

SPACE AVAILABLE

Boise, ID
Broadway 111



LOCATION

Outstanding visibility at Broadway and Warm Springs, Boise, Idaho.

SPACE AVAILABLE

| Space | Square Feet |
|-----------|-------------|
| Suite 109 | 1,244 SF |
| Suite 127 | 1,206 SF |
| Suite 129 | 2,000 SF |
| Suite 133 | 1,026 SF |
| Suite 135 | 1,188 SF |

LEASE TERMS & RATES

Three years and longer
\$16.00/SF Triple Net

TRIPLE NET CHARGES:

Approximately \$4/SF

FEATURES:

- Great traffic counts – 32,186 cars per day (2007)
- 353 feet of Broadway frontage
- Within walking distance of:
 - St. Luke's Regional Medical Center: 1,500 employees
 - URS Plaza: 1,800 employees in 590,000 SF
 - Ada County Courthouse & Civic Plaza Development
- Ideal neighborhood shopping center for small retail tenants

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