



**1001 W IDAHO**  
**SALE OFFERING IN THE HEART**  
**OF BOISE, IDAHO**  
**CALL FOR OFFERS**

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**CUSHMAN &  
WAKEFIELD**



**SUMMIT**  
COMMERCIAL  
REAL ESTATE GROUP



**PRIME OFFICE ASSET  
WITH POTENTIAL SELLER LEASE-BACK,  
OWNER/USER HOLDING OR  
MAJOR REDEVELOPMENT**

**1001 WEST IDAHO STREET, BOISE, IDAHO**

**PROPERTY TYPE:**

**Mid-Rise Office - Street Level Retail/Service (4 Stories)**

**BUILDING SIZE:**

**31,909 Sq. Ft.**

**LOT SIZE:**

**36,590 Sq. Ft. (.84 of an acre) 36,608 (per survey)**

**PARCEL NUMBER:**

**R1013001316**

**ZONING:**

**City of Boise-MX-5 (Mixed Use Downtown)  
No Height Restrictions & Zero Lot Line Set Backs**

**YEAR BUILT:**

**1964**

**YEAR REMODELED:**

**2015**

**PARKING:**

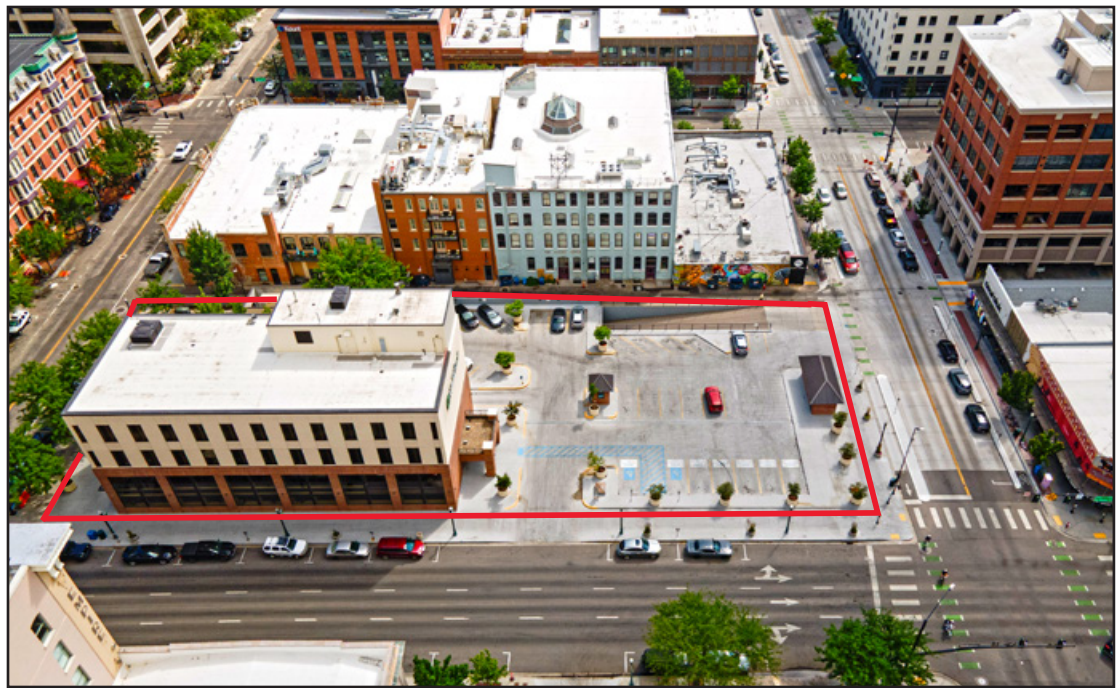
**86 Total Stalls; 27 Surface & 59 Underground**

**LOCATION:**

**Signalized Intersection of North 10th & Idaho Streets**

**CURRENT USE:**

**WaFd Bank Branch & Offices  
Negotiable Lease Back Rate & Terms**





## OFFERING SUMMARY

### 1001 WEST IDAHO STREET, BOISE, IDAHO

1001 W Idaho presents a rare opportunity to acquire a **half city block** in the heart of downtown Boise. This highly versatile property offers multiple paths for value creation and investment:

**Existing Structure:** A current street-level bank branch with drive-thru, three upper stories of office space, plus a basement level, underground parking, and surface parking.

**Leaseback Potential:** Leaseback options with the current owner may be negotiated, providing immediate income and flexibility.

**Redevelopment Options:** Transform the existing structure or pursue a complete redevelopment capitalizing on Boise's growing demand for urban residential, office, and retail space.

Whether you're an investor seeking an income-generating asset or a developer looking to make a lasting mark on Boise's skyline, this property offers unmatched potential in a premier location.

1001 W Idaho is encompassed by new development projects including **the Arthur**, **the CapEd Downtown Boise YMCA**, **the Martha**, **the Travis Condos**, **North End Lofts**, **10th & Jefferson Garage**, and several more:

**[Click Here to View Boise Dev Project Tracker](#)**

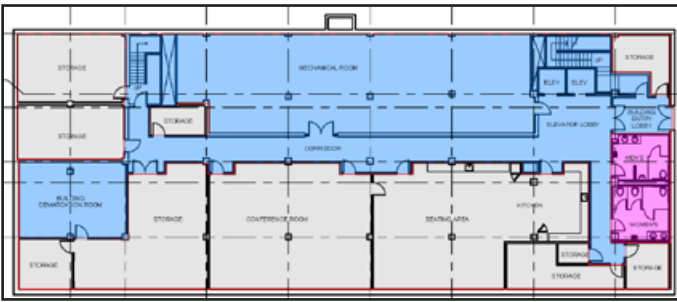
**[Click Here to download, execute, and return confidentiality agreement to receive the offering memorandum](#)**

## CALL FOR OFFER DETAILS

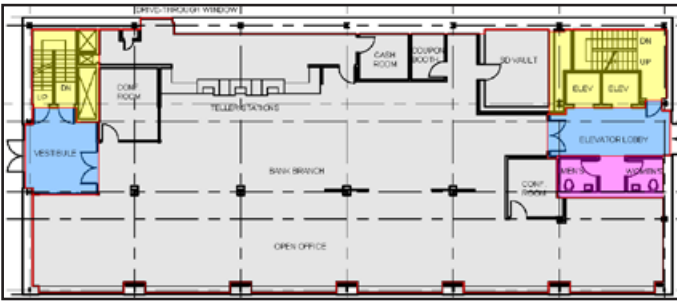
- All offers are due on or before July 30th at 5:00pm MDT
- If an acceptable offer is received in advance of the date, Seller has the right to accept the offer
- Seller will review all offers received, and reserves the right to accept, reject, or negotiate any offer
- **BEST AND FINAL** - Seller reserves the right to issue a "best and final" round of offers to the highest bidders. Notification of such best and final round, including the dates and terms thereof, will be provided to all selected bidders in writing
- Please anticipate a 30 day due-diligence & a quick close
- Contact listing agents for additional details



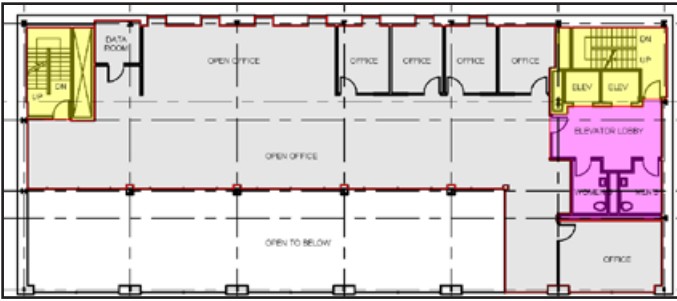
**Basement**  
Includes 59  
Parking Stalls



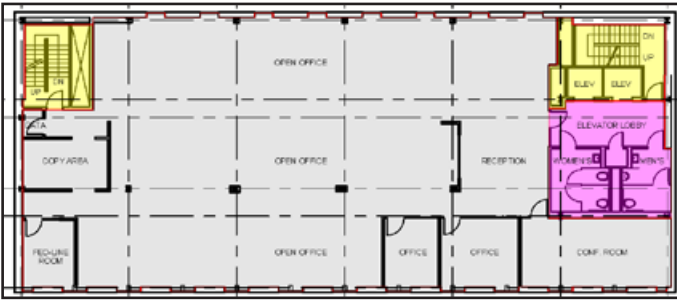
**Street Level**  
Bank Branch



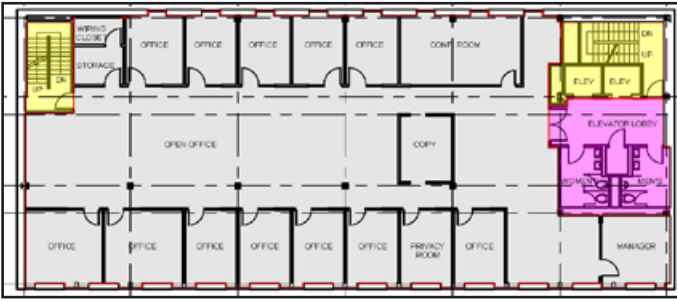
**2nd Floor**  
Office Space



**3rd Floor**  
Office Space



**4th Floor**  
Office Space





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#### CONTACT

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