

# JEFFERSON PLACE

350 N 9th Street | Boise, Idaho 83702

Unique Office & Retail Building  
in Boise's Downtown Core



OFFICE SUITES  
FOR LEASE

\$13-\$22 PSF FSEJ



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# JEFFERSON PLACE

A unique building with recognizable presence, perfectly accommodating small businesses.

With a strong local tenant mix in place including Idaho Forests Products Commission and Blue Cross Foundation, businesses can enjoy productive and peaceful workdays just steps from bustling 8th Street. Jefferson Place features an upscale lobby entrance, tenant directory, elevators, bike storage, fitness facility, full locker room with showers, and more.

	SUITE	AVAILABLE SF	ASKING RATE
Basement	B 10	±1,077 SF	\$13.00 PSF FSEJ
Basement	B 80	±1,825 SF	\$13.00 PSF FSEJ
Mezzanine	M 100	±2,328 SF	\$17.00 PSF FSEJ
4th Floor	400 & 404 *combined	±8,923 SF	\$22.00 PSF FSEJ
4th Floor	400*	±6,424 SF	\$22.00 PSF FSEJ
4th Floor	404*	±2,499 SF	\$22.00 PSF FSEJ



# HISTORIC BUILDING

## HIGHLIGHTS

- NEW 2025 – energy efficient windows installed throughout building.
- Numerous improvements including tenant signage, modernized restrooms and locker rooms, new flooring throughout, upgraded lighting, and a beautifully distinctive exterior hand-painted mural.
- Suites feature a mix of individual offices and open space
- In building fitness center
- Panoramic views of downtown and the foothills
- Jefferson Place houses Graeber & Company Salon on the main level
- Adjacent public surface parking lot and surrounding parking garages within 2 blocks
- Professional on-site management and maintenance
- Walking distance to restaurants, entertainment, shopping, hotels, and the Capitol Building

## PROPERTY SUMMARY

<b>Building Type</b>	Historic Office/Retail
<b>Stories</b>	5
<b>Building SF</b>	±69,048 SF
<b>Leaseable SF</b>	±57,473 SF
<b>Rental Rate</b>	\$13 – \$22 PSF FSEJ
<b>SF Available</b>	±1,077 – ±8,923
<b>Parking</b>	Public (Surface lot next to building)
<b>Intersection</b>	9th Street & Jefferson Street
<b>Land APN</b>	R1022760260





RATE : \$13.00 PSF FSEJ

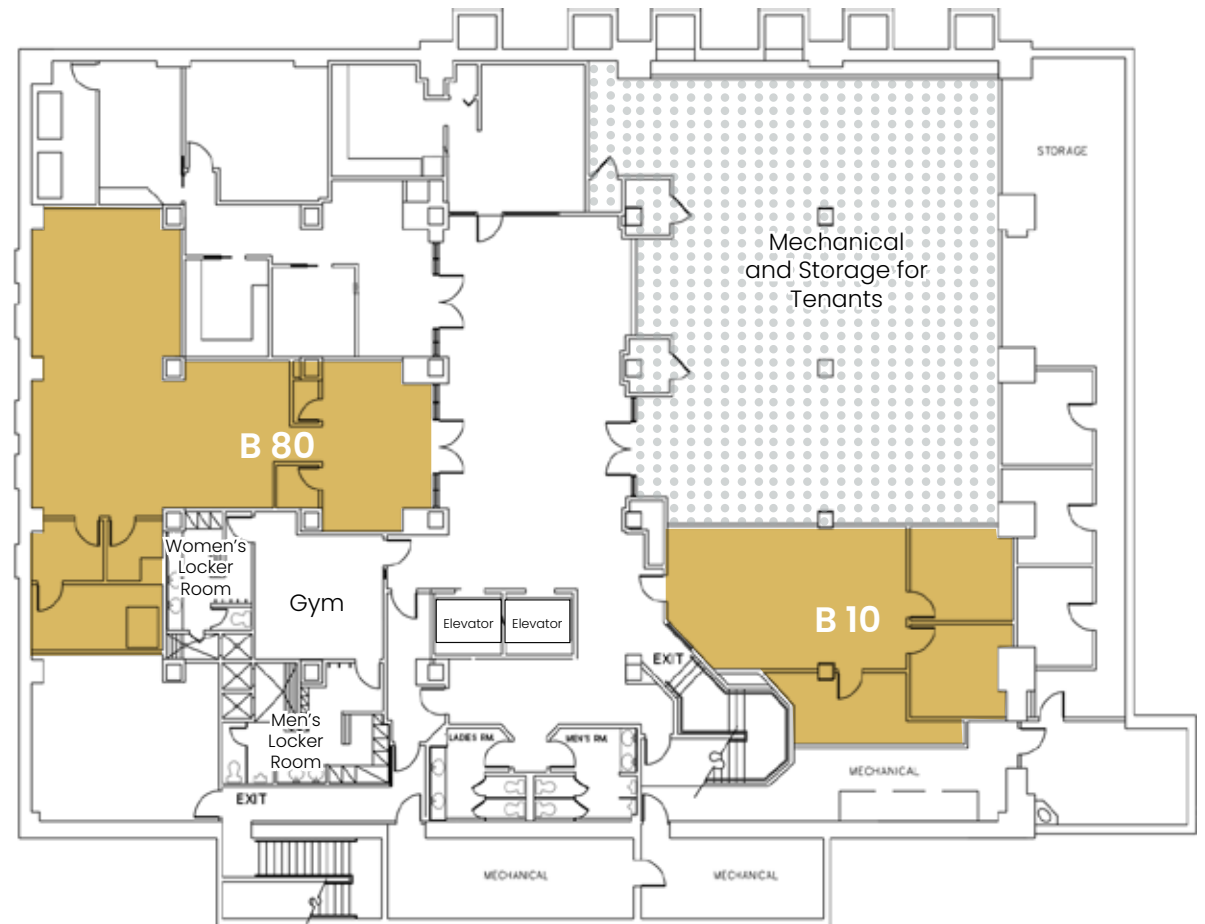
AVAILABLE SUITES:

B 10            ±1,077 SF

B 80            ±1,825 SF

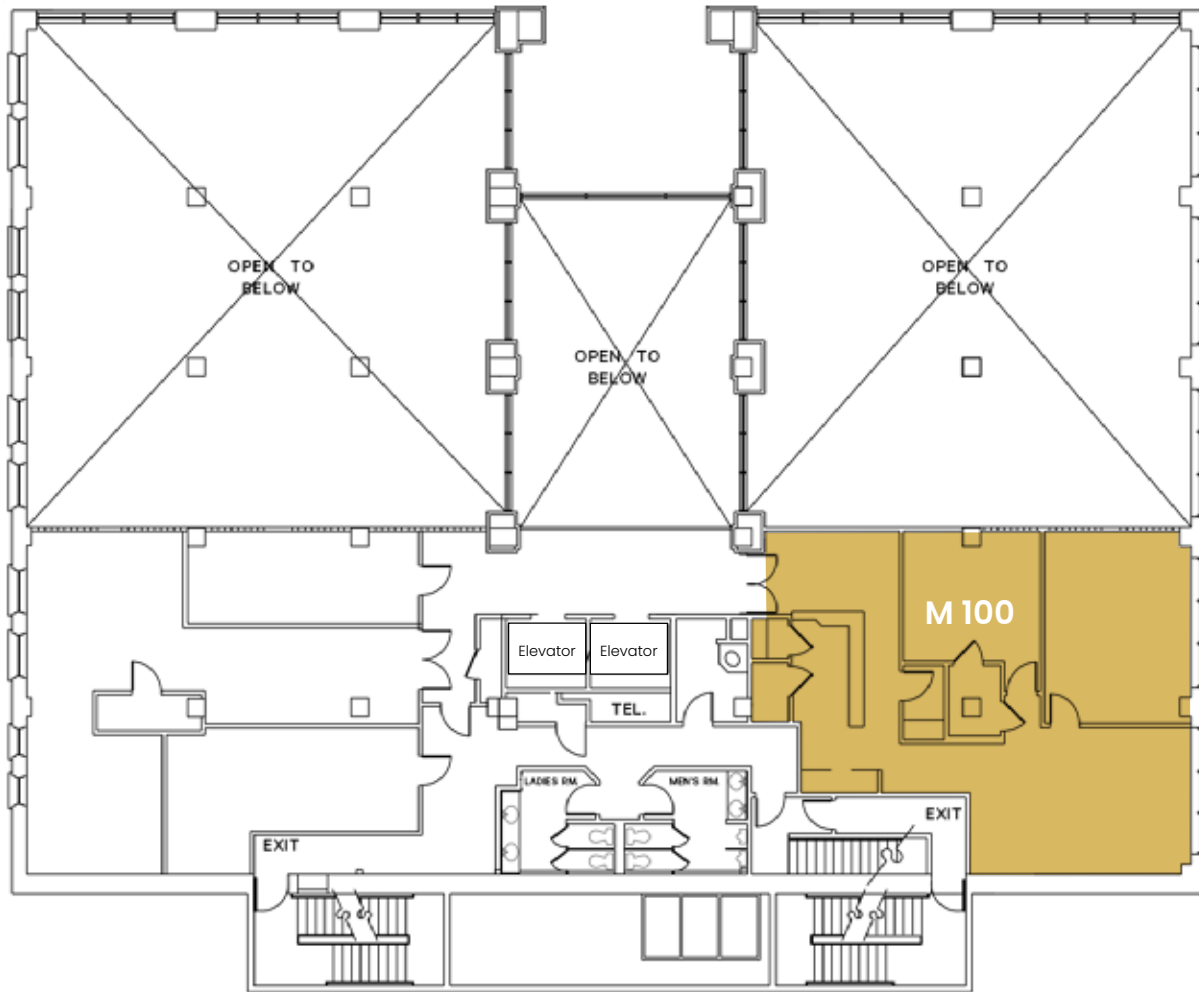


## BASEMENT FLOORPLAN



*Vacant with immediate occupancy available.  
Contact agents for showing instructions.*

# MEZZANINE FLOORPLAN



*Vacant with immediate occupancy available.  
Contact agents for showing instructions.*



**SUITE M 100**



**\$17.00 PSF FSEJ**



**±2,328 SF AVAILABLE**