

FOR LEASE / SUBLEASE



# 1444 S ENTERTAINMENT AVE

BOISE, IDAHO 83709

*INCREDIBLE I-84 LOCATION WITH PANORAMIC VIEWS*

3,590 SF – FOR SUBLEASE

3,070 SF – FOR LEASE

4,041 SF – FOR SUBLEASE



FOR MORE INFORMATION PLEASE CONTACT US:

**JOSH WIETING**

☎ 208.870.9633

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**BILL DAVIS**

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**SHERRY SCHOEN**

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## SUITE AVAILABILITY

### FIRST FLOOR

- ▶ 3,590 SF – For Sublease (Move in ready, large open area)

### SECOND FLOOR

- ▶ 3,070 SF – For Lease (Spec space to be delivered July 1, 2026)

### THIRD FLOOR

- ▶ 4,041 SF – For Sublease (Move in ready)

## PROPERTY HIGHLIGHTS

- ▶ Just minutes from the Boise Airport, downtown Boise & surrounding cities
- ▶ Free on-site parking for employees, clients and visitors
- ▶ Keyless access, state of the art HVAC and fiber optics
- ▶ Large multi-tenant pylon sign with electronic message board
- ▶ Onsite backup generator
- ▶ Number of floors: 5
- ▶ 3.5/1,000 parking ratio
- ▶ Walking distance to restaurants, retail and hotels

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## ASKING RATE

**\$22.00 - \$26.00 SF**

**(FSEJ Base Year)**

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## FIRST FLOOR

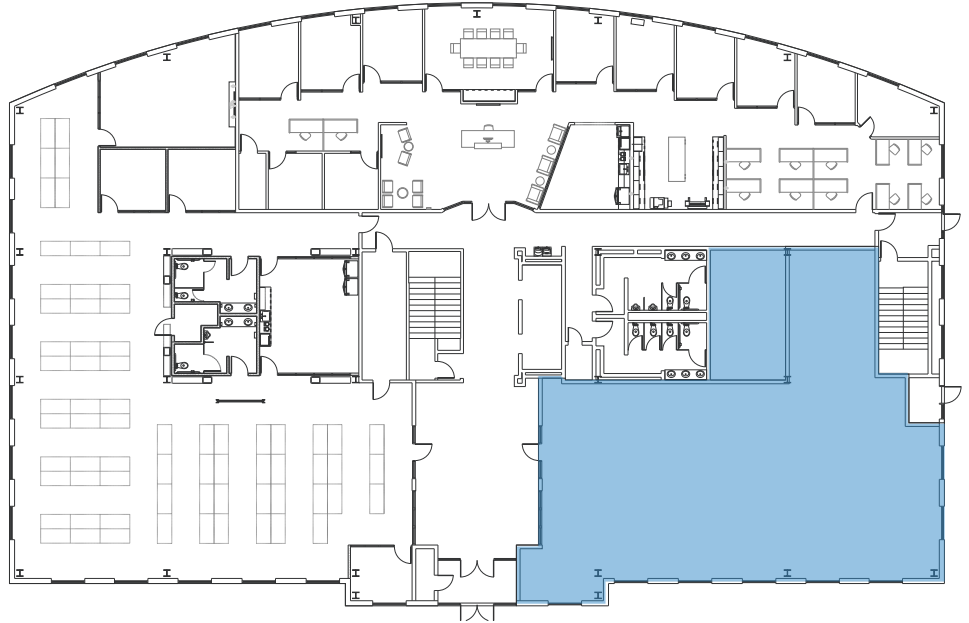
*Move-in ready open space | furniture negotiable*

**3,590 SF**

Available for Sublease

**\$22.00 SF**

(FSEJ Base Year)



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## SECOND FLOOR

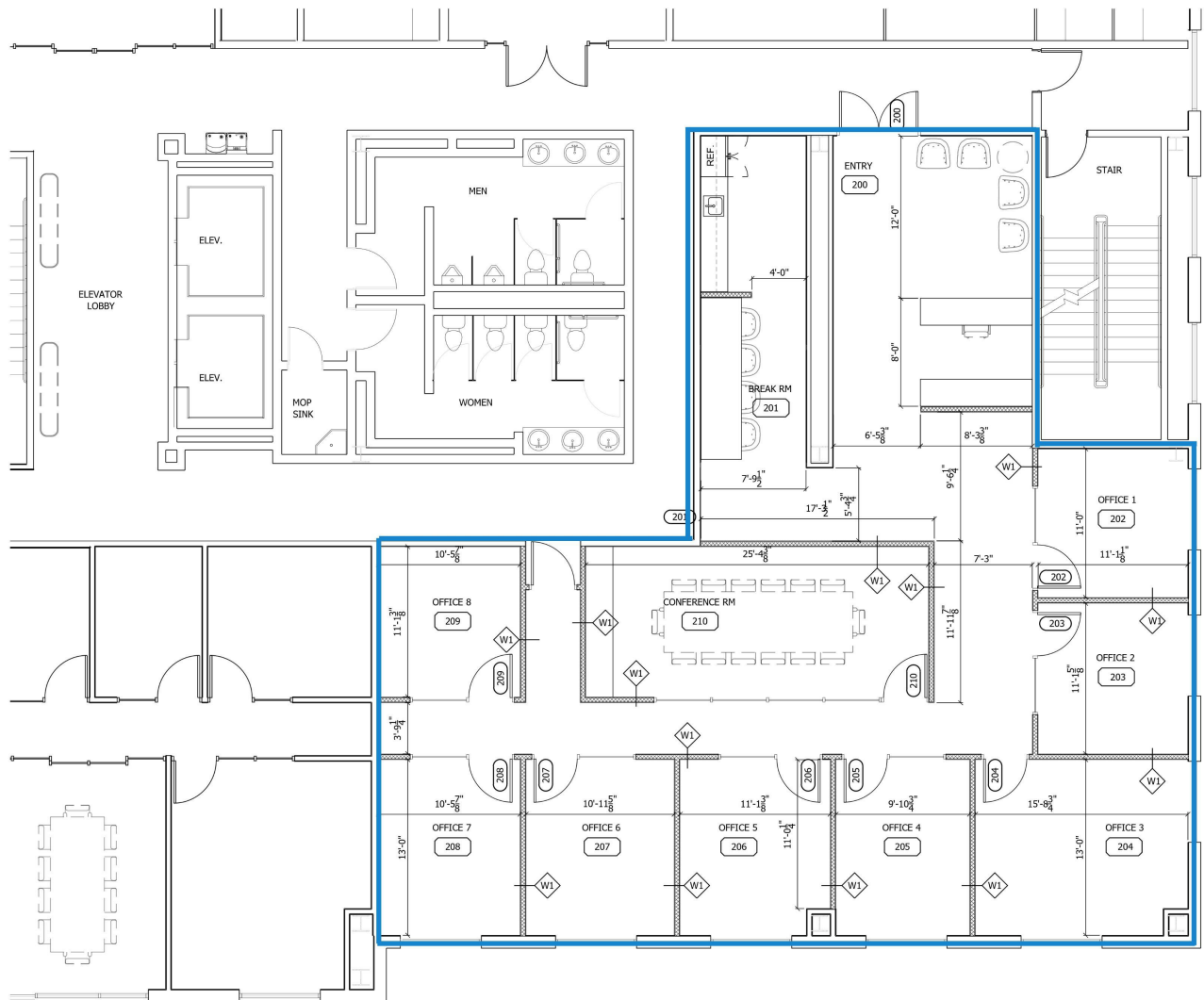
*Brand new spec suite to be delivered July 1, 2026*

### 3,070 SF

Available for Lease

### \$26.00 SF

(FSEJ Base Year)



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## THIRD FLOOR

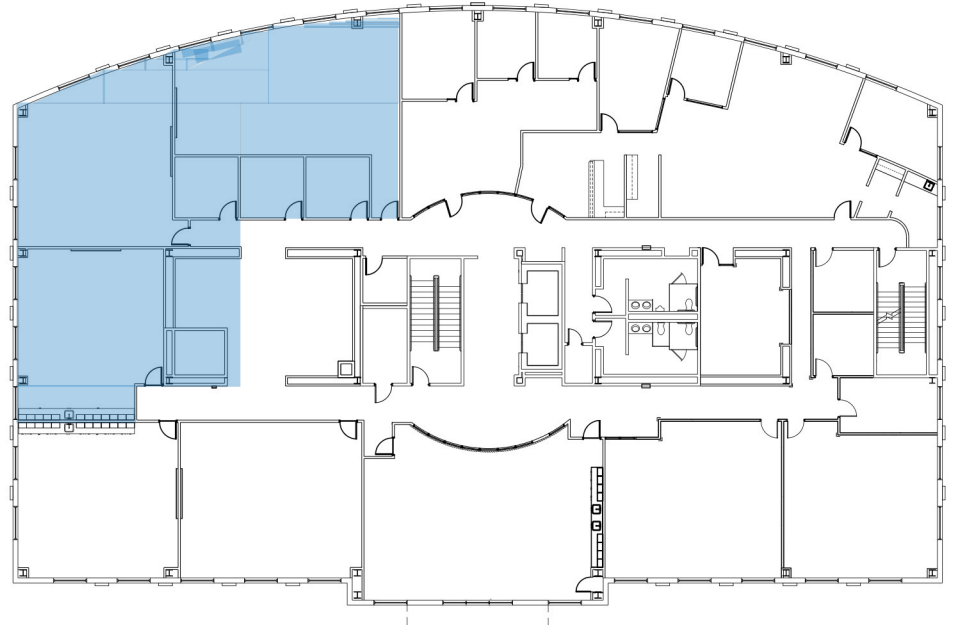
*Class A corner suite | move-in ready | furniture negotiable*

**4,041 SF**

Available for Sublease

**\$26.00 SF**

(FSEJ Base Year)



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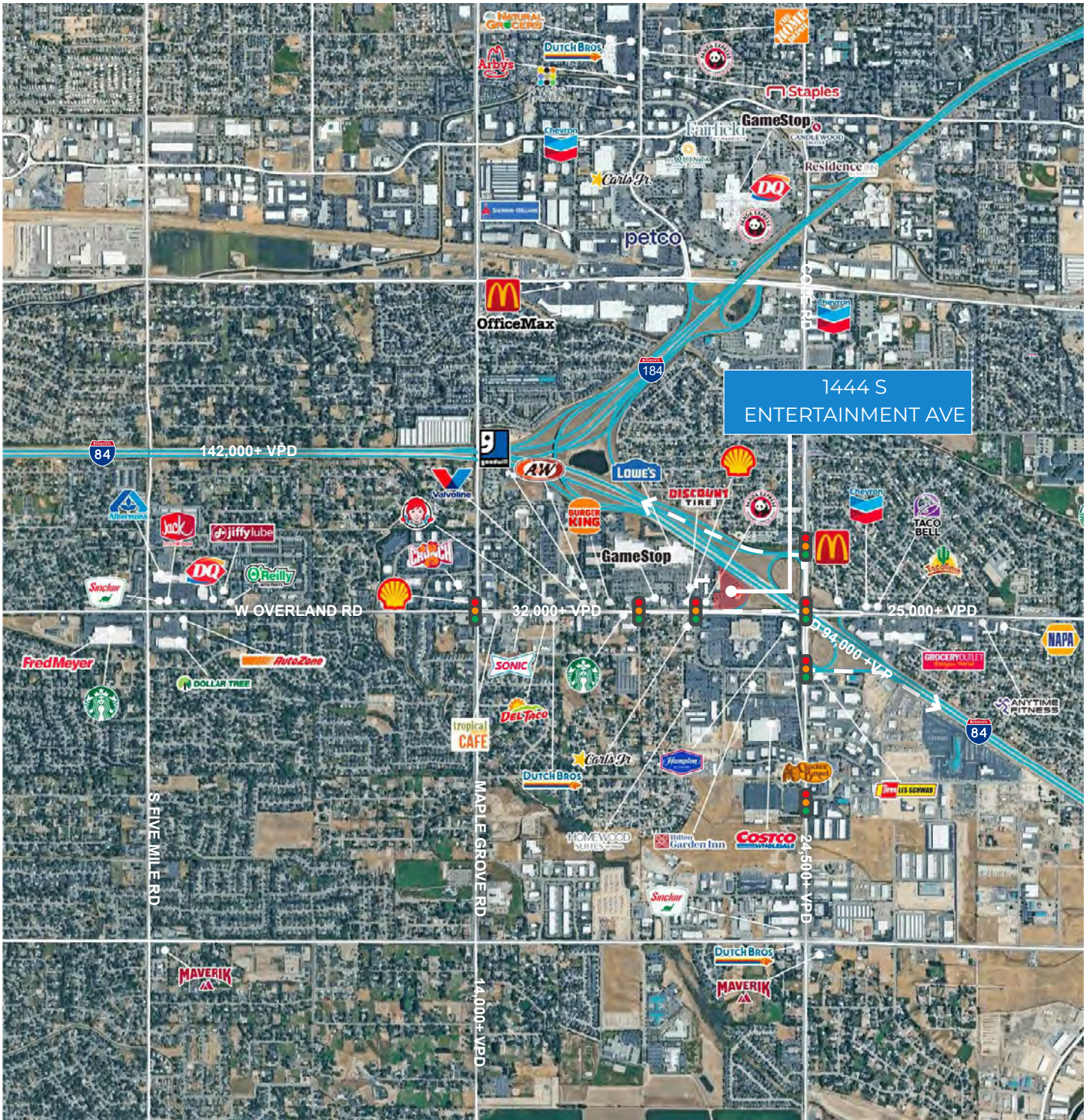
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