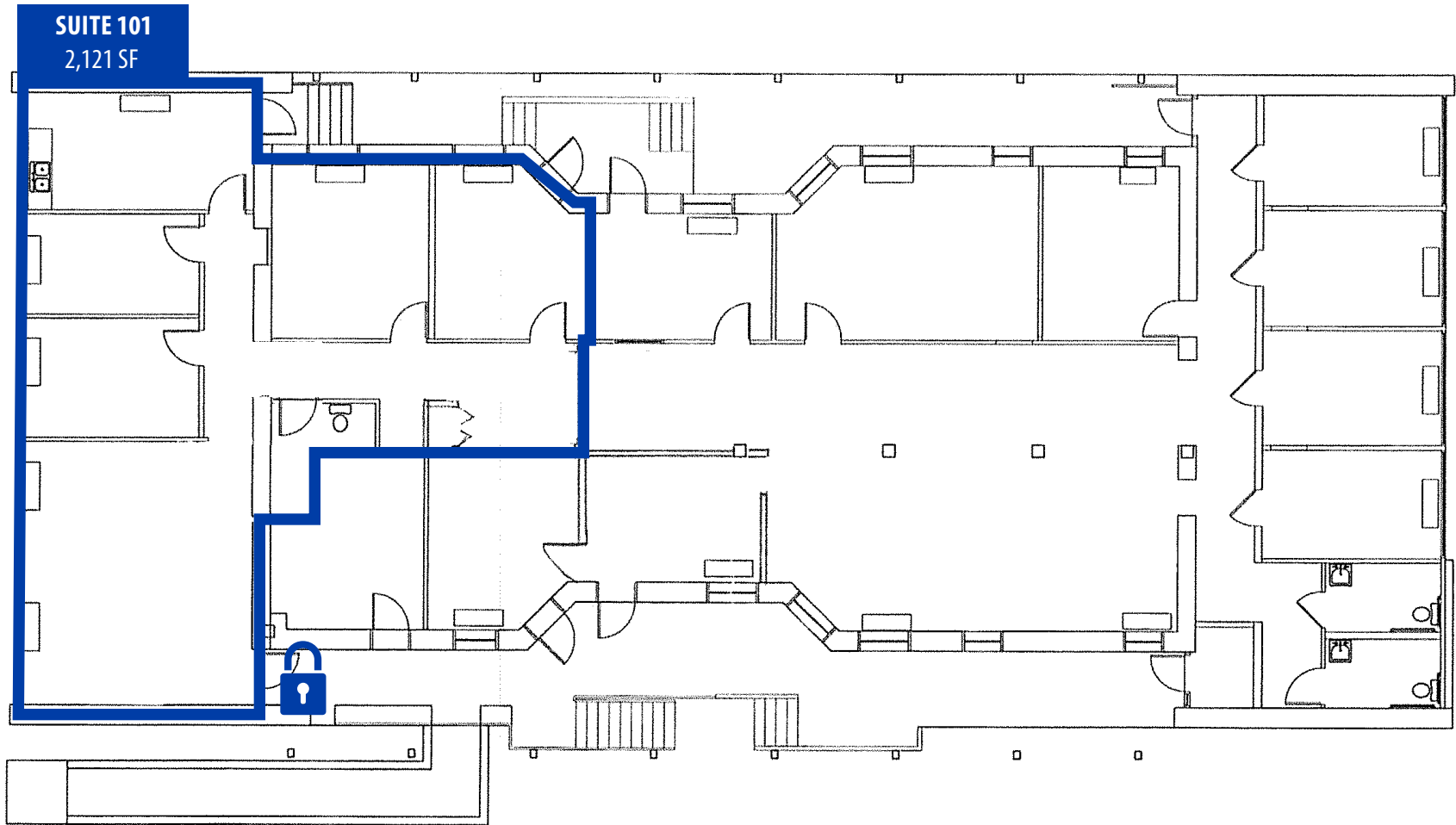
Large offices with abundant natural light.

Visitor and reserved surface parking available.

Excellent value PSF in Downtown Boise. Office avg: \$23/SF.

Walking distance to the Capitol Building, St. Luke's, restaurants, shopping, and other professional services.





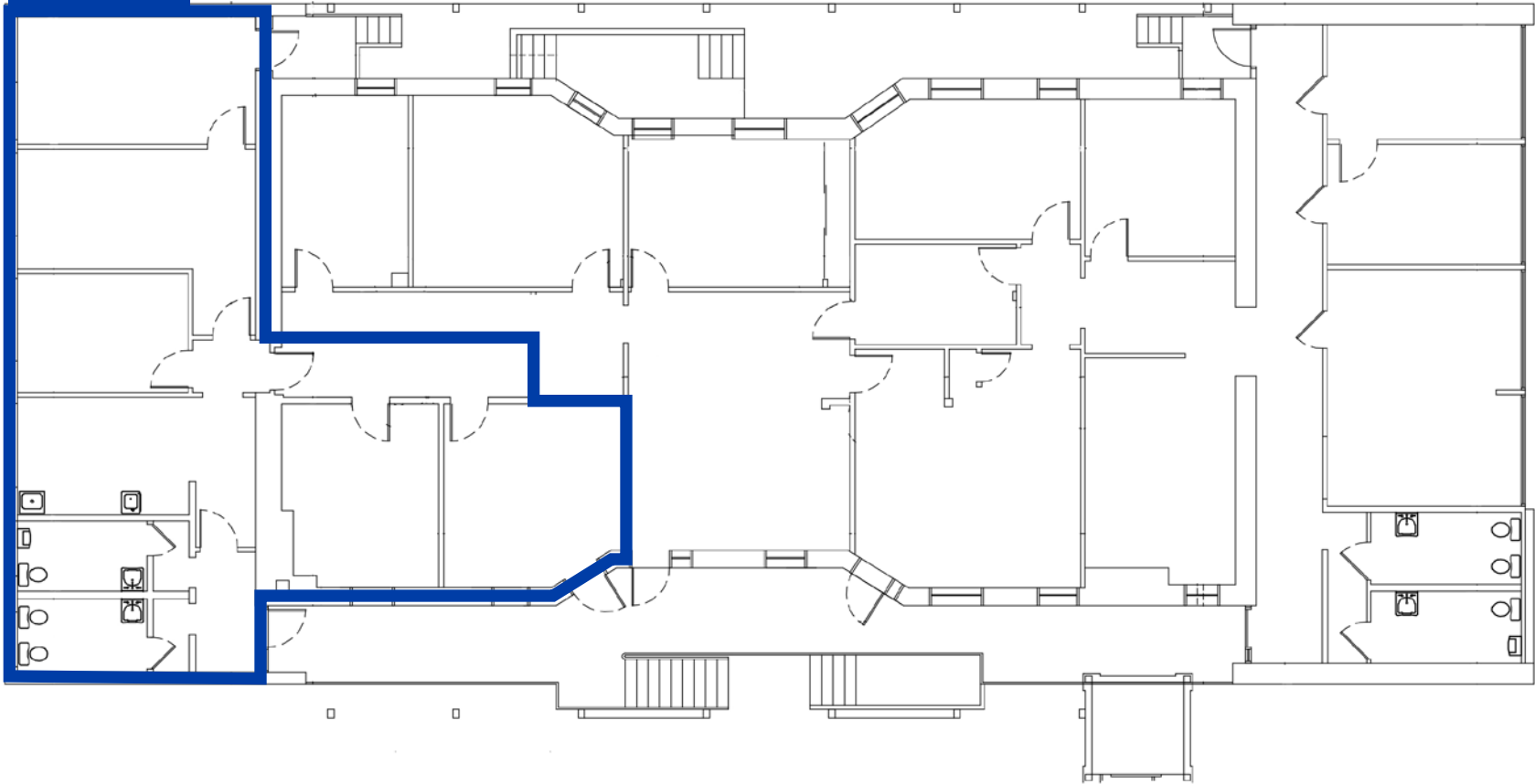
SPACE	RSF	RATE
Suite 101	2,121 SF	\$18.00/SF
AVAILABLE	Immediately	

413 IDAHO

UPDATED: 9.8.2025

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SUITE 202
1,569 SF



SPACE	RSF	RATE
Suite 202	1,569 SF	\$18.00/SF
AVAILABLE	10/1/2025	

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