



 **Updated** Aggressive  
Downtown Lease Rates!



# The Empire Building

For Lease | 205 N. 10th Street | Boise, ID

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FOR LEASE

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*The Empire Building has been an icon of the Boise skyline for 100 years. This heritage Chicago style building boasts modern amenities and luxurious interiors at the center of Downtown Boise.*

## Property Information

<b>Building Size</b>	61,051 SF
<b>Building Type</b>	Historic Class A Office / Retail
<b>Parking</b>	On-site; Negotiable
<b>Year Built</b>	1908 — Renovated 2000
<b>Building Load Factor</b>	12%
<b>Ceiling Heights</b>	9'
<b>Lease Type</b>	Full Service
<b>Tenant Improvements</b>	Contact Agent

## Space Available

Suite	Size	Rate
200	8,244 SF	\$19.00 PSF FS
540*	2,125 SF	\$20.00 PSF FS
600	8,386 SF	\$22.00 PSF FS

\* *Move-in ready!*

## Key Highlights

- Class A Office Space in Downtown Boise
- Walking distance to shopping, restaurants, and the Downtown YMCA
- Amenities on-site include restaurant and shopping, common area conference rooms
- Surface and street parking available
- Fiber into the building



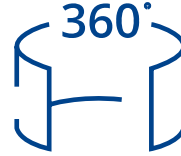
FOR LEASE

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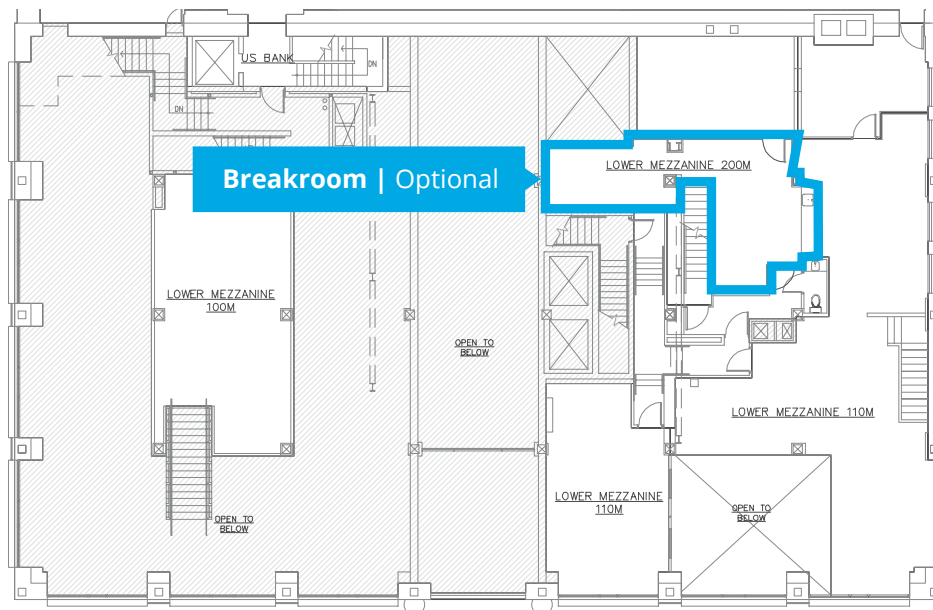
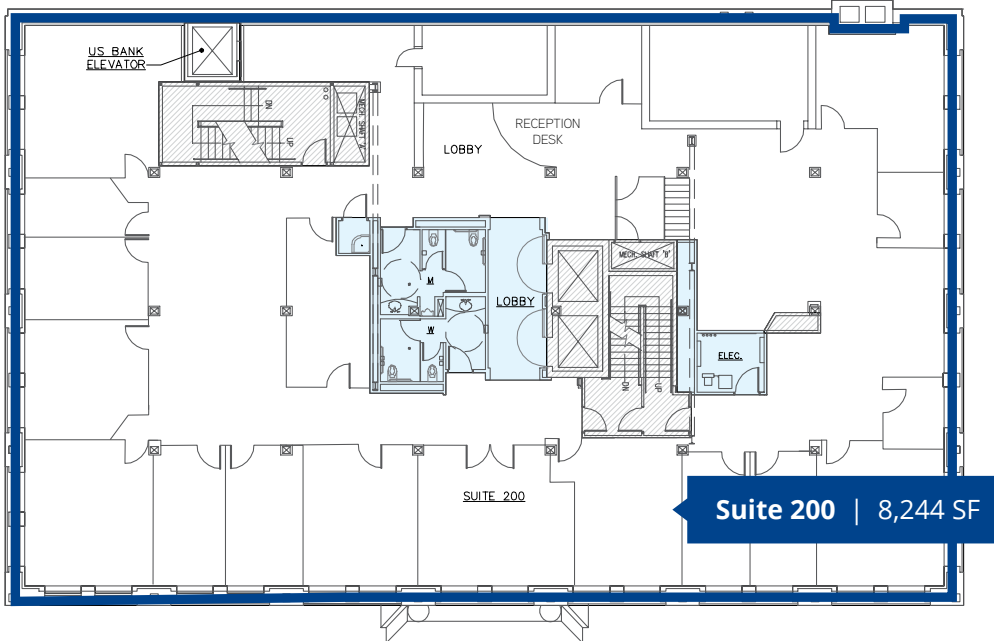
## 2nd Floor Plan | Suite 200

Additional Office Breakroom Space Optional

Exterior building signage available for full floor user



View Virtual Tour!



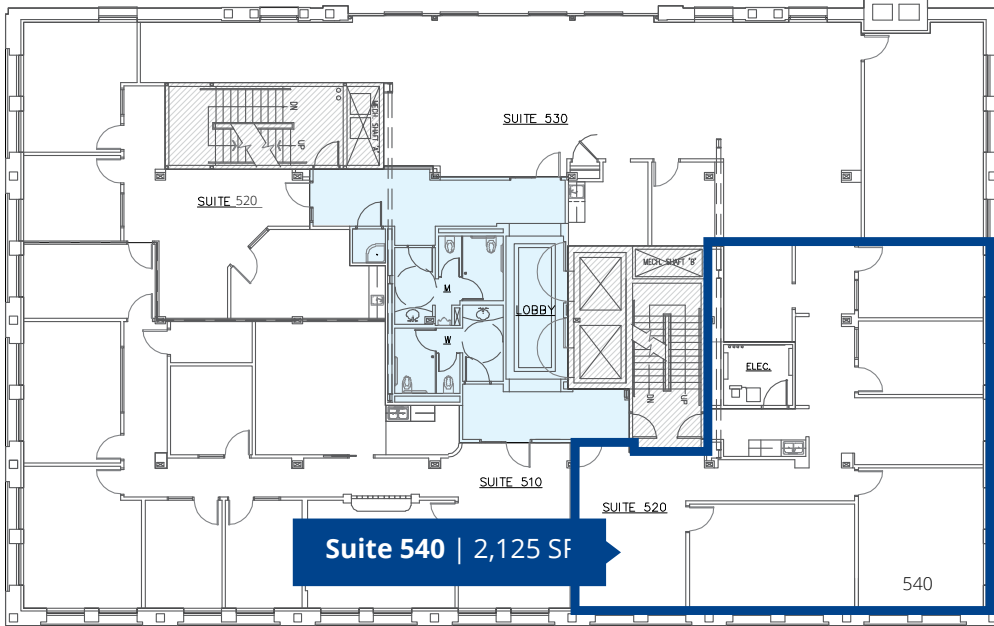
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## 5th Floor Plan | **Suite 540**

*Available immediately!*

- 4 private exterior offices
- Spacious conference room
- Break nook with sink
- Storage room

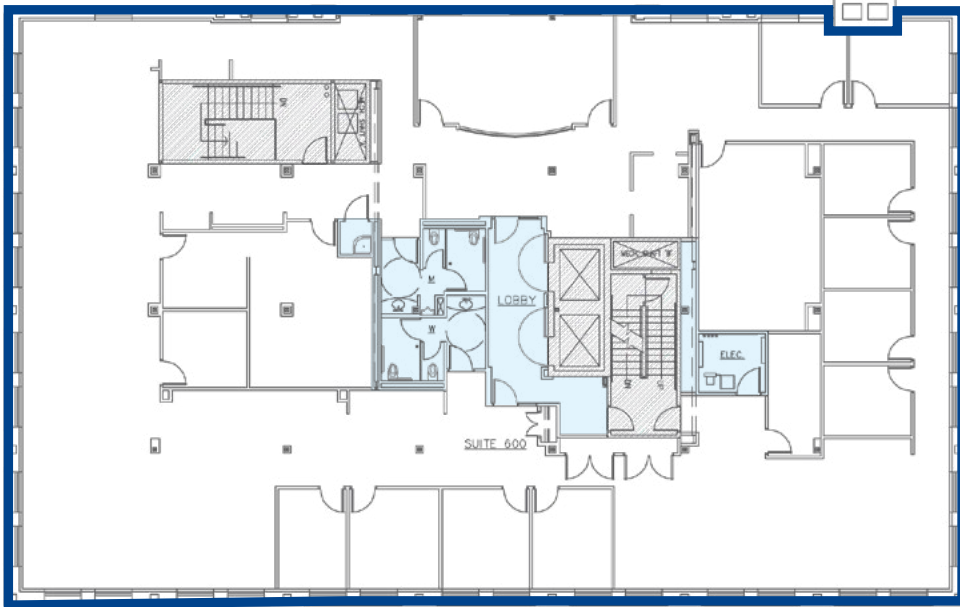


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## 6th Floor Plan | Suite 600

- Exterior building signage available for full-floor user
- Blend of private offices, open work space, conference and meeting rooms

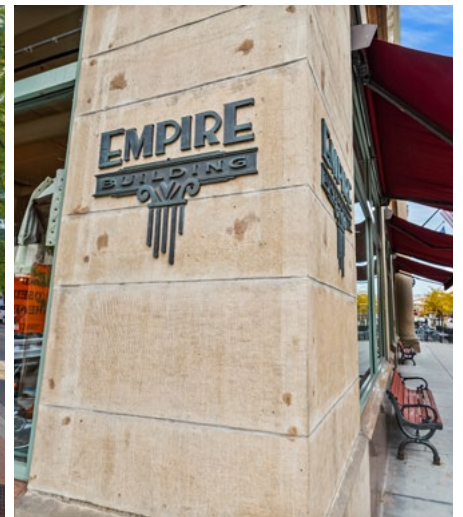
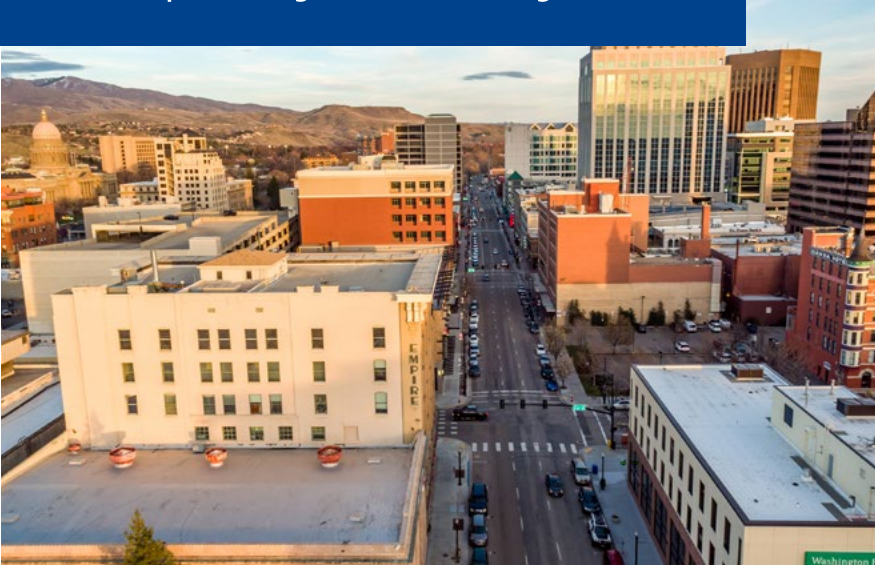


Suite 600 | 8,368 SF

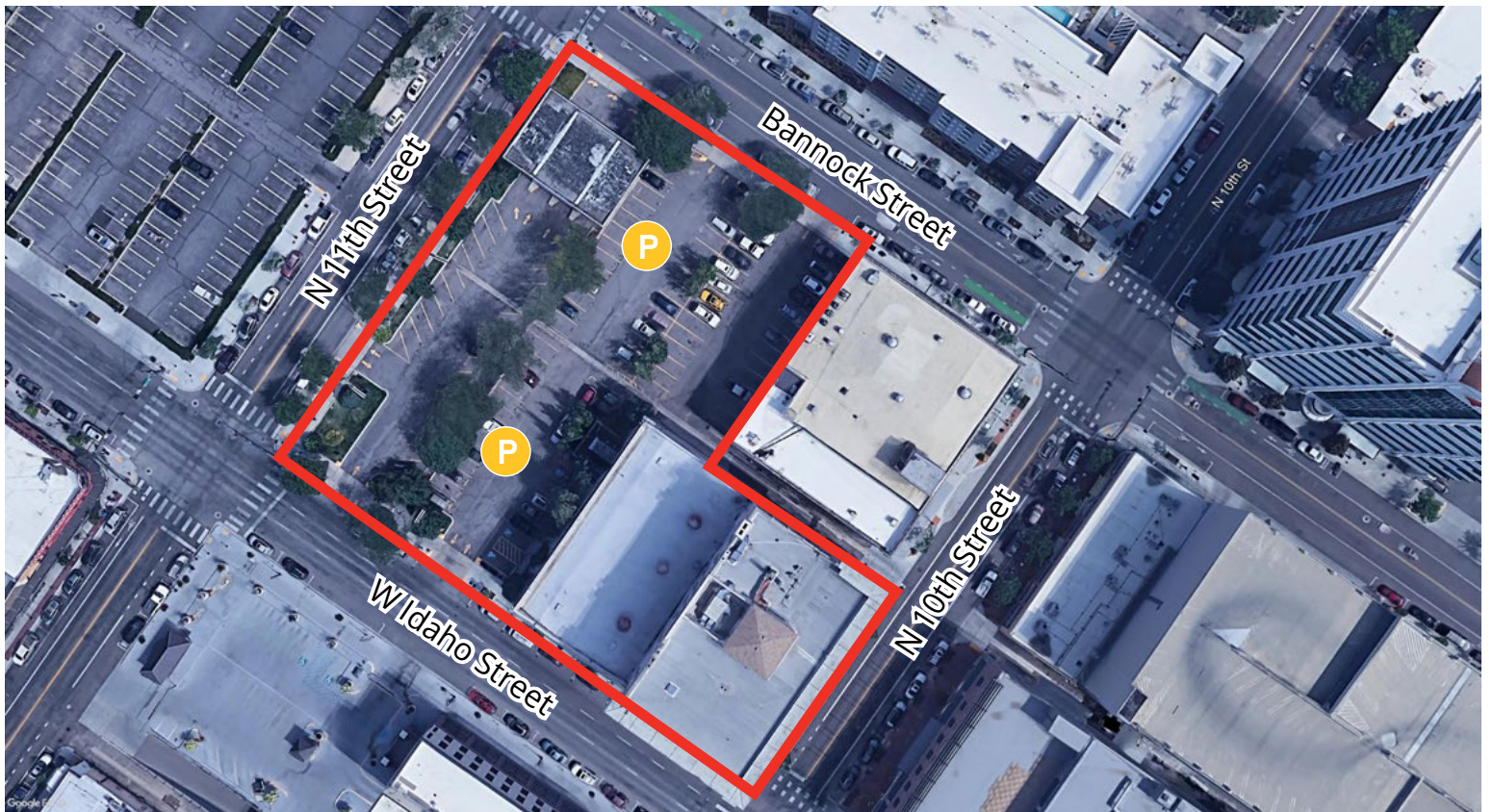


The Empire Building | For Lease

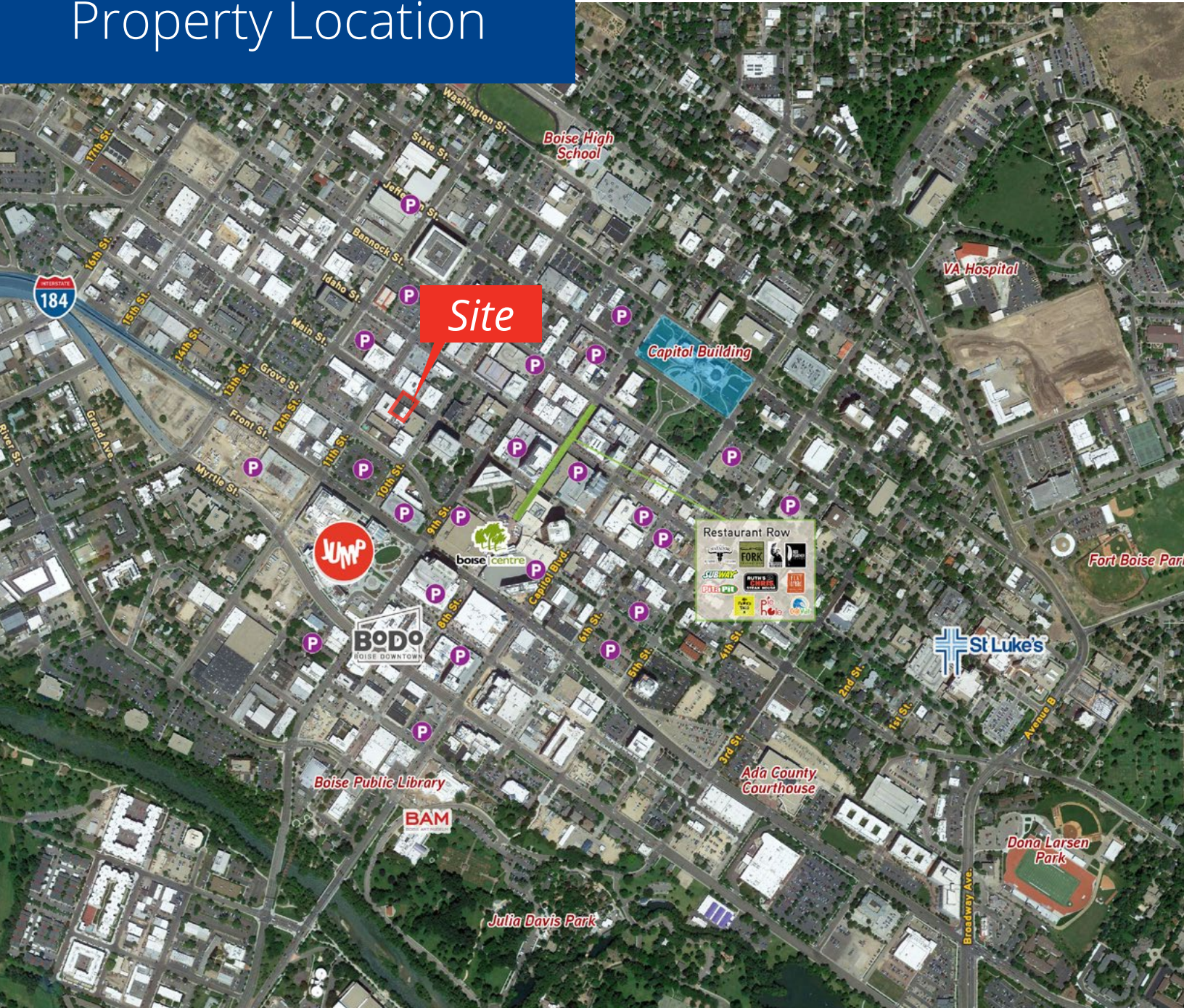
# Property Gallery



# Nearby Amenities



# Property Location



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