

11TH & IDAHO

Class A+ Office Space

1100 W Idaho St. Boise, ID 83702



Rafanelli
& Nahas

SCOTT SCHOENHERR
208-631-7611
SCOTTS@RAFNAH.COM

JUSTIN VOGEL
208-869-8302
JUSTINV@RAFNAH.COM



11th & Idaho

Premier A+ Office Building

Panoramic Views

Surface Level Visitor Parking

Directly Adjacent to Cherie Buckner-Webb Park.

Ample Employee Parking

Ground-Floor Dining and Coffee Options

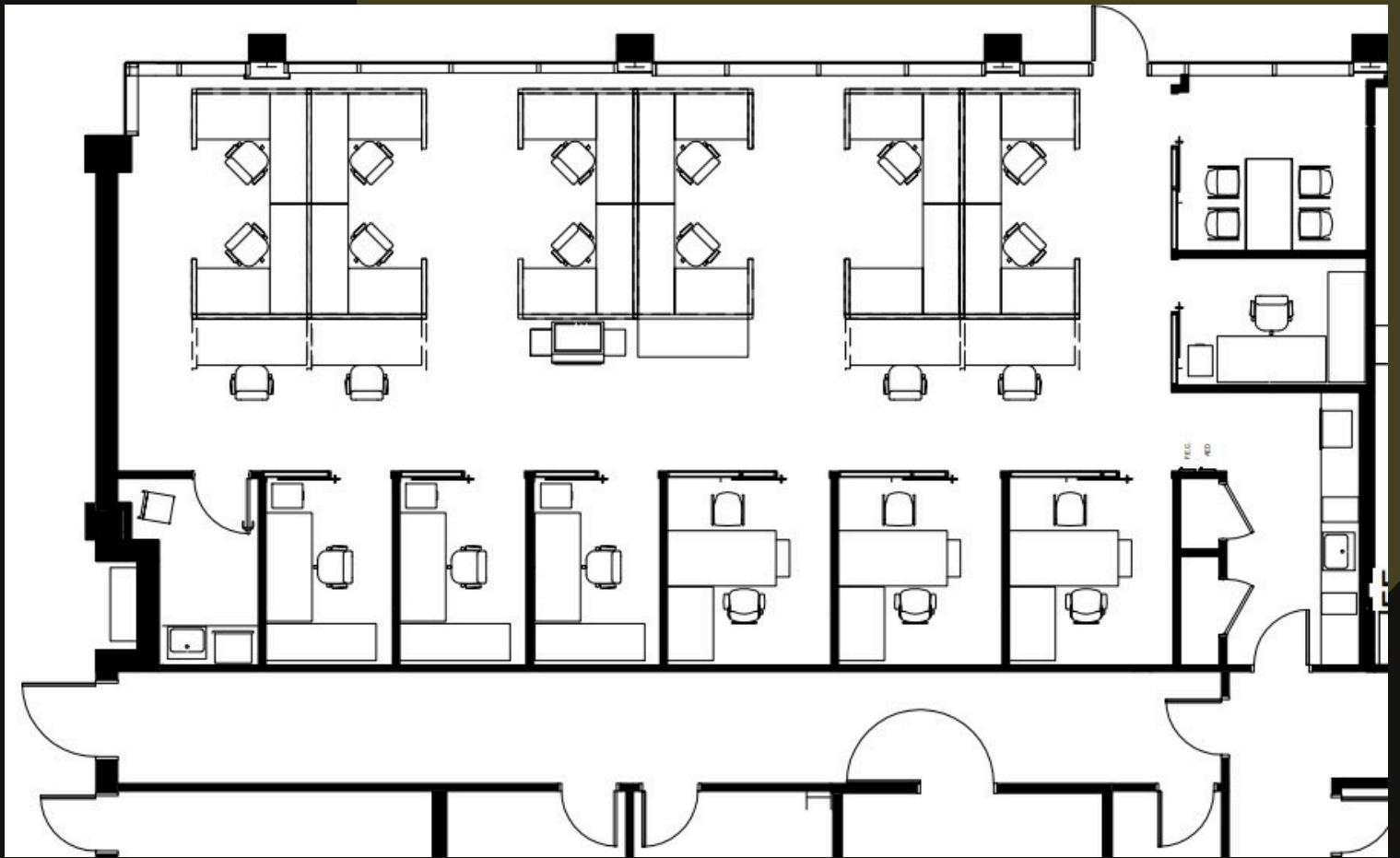




→ Amenties and Features:

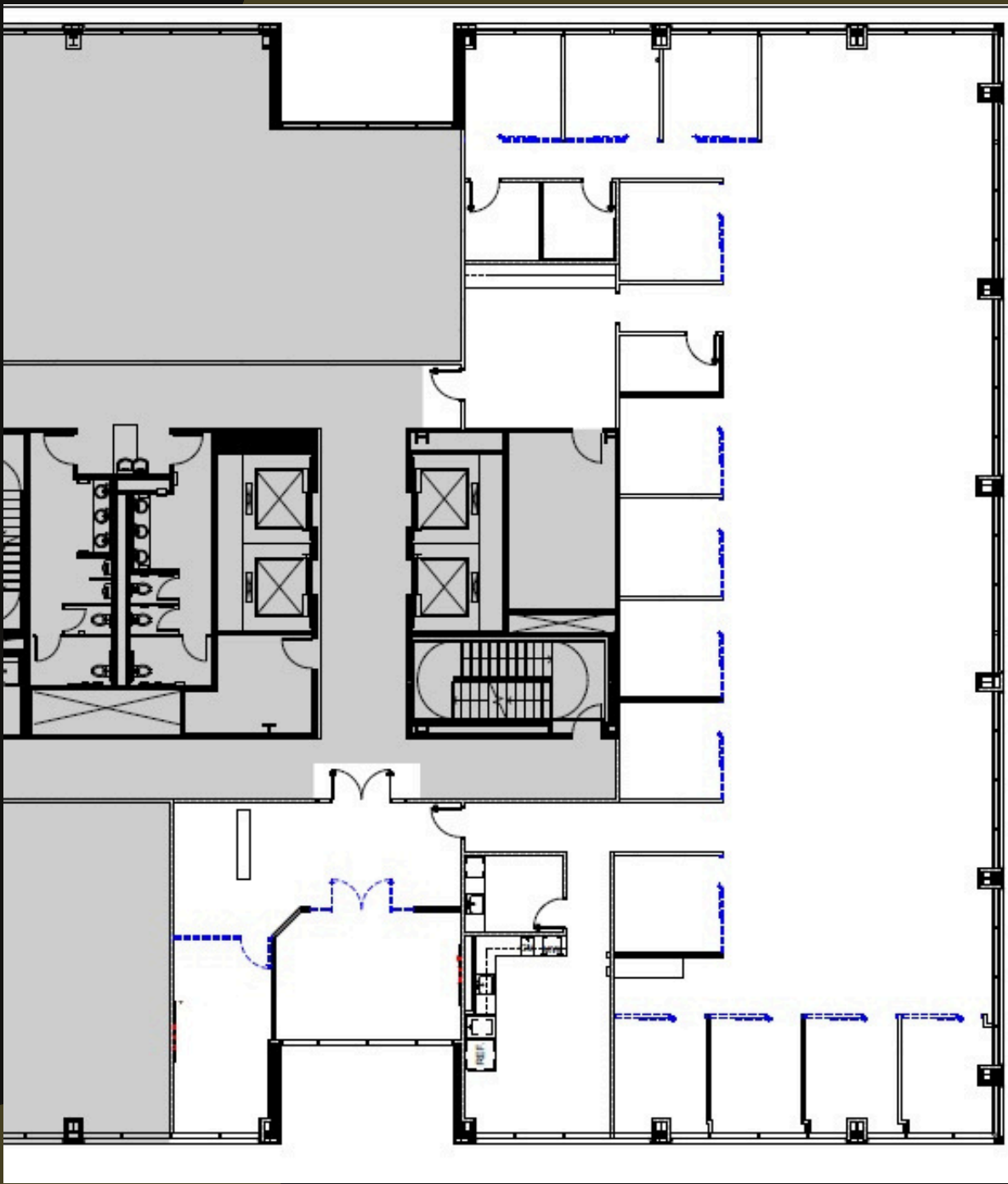
- 10-STORY CLASS A+ OFFICE BUILDING IN THE HEART OF DOWNTOWN BOISE
- UNOBSTRUCTED CITY AND MOUNTAIN VIEWS FROM EVERY FLOOR
- OPEN-AIR ROOFTOP DECK WITH PANORAMIC VIEWS
- INDOOR-OUTDOOR LOBBY WITH ABUNDANT NATURAL LIGHT AND MODERN FINISHES
- GROUND-FLOOR TENANTS INCLUDE BROADCAST COFFEE AND ANESSO CAFÉ
- SHOWERS AND LOCKER ROOMS
- SECURE INDOOR BICYCLE STORAGE
- EASY ACCESS TO BOISE PLAZA FITNESS CENTER
- FULL-SERVICE LEASES WITH 5-DAY-PER-WEEK JANITORIAL SERVICE
- PARKING GARAGE WITH 960 SPACES
- ON-SITE VISITOR PARKING
- 2.2 PARKING PERMITS PER 1,000 SF LEASED SPACE





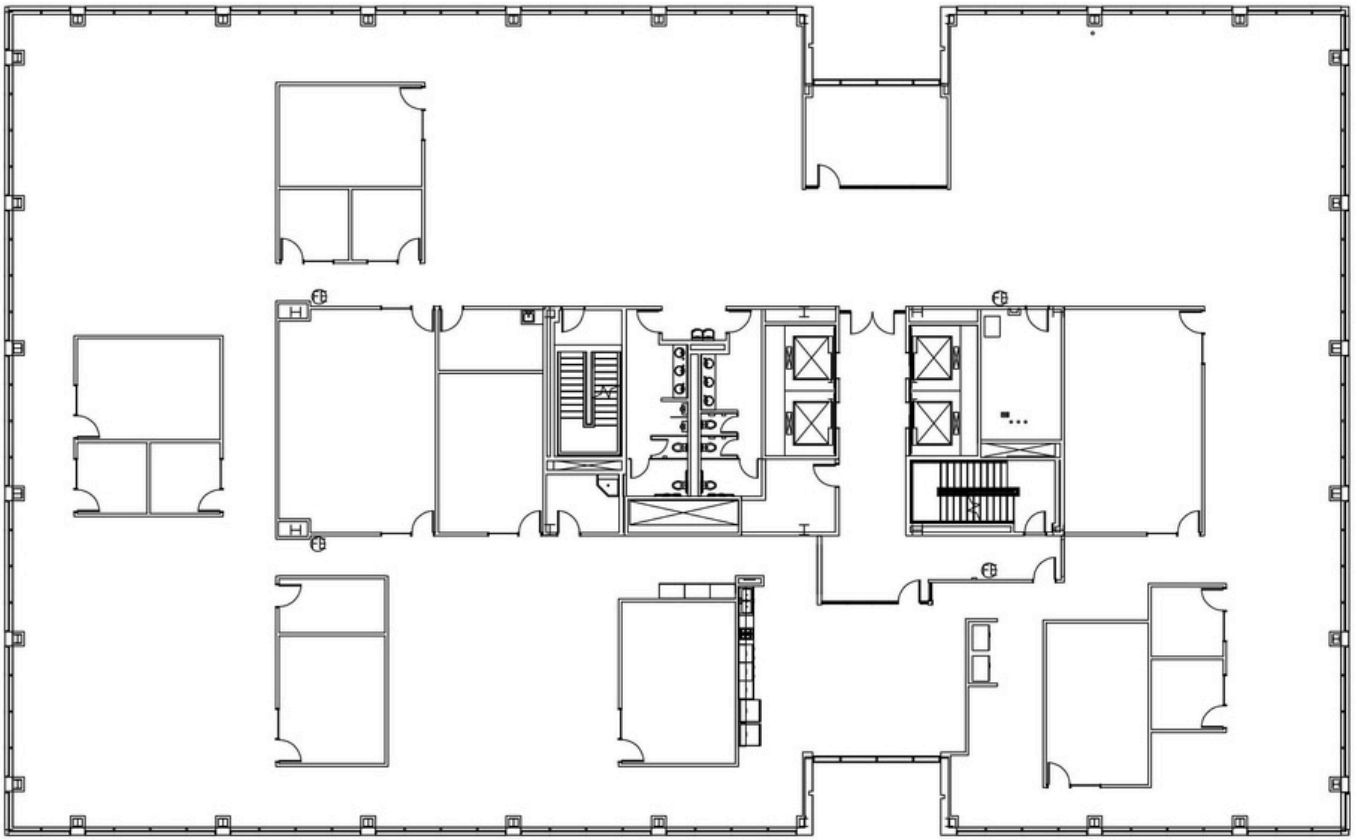
Suite 115

2,608 RSF



Suite 210

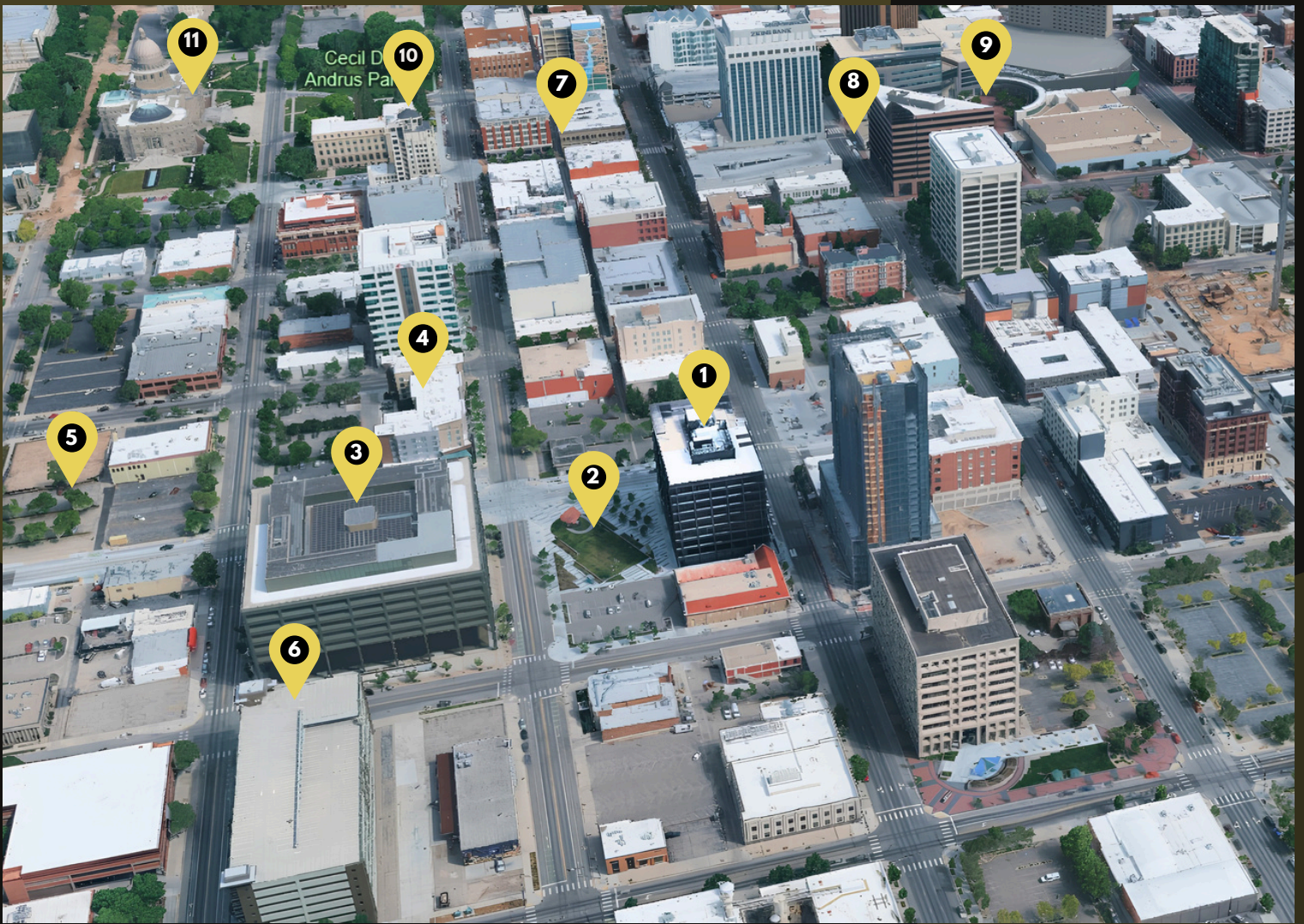
7,705 RSF



5th Floor : 20,759 RSF



Easily Divisible to Smaller Suites



Highly Walkable Location

- | | | | | | |
|----------|--------------------------|----------|---------------------------------------|-----------|------------------------------|
| 1 | 11 th & Idaho | 5 | YMCA | 9 | Grove Plaza |
| 2 | Cherie Buckner-Webb Park | 6 | Parking Garage | 10 | US Post Office |
| 3 | Boise Plaza | 7 | 8 th Street Restaurant Row | 11 | Idaho State Capitol Building |
| 4 | Hyatt Place Boise Hotel | 8 | Regional Transit Bus Terminal | | |



→ Overview :

Downtown Boise, Idaho continues to thrive as the cultural and economic heart of the Boise Metropolitan Area. Blending modern growth with historic charm, it offers a vibrant mix of business, entertainment, and outdoor lifestyle.

The area features:


- A dynamic mix of local businesses, startups, and established companies
- Walkable streets filled with restaurants, galleries, and shops
- Access to the Boise River Greenbelt for outdoor recreation
- A strong arts and culture scene, including theaters and museums

Boise's balance of livability, affordability (relative to major metros), and natural beauty continues to attract new residents and businesses.


→ Highlights:

- Top 10 Best Places to Live
- Growing Tech and Startup Hub
- Access to outdoor recreation and trails
- Home to Boise State University

→  ≈ 250,000+
Population:

→  ≈ \$75,000 – \$80,000
Income:

→  ≈ 2.8% – 3.2%
Unemployment:

→  ≈ 20–22 minutes
Commute Time: