



DOWNTOWN BOISE OFFICES FOR LEASE



THE EAGLES CENTER BLDG.

223 North 6th Street
Boise, Idaho 83702

**281 - 846 SF
AVAILABLE**

PROPERTY HIGHLIGHTS

Suite 40	719 SF - \$575/Month
Suite 200	281 SF - \$500/Month
Suite 220	317 SF - \$550/Month
Suite 317	846 SF - \$1,200/month
Service Type	Full Service Including Janitorial & Utilities
Building Size	30,000 SF ±
Parking	Surrounded by Street Parking & Public Garages
Zoning	City of Boise-C-5/HD/C
Parcel #	R1013002810
Lock Box	No, Spaces Shown by Appointment Only



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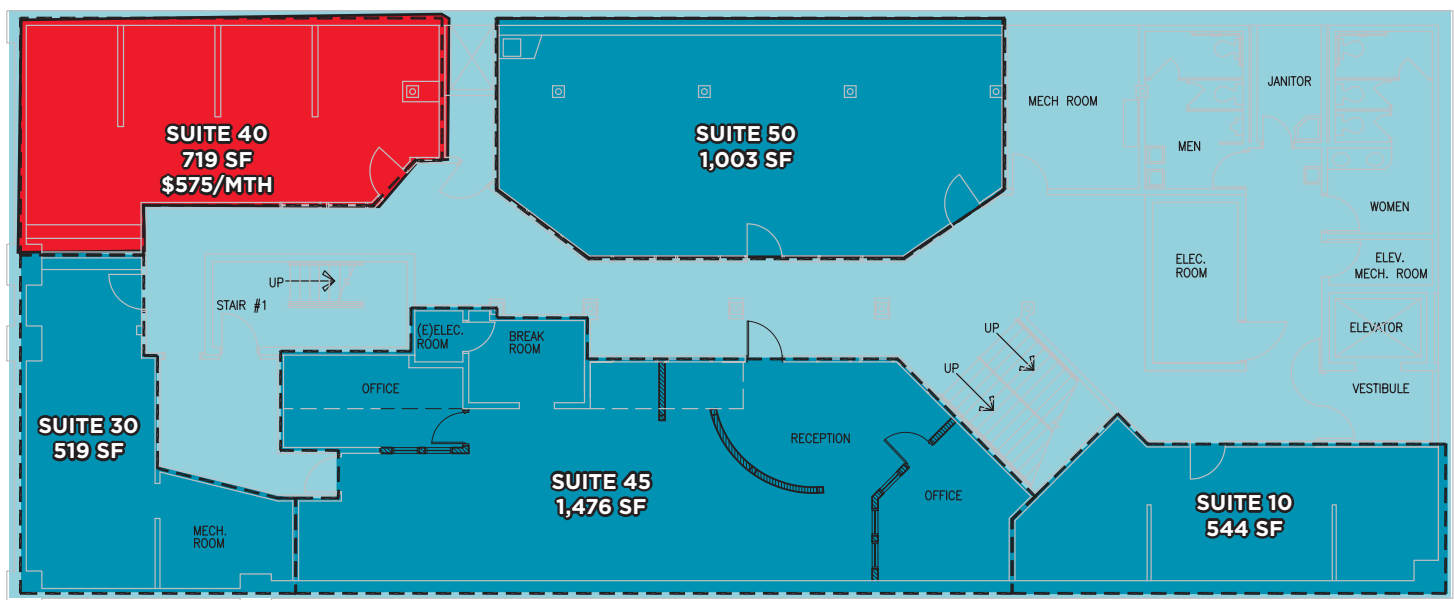
FOR LEASE - 281 - 846 SF



LISTING FEATURES

- Prime Downtown Boise Location at the Corner of 6th & Idaho
- Beautiful Historic Landmark Building
- Short Term Leases Available, Contact Agent for Details
- Existing Tenants Include Java Coffee & Spa Urbana
- Spaces & Lobby Area are Newly Remodeled
- Secure Building with After Hours Access
- Full Service Lease Including Janitorial & Utilities
- Tenants are Allowed Access to a Shared Conference Room
- Space Showings By Appointment Only, Contact Agent: Jennifer McEntee

LOWER LEVEL



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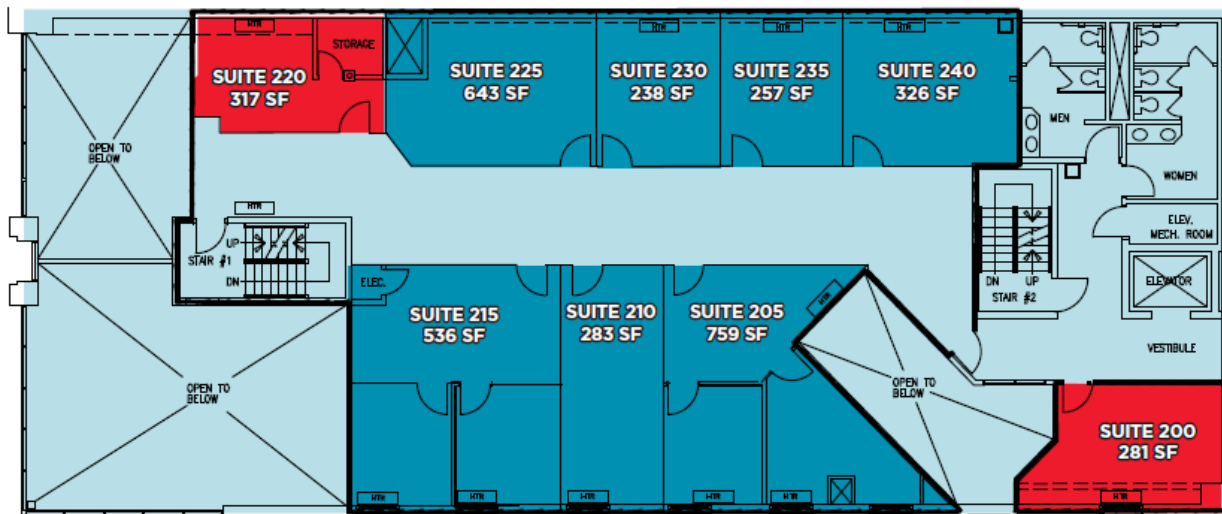
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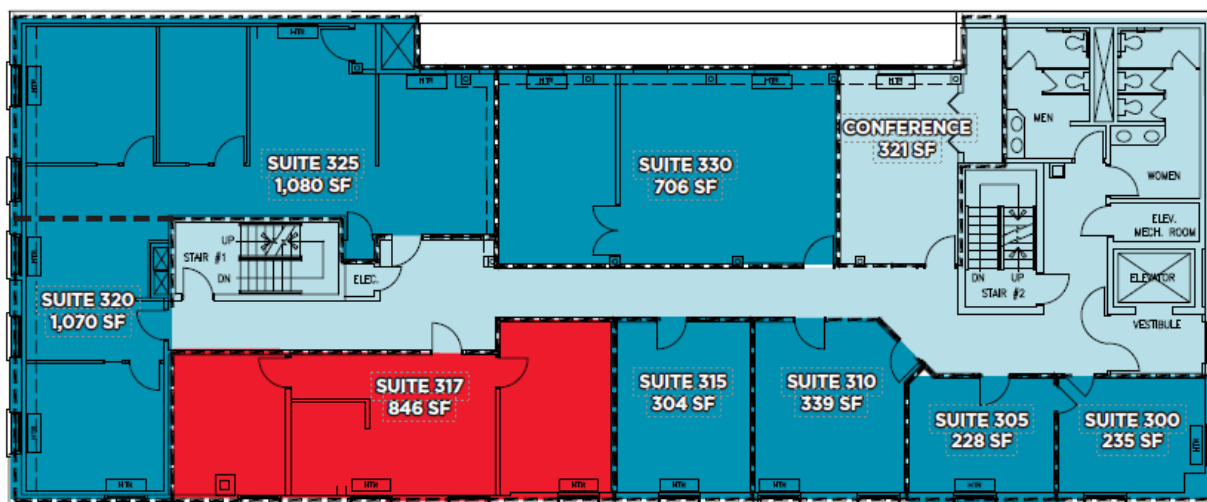
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SECOND FLOOR



THIRD FLOOR



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LISTING PHOTOS



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SURROUNDING AMENITIES



Restaurants in Close Proximity

- The Melting Pot
- Flatbread Pizzeria
- Jimmy John's Sandwiches
- Fork
- Bardenay
- Reef

Businesses in Close Proximity

- Boise City Hall
- Idaho State Capital
- Downtown Boise Association
- St Luke's Medical Center
- Elk's Rehabilitation Hospital
- Basque Cultural Center

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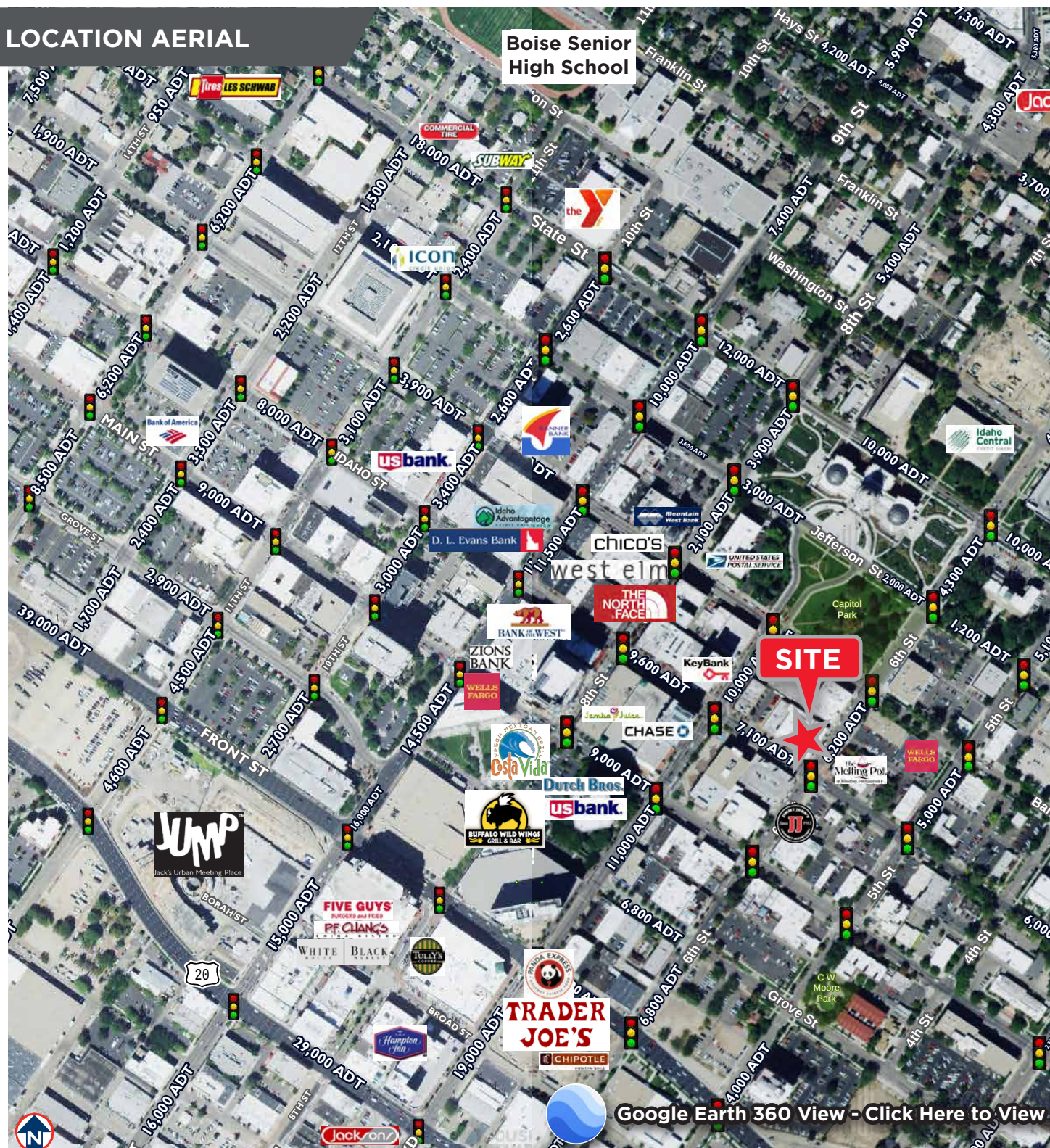
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LOCATION AERIAL





THE EAGLES CENTER BUILDING

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- EXISTING HOTELS**
- 1 RED LION - 182 ROOMS
 - 2 BUDGET INN - 44 ROOMS
 - 3 HOTEL 43 - 112 ROOMS
 - 4 HAMPTON INN - 186 ROOMS
 - 5 TOWNPLACE SUITES - 121 ROOMS
 - 6 RESIDENCE INN - 104 ROOMS
 - 7 THE MODERN - 41 ROOMS
 - 8 SAFARI INN - 103 ROOMS
 - 9 THE GROVE - 234 ROOMS
 - 10 COURTYARD - 162 ROOMS
 - 11 THE ANNIVERSARY INN - 40 ROOMS
 - 12 MARRIOTT RESIDENCE INN - 185 ROOMS
 - 13 HYATT PLACE - 150 ROOMS
 - 14 INN AT 500 CAPITAL - 111 ROOMS
 - 15 HILTON GARDEN INN - 175 ROOMS
 - 16 HOME2SUITES BY HILTON - 140 ROOMS

- EVENT CENTERS**
- 1 CONVENTION CENTER EXPANSION
40,000 SF
 - 2 JUMP - \$70 MIL URBAN ART CENTER
 - 3 BOISE CONVENTION CENTER
200+ EVENTS 120,000 PEOPLE YEARLY
 - 4 CENTURY LINK ARENA
300,000 PEOPLE PER YEAR

- NEW DEVELOPMENTS**
- 1 CITY CENTER PLAZA
CLEARWATER ANALYTICS
400+ EMPLOYEES
BSU COMPUTER SCIENCE PROGRAM
53,549 SQ FT, 2 FLOORS
 - 2 SIMPLOT HQ - 800 EMPLOYEES
 - 3 DOWNTOWN RESIDENTIAL 600+ UNITS
 - 4 132,000 SF OFFICE BUILDING

- DOWNTOWN BY THE NUMBERS**
- 94,223 WORKERS
 - 91,199 PEOPLE LIVE WITHIN 3 MILES
 - 17,000 PUBLIC PARKING SPACES
 - 725,168 MSA POPULATION
 - \$66,310 AVG. H.H. INCOME

