



9TH & IDAHO

225-237 N. 9TH STREET | BOISE, ID | **FOR LEASE**

PAT SHALZ

208.947.0834 | pat@tokcommercial.com

AL MARINO

208.947.0811 | al@tokcommercial.com

LANCE HENDRICKS

208.957.5623 | lance@tokcommercial.com



OFFICE SPACE FOR LEASE 9th & IDAHO CENTER

225 N 9TH STREET | BOISE, IDAHO 83702

COMMERCIAL



PREMIER DOWNTOWN OFFICE

FOR LEASE | 2,000 - 23,240 SQ. FEET

PROPERTY INFORMATION

Submarket:	Downtown	Parking:	2.2/1,000
Bldg Type:	Office	Lease Term:	3 - 8 years
Quality:	Class A	Lease Type:	FLSV
Bldg Size:	94,983 SF	Available:	Now
# of Floors:	8		

AVAILABLE SPACE

SPACE	SIZE	RATE
Second Floor		
*Ste 200	11,620 SF	\$20.00/SF
**Divisible to 2,000 SF		
Third Floor		
*Ste 300	11,620 SF	\$20.00/SF
**Divisible to 2,000 SF		
Fifth Floor		
Ste 500	2,528 SF	\$20.00/SF
Sixth Floor		
Ste 600	2,115 SF	\$20.00/SF
Ste 630	3,544 SF	\$20.00/SF
Eighth Floor		
Ste 810	3,067 SF	\$20.00/SF

*Floors 2 and 3 can be combined for 23,240 SF

**Floors 2 and 3 can be divisible to 2,000 SF

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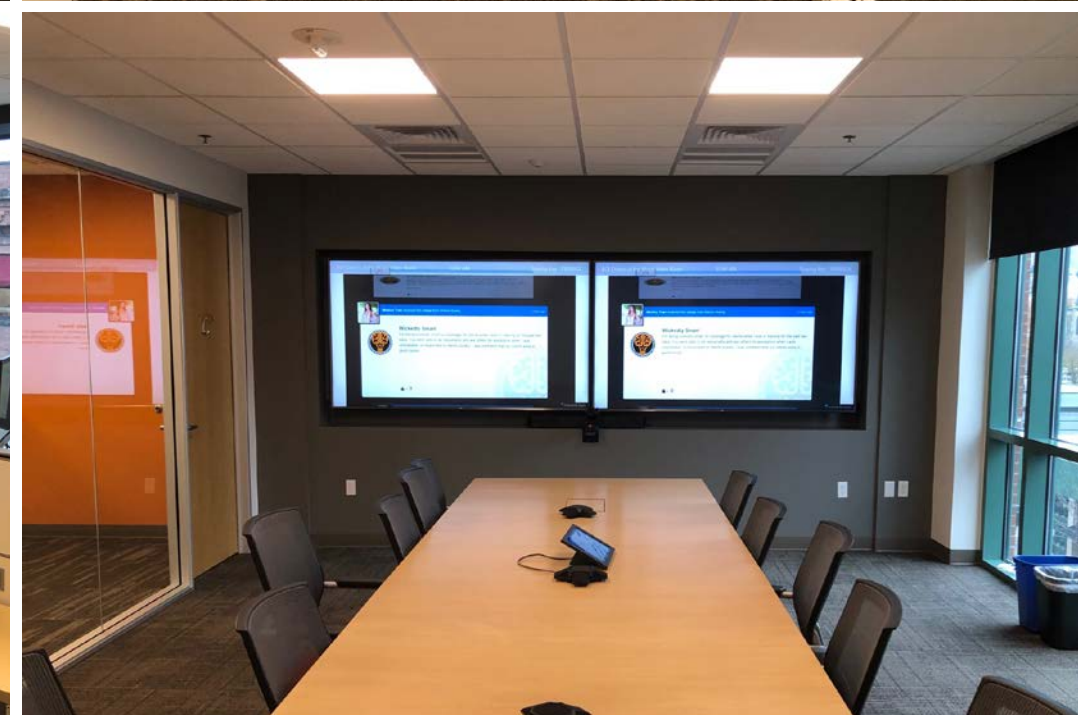
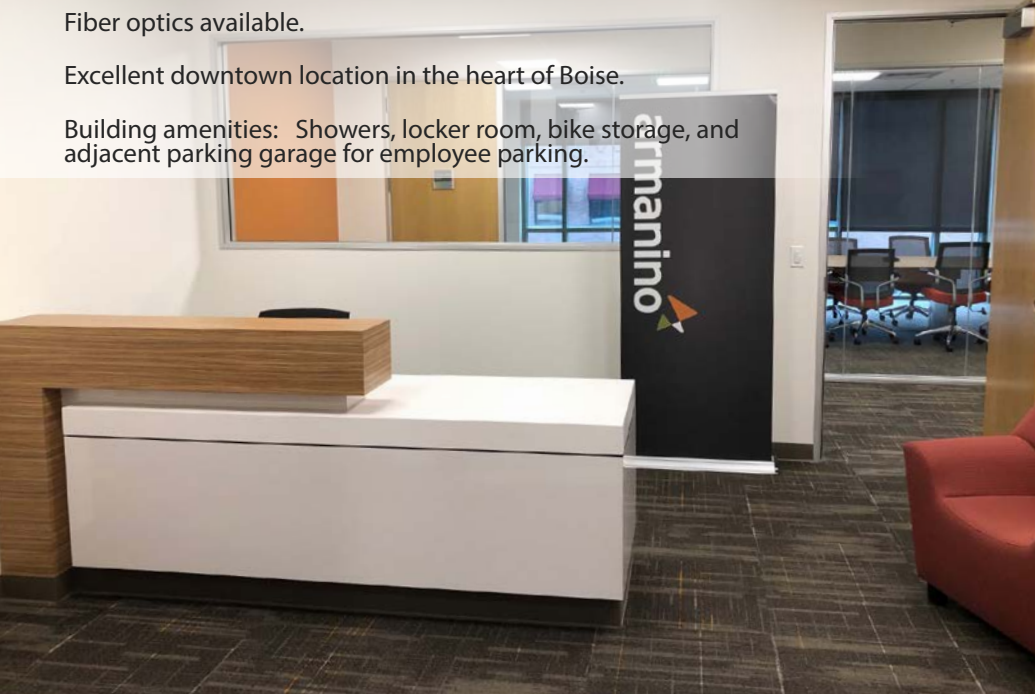
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LISTING COMMENTS

Fiber optics available.

Excellent downtown location in the heart of Boise.

Building amenities: Showers, locker room, bike storage, and adjacent parking garage for employee parking.





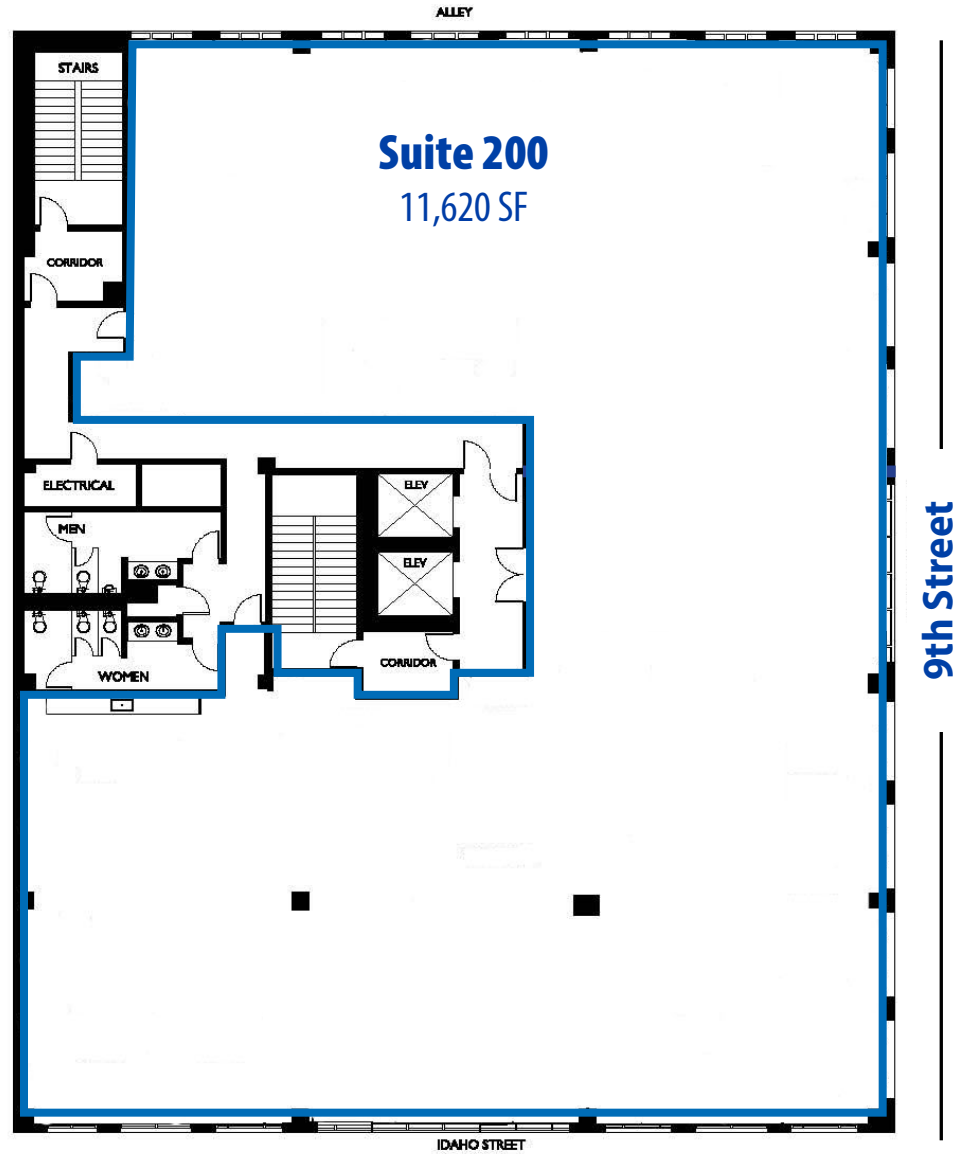
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SECOND FLOOR

SUITE 200 | **11,620 RSF**

*Divisible to 2,000 RSF





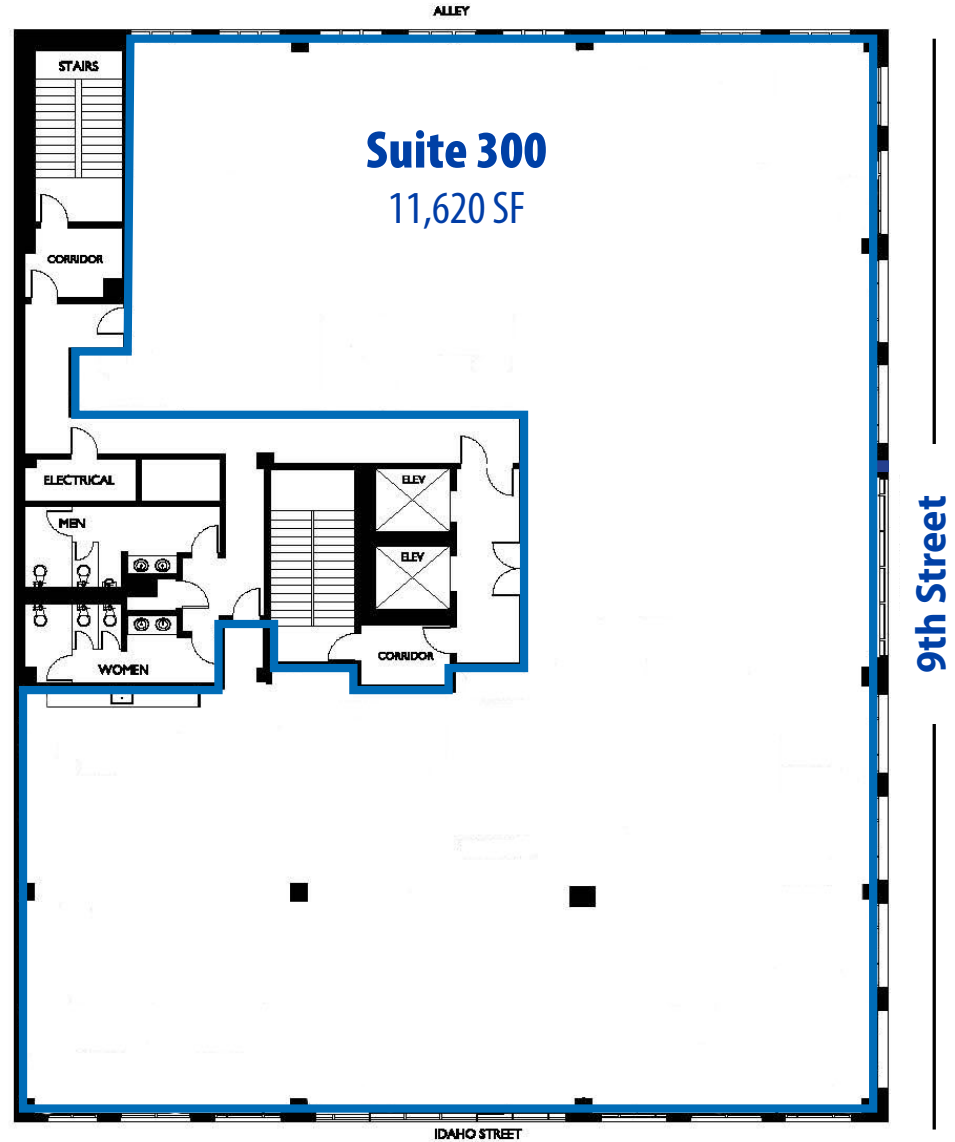
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THIRD FLOOR

SUITE 300 | **11,620 RSF**

*Divisible to 2,000 RSF





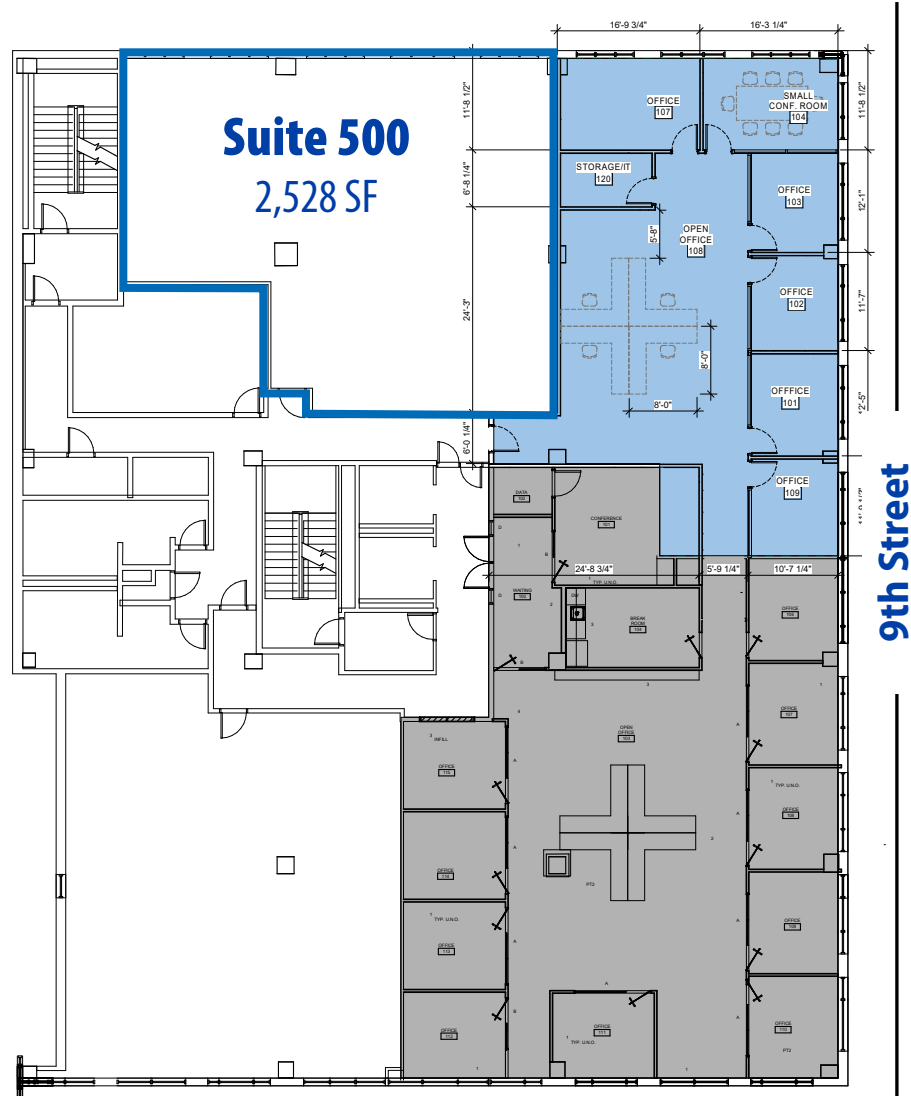
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FIFTH FLOOR

SUITE 500 | 2,528 RSF





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SIXTH FLOOR

SUITE 600 | 2,115 RSF

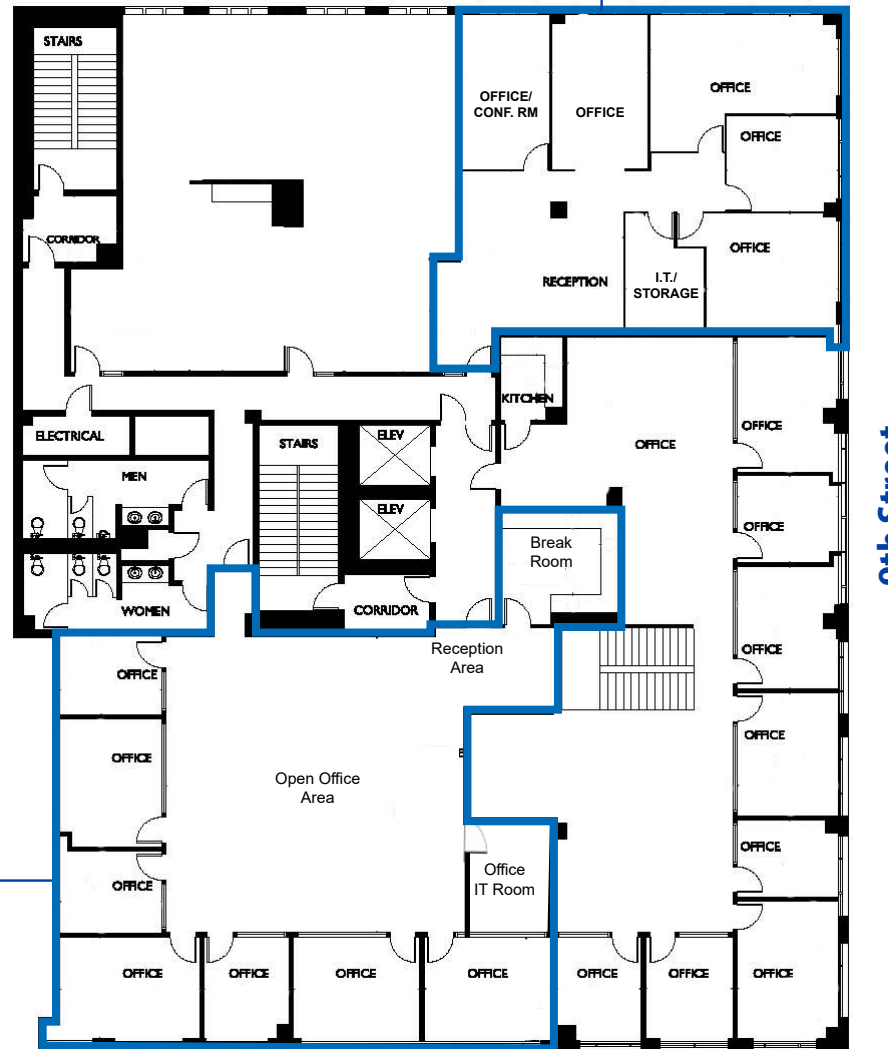
SUITE 630 | 3,544 RSF

Suite 600

2,115 SF

Suite 630

3,544 SF



9th Street



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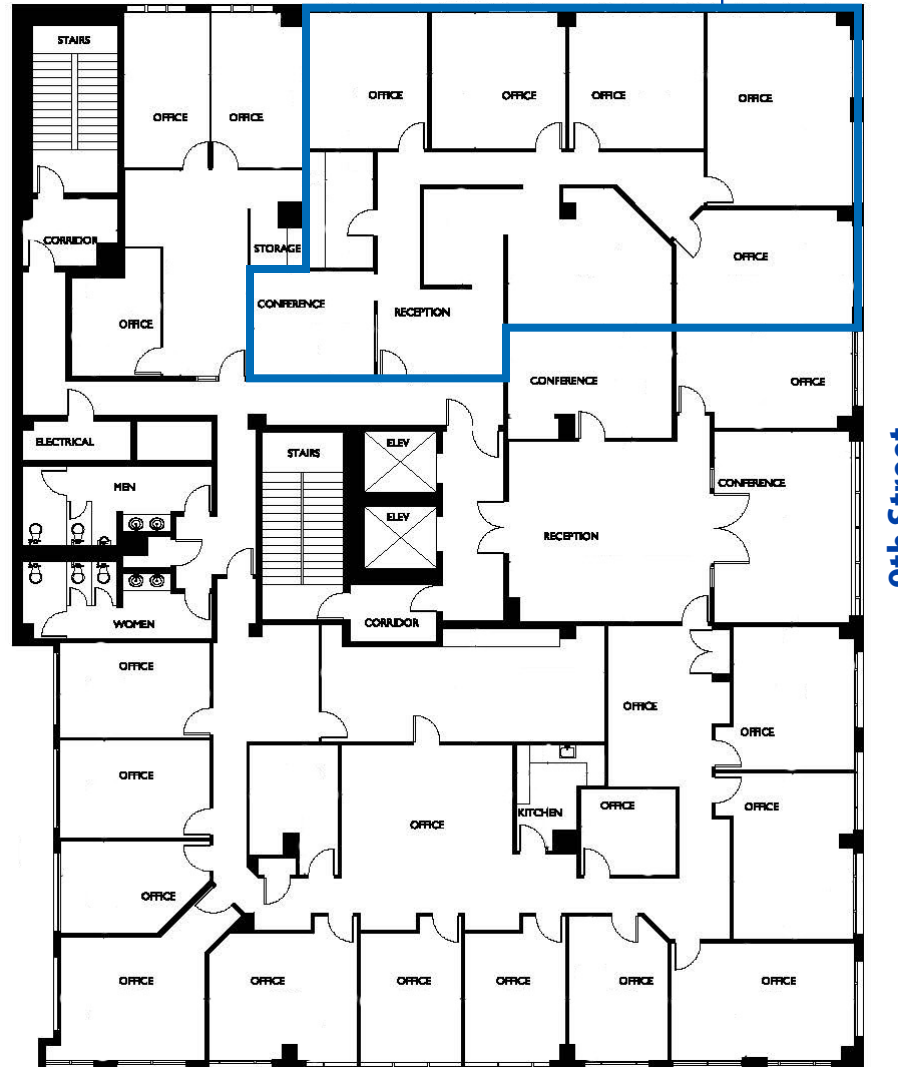
EIGHTH FLOOR

SUITE 810* | 3,067 RSF

*Available 8/1/2025

Suite 810

3,067 SF



9th Street



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