

314 S 9TH STREET | STE 90 & 100

BOISE, ID 83702

DOWNTOWN OFFICE SPACE FOR LEASE



Bree Wells / Director / Office | Capital Markets / +1 208 287 9492 / bree.wells@cushwake.com

Braydon Torres / Associate / Office | Capital Markets / +1 208 207 9485 / braydon.torres@cushwake.com

Jennifer McEntee / Senior Director / Office | Capital Markets / +1 208 287 9495 / jennifer.mcentee@cushwake.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

CUSHMANWAKEFIELD.COM

314 S 9TH STREET | STE 90 & 100

BOISE, ID 83702

DOWNTOWN OFFICE SPACE FOR LEASE

LISTING HIGHLIGHTS

- **Lease Rate:** \$18.00/SF NNN
- **Parcel ID #:** R2940690020
- **Building Size:** 3,592 SF Combined
- **Zoning:** City of Boise-MX-5
- **Lot Size:** 0.0404 Acres

LISTING FEATURES

- **Creative Downtown Office Space** – Located in the vibrant downtown core, this unique space blends historic character with modern functionality.
- **Original Brick & Exposed Beams** – Showcases authentic architectural details including exposed brick walls and wood ceiling beams that create a warm, industrial-chic aesthetic.
- **Split-Level Layout** – Offers a dynamic floor plan with natural divisions, ideal for separating departments or creating collaborative zones.
- **Open & Private Workspace Mix** – Features a balance of open-concept areas for team interaction and built-out offices for focused work or private meetings.
- **Ideal for Creative & Professional Users** – Perfect for architectural firms, marketing teams, tech groups, design studios, or other innovative companies.

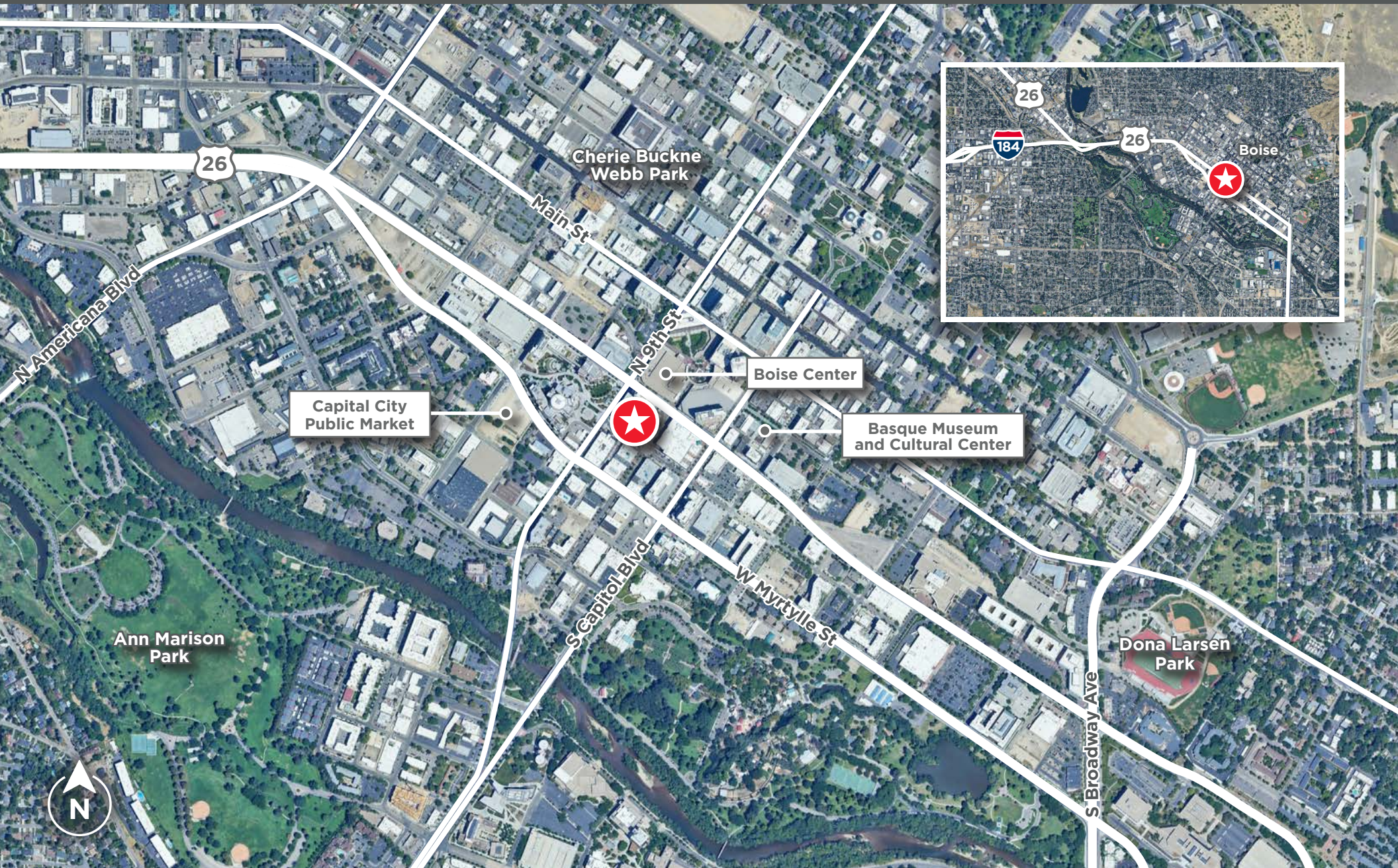


314 S 9TH STREET | STE 90 & 100

BOISE, ID 83702

AERIAL MAP

DOWNTOWN OFFICE SPACE FOR LEASE



314 S 9TH STREET | STE 90 & 100

BOISE, ID 83702

PHOTOS

DOWNTOWN OFFICE SPACE FOR LEASE

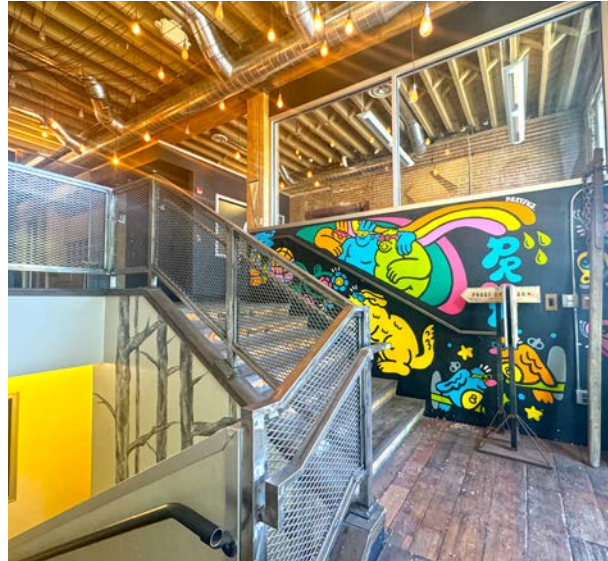


314 S 9TH STREET | STE 90 & 100

BOISE, ID 83702

PHOTOS

DOWNTOWN OFFICE SPACE FOR LEASE

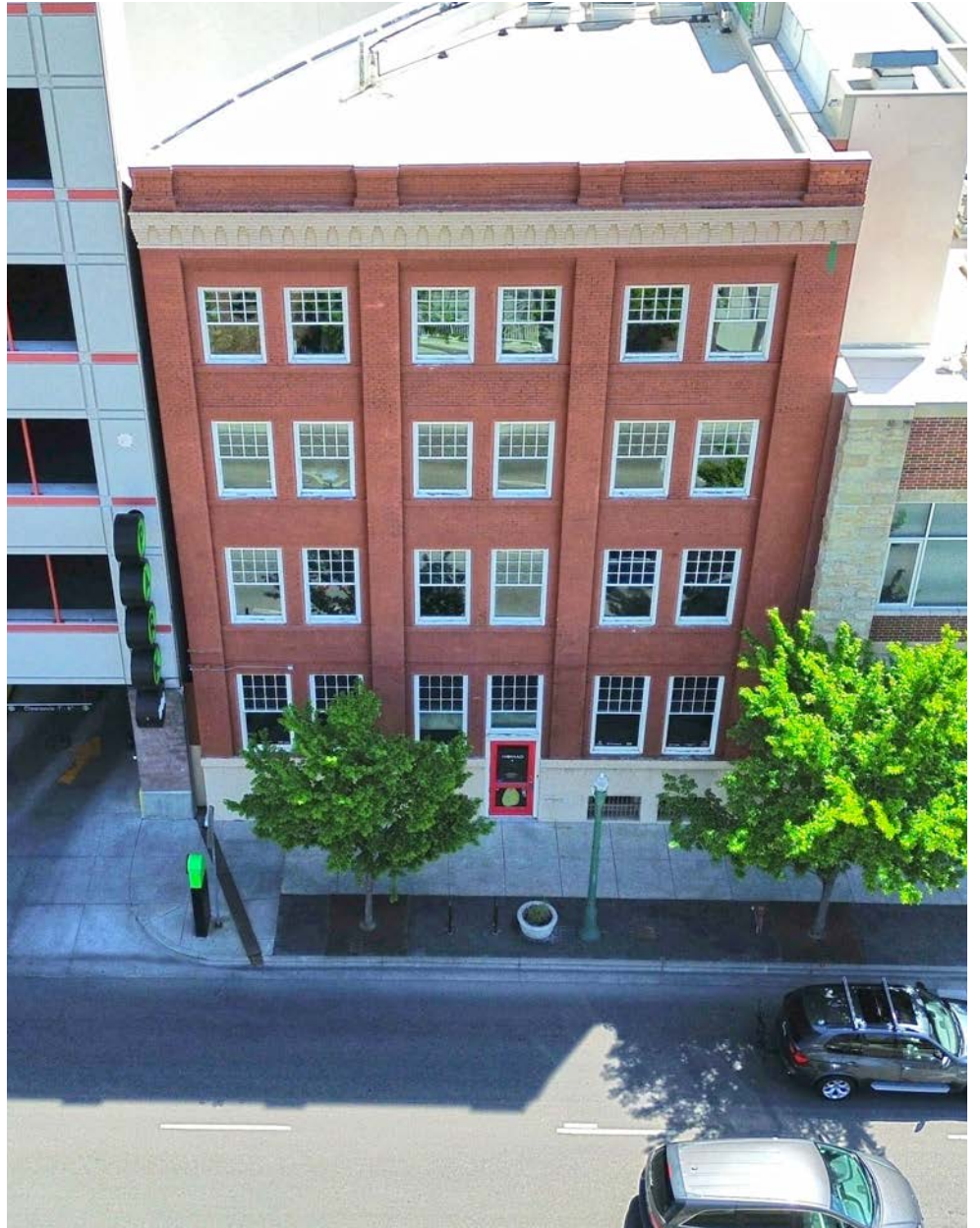
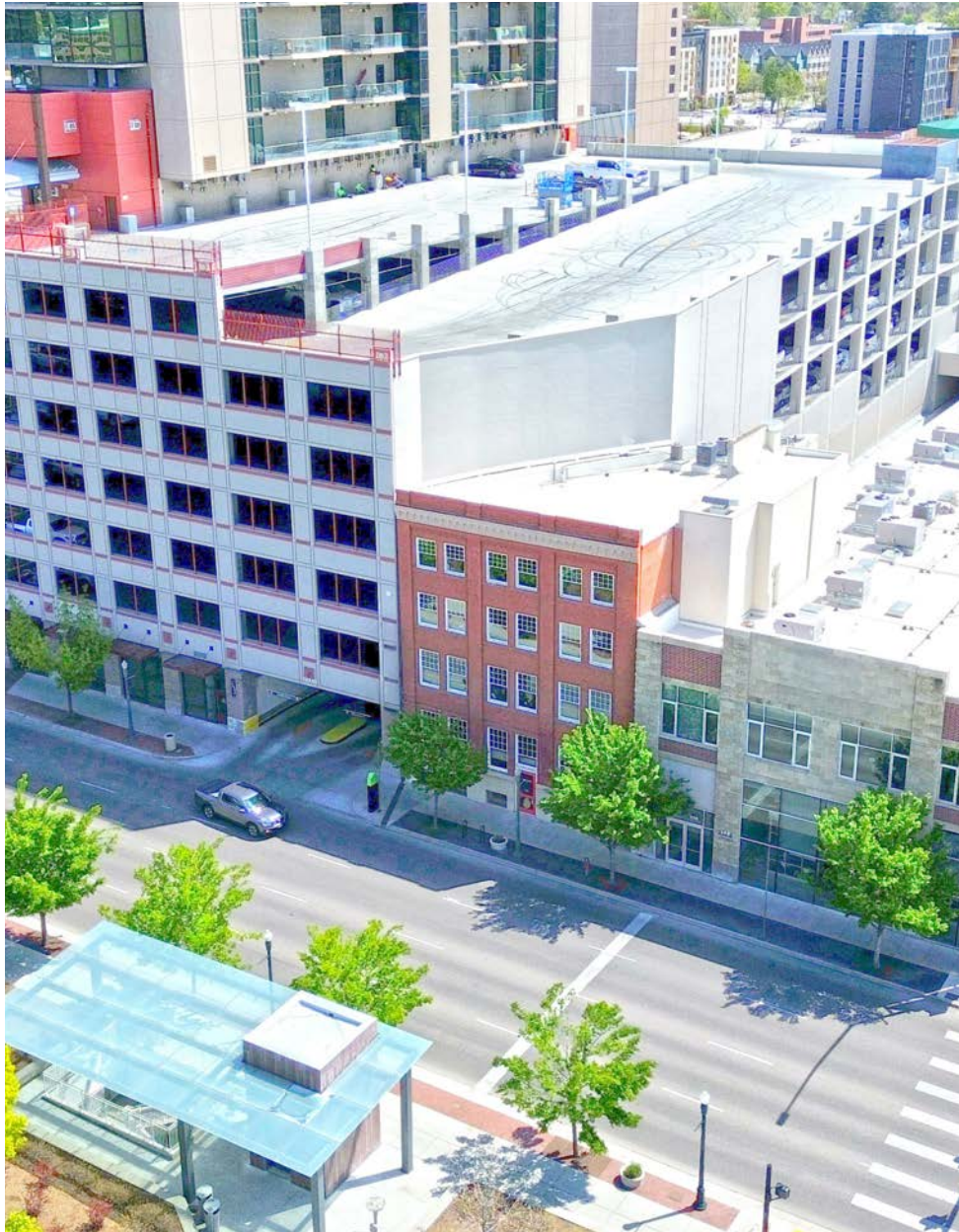


314 S 9TH STREET | STE 90 & 100

BOISE, ID 83702

PHOTOS

DOWNTOWN OFFICE SPACE FOR LEASE



314 S 9TH STREET | STE 90 & 100

BOISE, ID 83702

DOWNTOWN OFFICE SPACE FOR LEASE

Bree Wells / Director / Office | Capital Markets / +1 208 287 9492 / bree.wells@cushwake.com

Braydon Torres / Associate / Office | Capital Markets / +1 208 207 9485 / braydon.torres@cushwake.com

Jennifer McEntee / Senior Director / Office | Capital Markets / +1 208 287 9495 / jennifer.mcentee@cushwake.com

999 W Main Street | Suite 1300 | Boise, ID 83702 | +1 208 287 9500

CUSHMANWAKEFIELD.COM



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.