



401 W. FRONT STREET

— SUITE 500-A BOISE, ID 83702

HIGH QUALITY, DOWNTOWN OFFICE SPACE FOR LEASE

LEASE DETAILS

SUBMARKET	Downtown	# OF FLOORS	6
BLDG. TYPE	Office	LEASE TERM	3+ Years
QUALITY	Class A	AVAILABLE	Contact Agent
BLDG. SIZE	80,478 SF	LEASE TYPE	FLSV

AVAILABLE SPACE

SPACE	RSF	RATE
Suite 500-A	1,637 SF	\$26.50/SF, FLSV
	<i>Parking: 2 On-Site Spaces</i>	
	- CONTACT AGENTS FOR SHOWING -	

PROPERTY HIGHLIGHTS

- Class A office building.
- Efficient load factor of 9.37%.
- Monument signage available.
- Existing furniture negotiable.
- Two blocks from County Courthouse.
- Walking distance to downtown amenities.
- Served by natural geothermal water system.
- Great exposure and access on corner location.
- Fiber by Lumen Technologies, Allstream, and Sparklight.



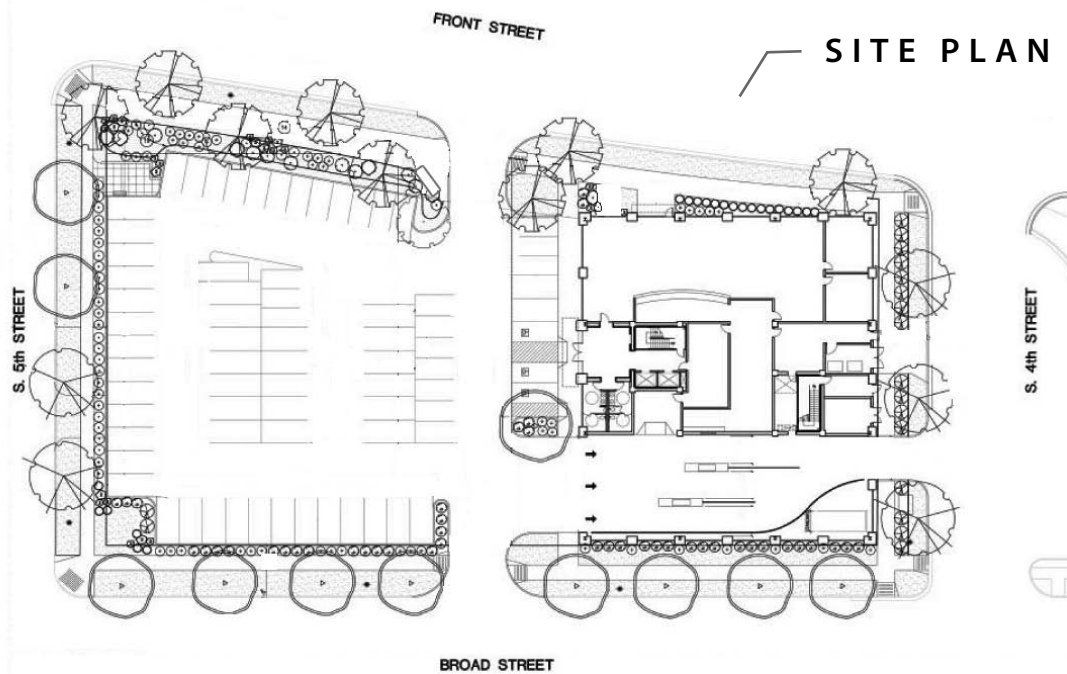
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AVAILABLE



SITE PLAN

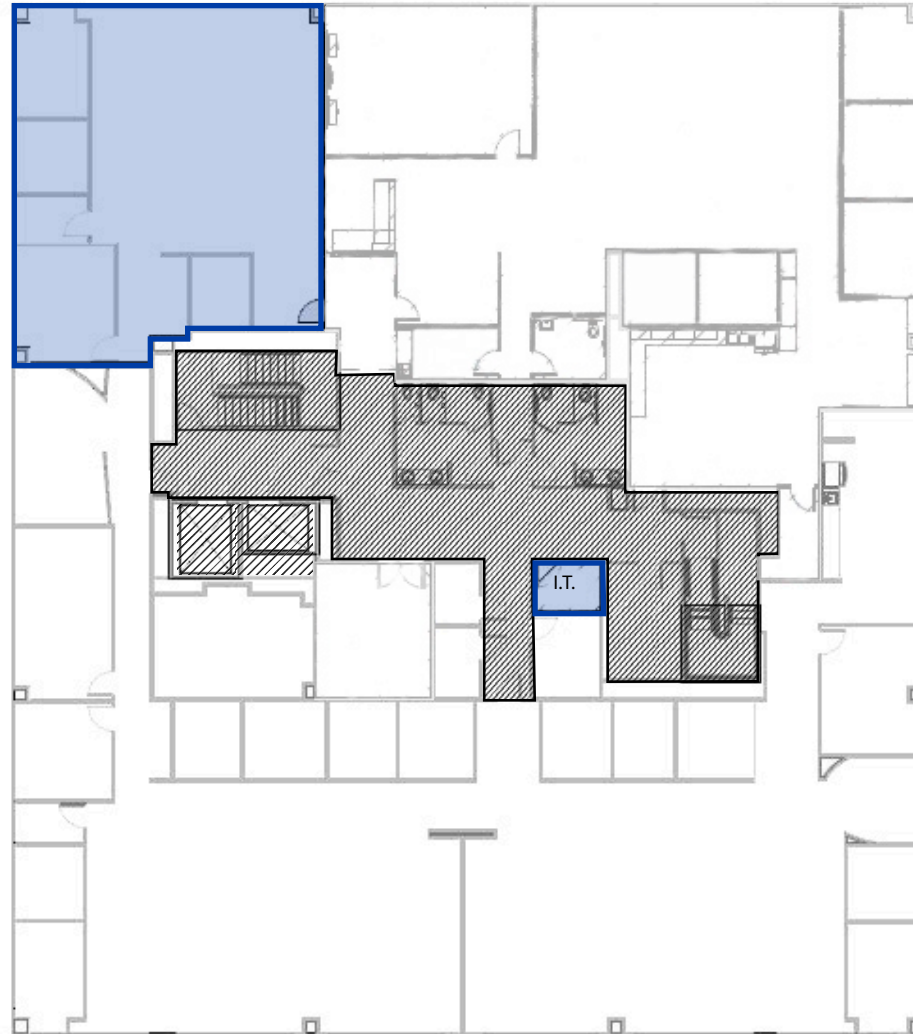
401 FRONT

UPDATED: 2.19.2026

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FIFTH FLOOR | SUITE 500-A
1,637 SQ. FT.

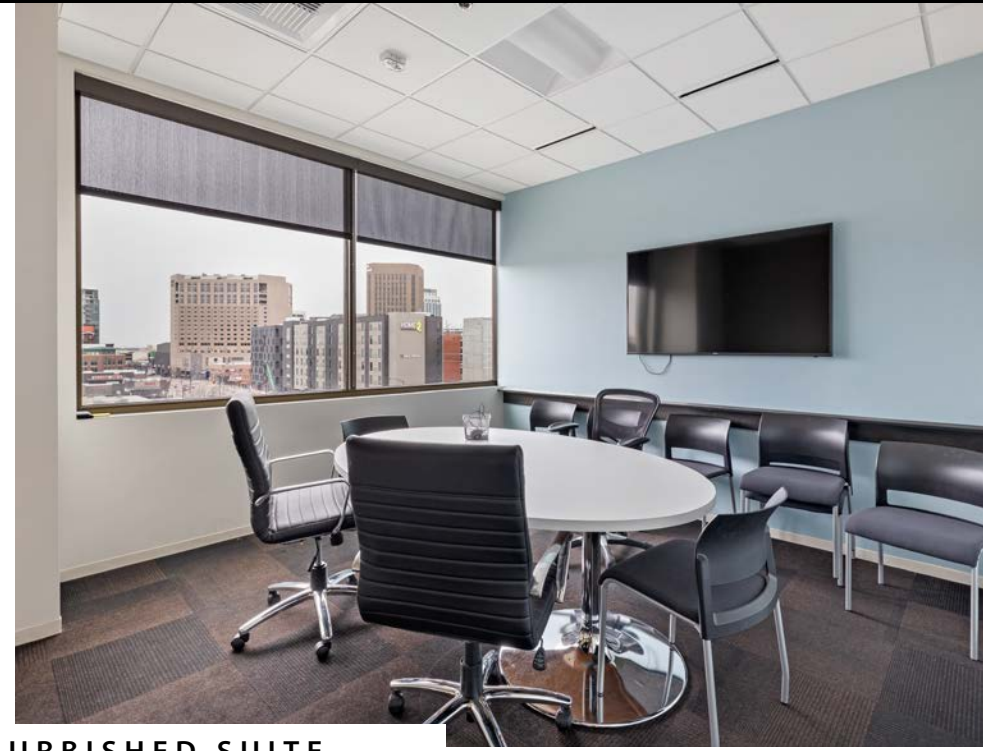
SUITE 500-A |
1,637 SF



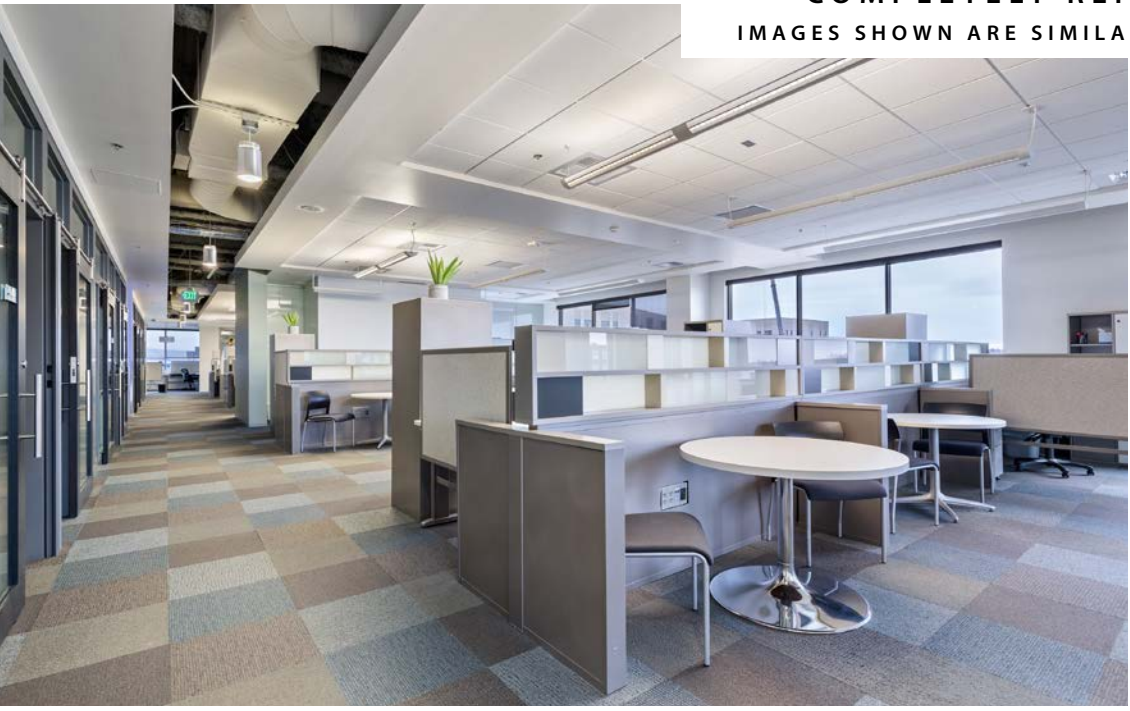
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COMPLETELY REFURBISHED SUITE
IMAGES SHOWN ARE SIMILAR; ACTUAL SPACE MAY VARY



SUITE 500-A

401 FRONT

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401 FRONT

BODO

THE FOWLER

RESTAURANT ROW

WinCo FOODS

ADA COUNTY COURTHOUSE

3rd St

Main St

St Luke's

IDAHO STATE CAPITOL

Jefferson St

State St

IDAHO ELKS REHAB

WHOLE FOODS

Vandal's

Broadway Ave

DONA LARSON PARK

BOISE ROSE GARDEN

FORT BOISE PARK

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