



MCCARTY BUILDING FOR LEASE

202 N 9th Street, Boise, ID
SF AVAILABLE: 108 SF - 292 SF
BUILDING SIZE: 30,591 SF

PROPERTY HIGHLIGHTS

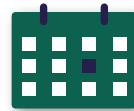
- High Ceilings, and Great Architectural Detail.
- Great Windows with Urban Views.
- Updated Lobby.
- Full Service Lease in Historic McCarty Building.
- Owner is On-Site
- High Traffic Corner Location. Easy access to the I-184 Connector. All Downtown Amenities within a Block.
- Close Access to Public Parking Garages, Metered Street Parking in Front of Building.



AVAILABLE SPACE
7 SUITES AVAILABLE!
108 SF - 292 SF



BUILDING SIZE
30,591 SF



LEASE TERM
1 - 10 Years



ASKING RATE
\$325 - \$800/Month



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

WENDY SHOEMAKER
wendys@icreboise.com
(208) 285-2611 office
(208) 859-2816 cell

www.icreboise.com | 380 E. Parkcenter Boulevard Suite 290, Boise, ID 83706 | (208) 429-8603 office

The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.



EXECUTIVE SUMMARY

Available SF: **108 SF - 292 SF**

Lease Rate: **\$325 - \$800/Month**

Lease Type: **Full Service**

Building Size: **30,591 SF**

Building Class: **B**

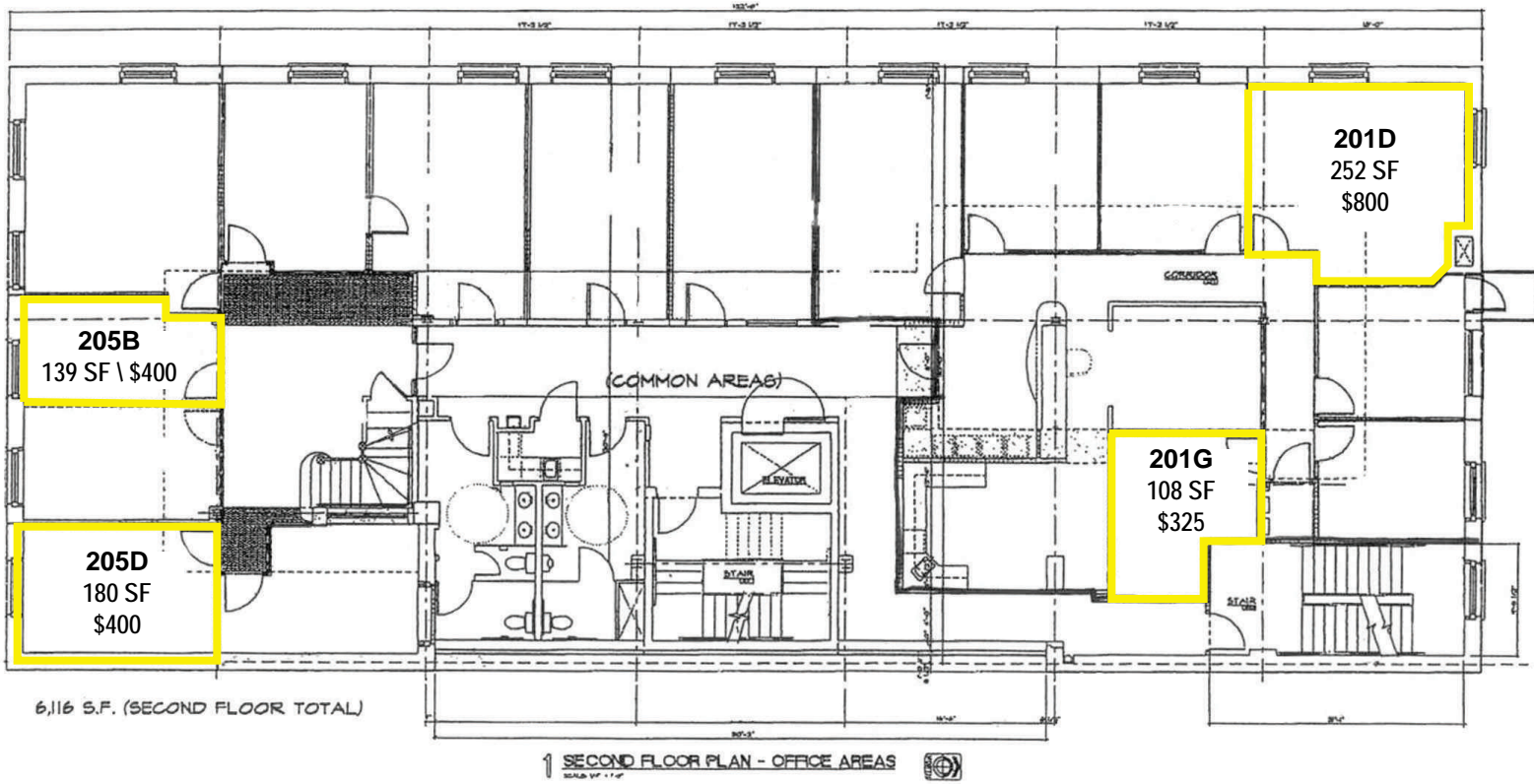
Year Built: **1905**

Year Renovated: **1998**

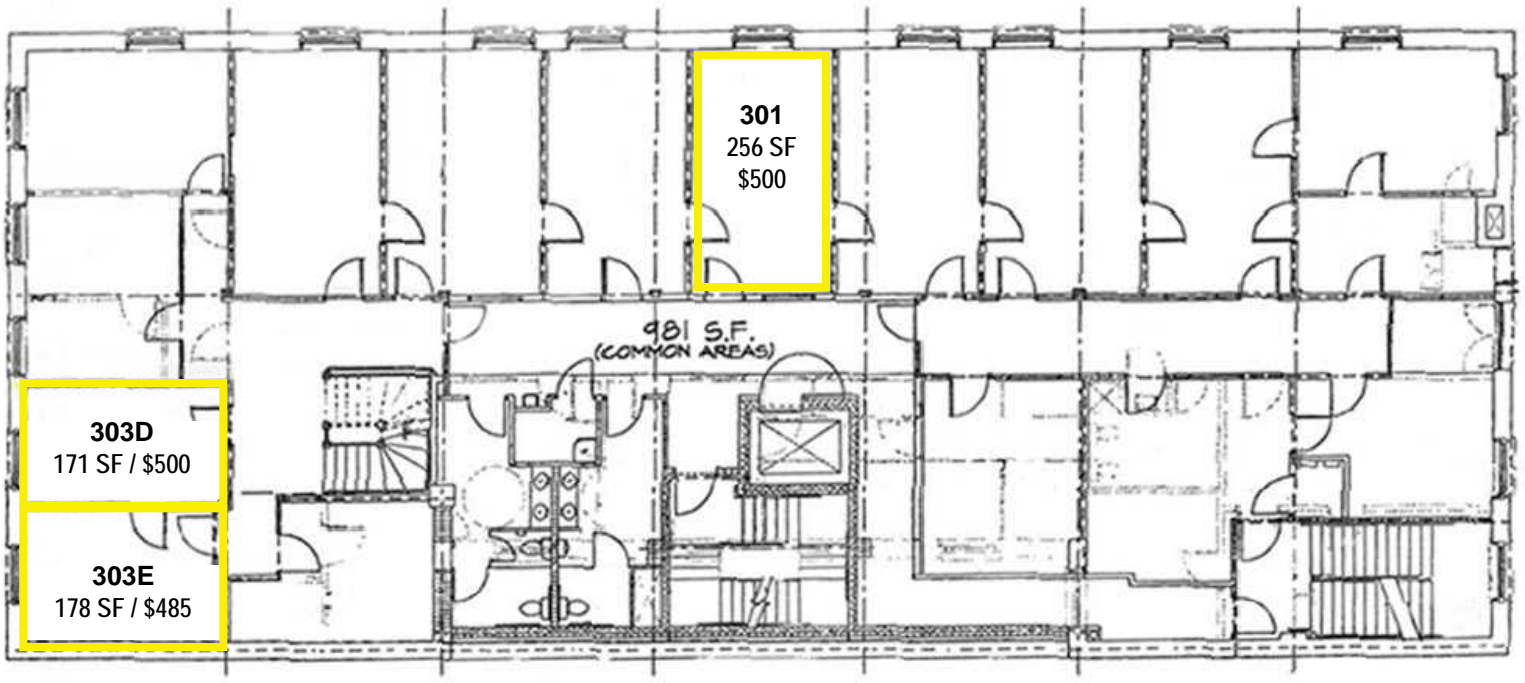
Suites Available:

201D	\$800/Month	252 SF	301	\$500/Month	256 SF
201G	\$325/Month	108 SF	303D	\$500/Month	171 SF
205B	\$400/Month	139 SF	303E	\$485/Month	178 SF
205D	\$400/Month	180 SF			

201 EXECUTIVE SUITES

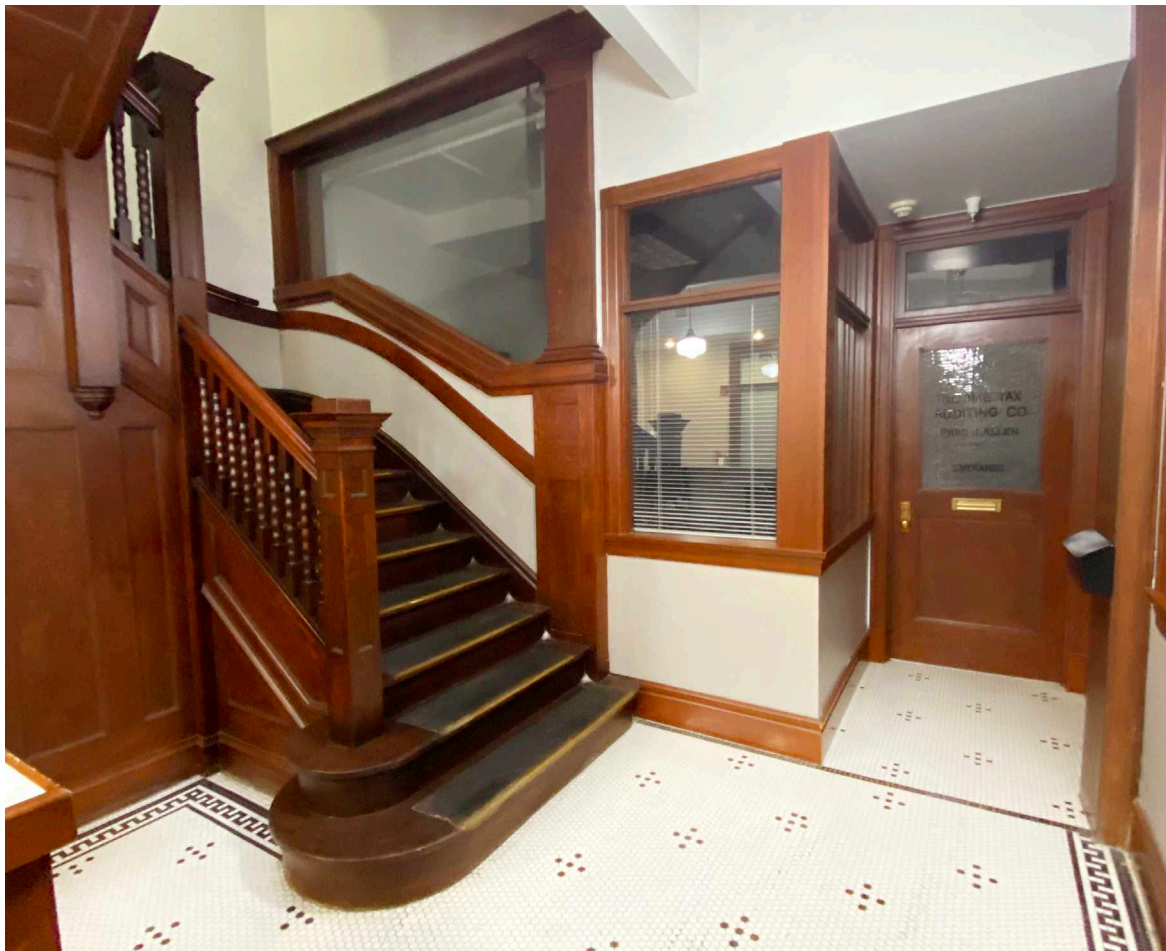


301 EXECUTIVE SUITES

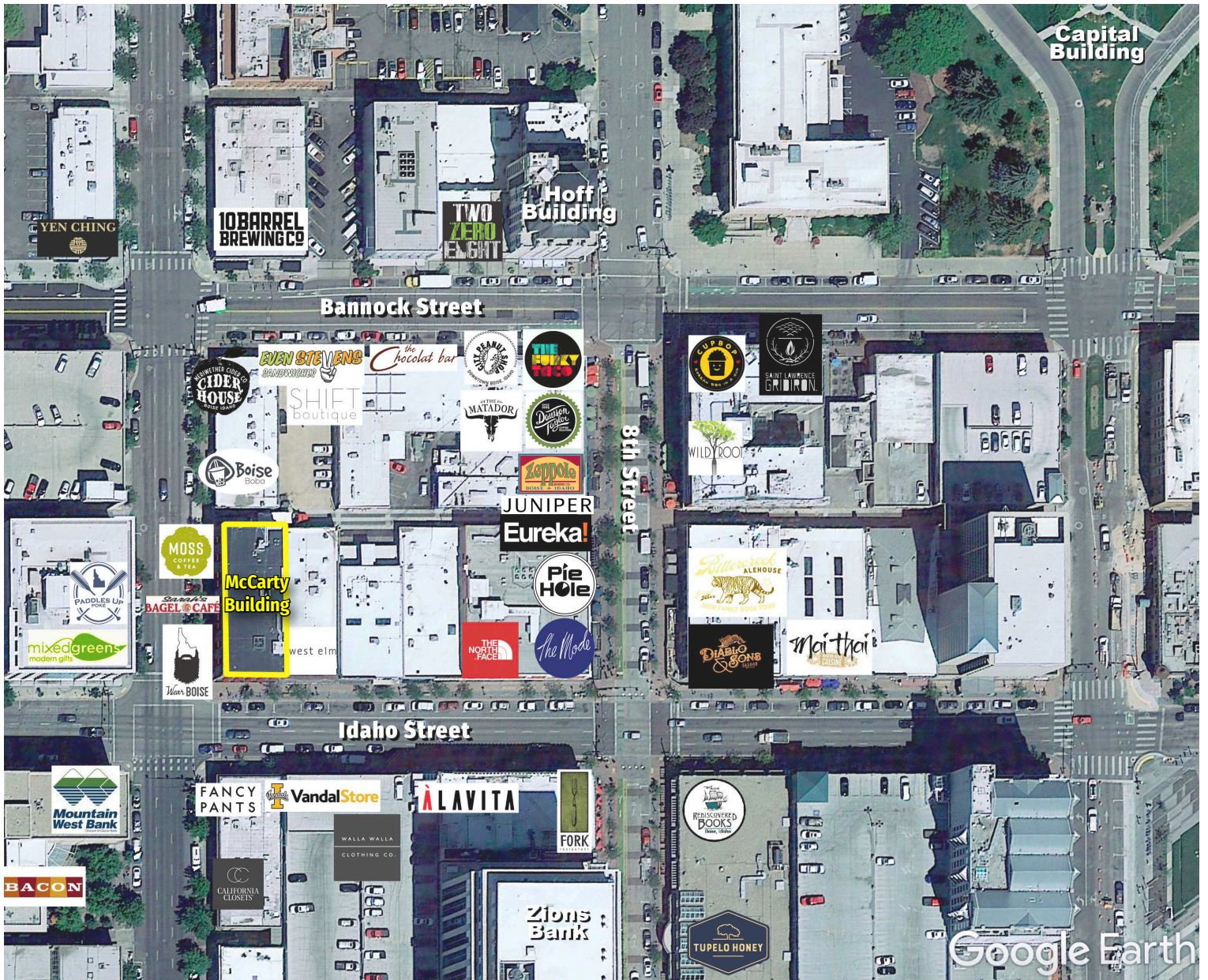


6,115 S.F. (THIRD FLOOR TOTAL)
THIRD FLOOR PLAN

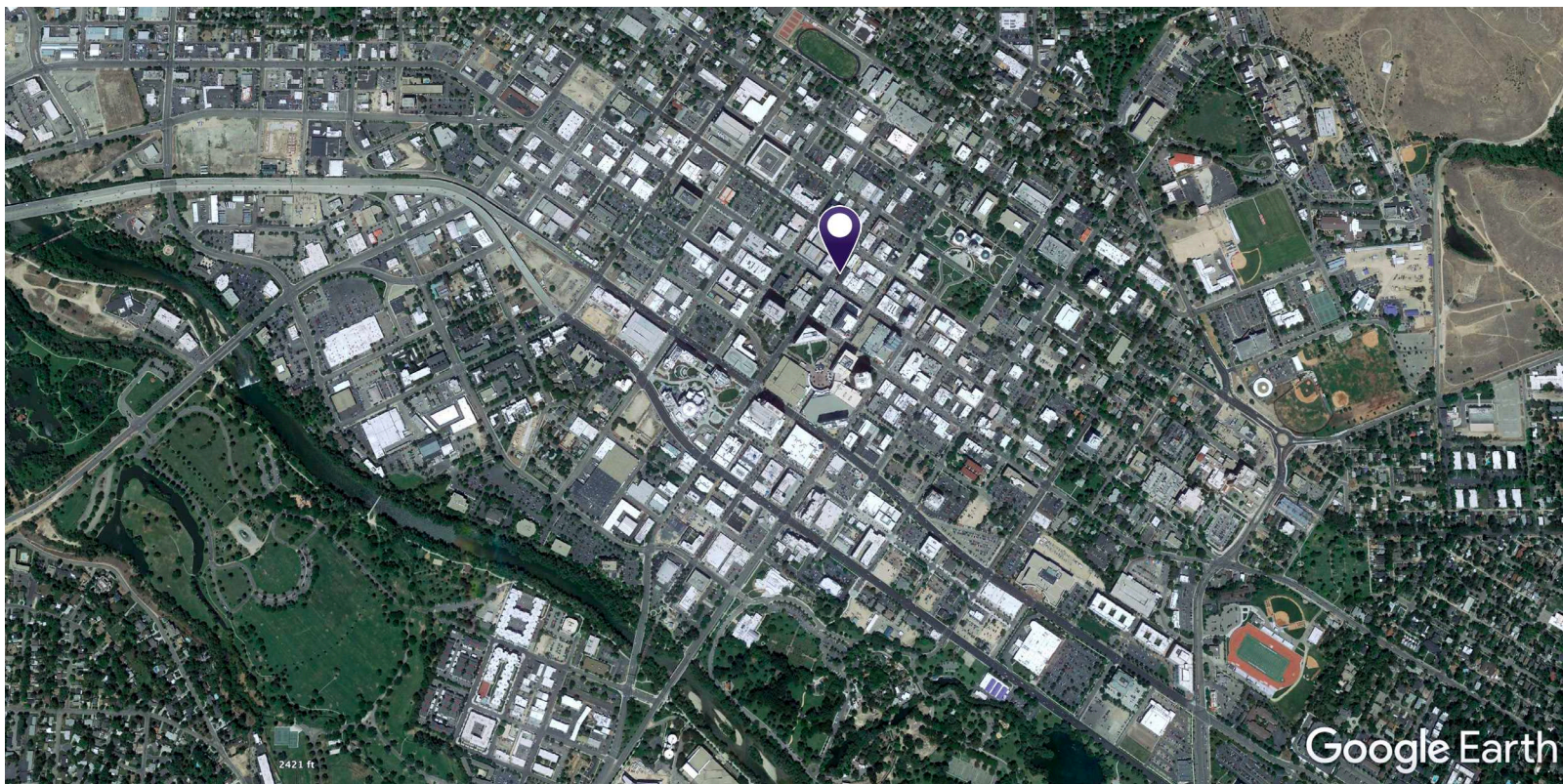
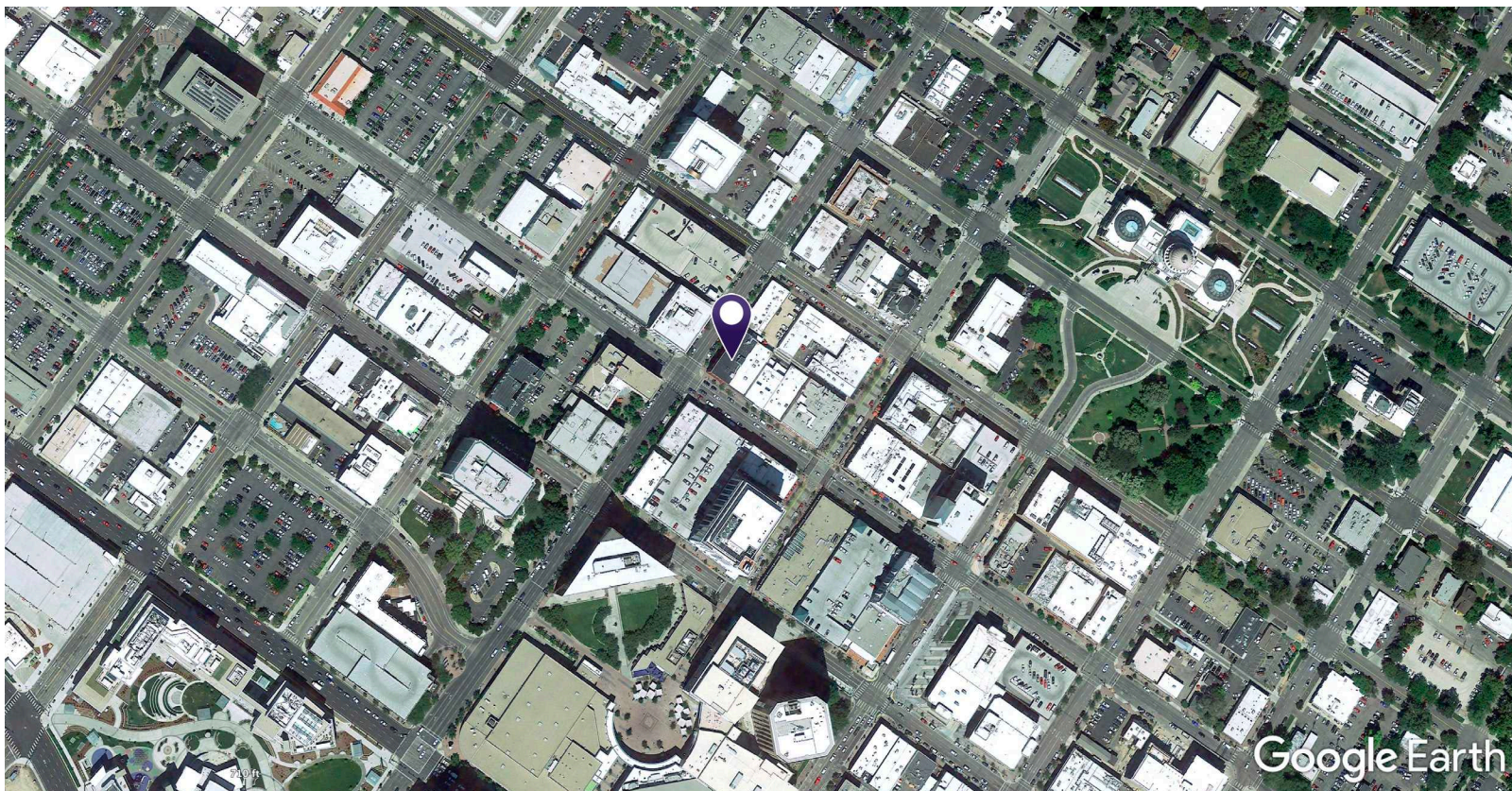
MCCARTY BUILDING | 202 N 9TH STREET, BOISE, ID



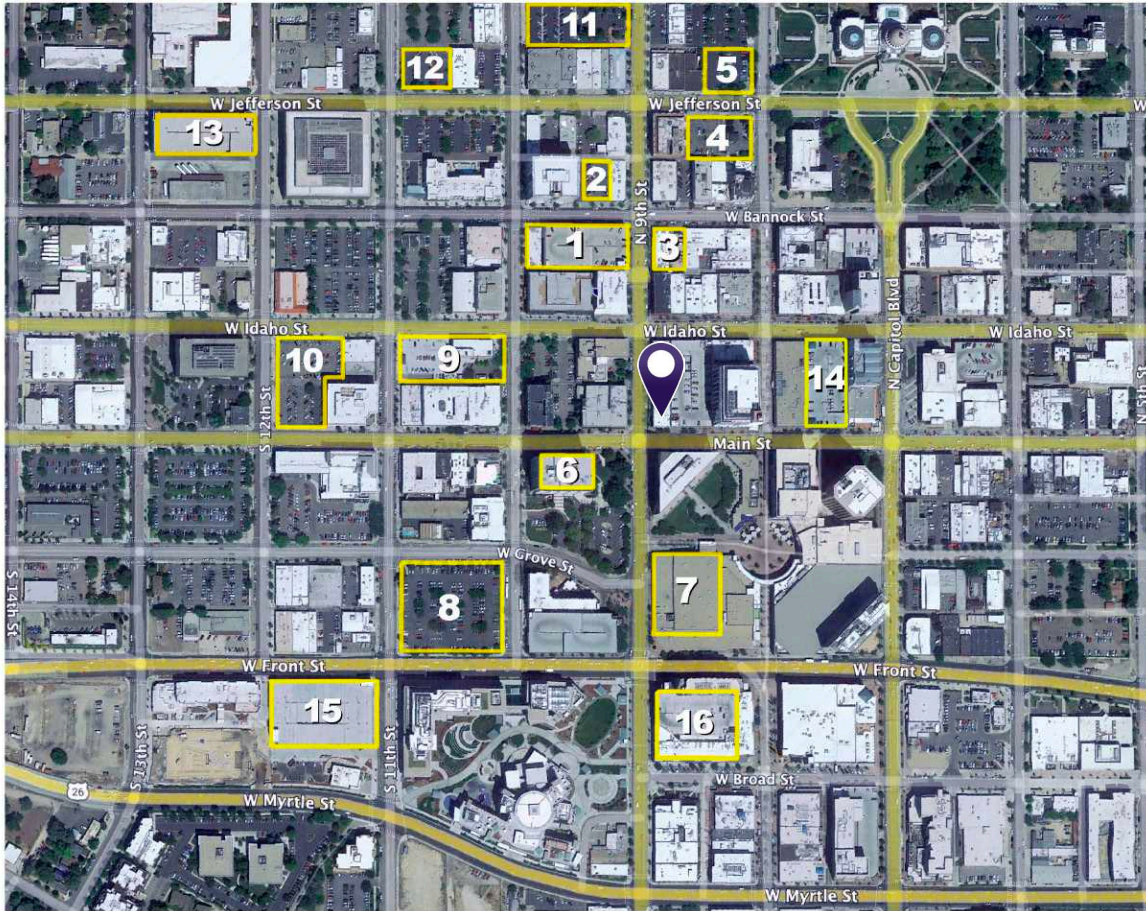
BUSINESS MAP



LOCATION MAP



DOWNTOWN BOISE PARKING MAP



- 1 - 9TH & BANNOCK GARAGE - 977 W BANNOCK
- 2 - BANNER BANK LOT - 910 W BANNOCK
- 3 - GARRO LOT - 825 W BANNOCK
- 4 - HOFF LOT - 805 W JEFFERSON
- 5 - 800 W JEFFERSON
- 6 - ONE CAP CTR - 999 W MAIN
- 7 - WELLS FARGO - 190 S 9TH
- 8 - 1000 W FRONT STREET
- 9 - 1033 W IDAHO
- 10 - 12TH AND IDAHO
- 11 - 983 W STATE
- 12 - 1010 W JEFFERSON
- 13 - BOISE PLAZA - 1223 W JEFFERSON
- 14 - CAPITOL & MAIN PARKBOI GARAGE
- 15 - 11TH & FRONT PARKBOI GARAGE
- 16 - 9TH & FRONT PARKBOI GARAGE

SPACES

9TH & BANNOCK GARAGE 977 W BANNOCK
 BANNER BANK LOT - 910 W BANNOCK
 GARRO LOT - 825 W BANNOCK
 HOFF LOT - 805 W JEFFERSON
 800 W JEFFERSON
 ONE CAP CTR - 999 W. MAIN
 WELLS FARGO - 190 S 9TH
 1000 W FRONT STREET
 1033 W IDAHO
 12TH AND IDAHO
 983 W STATE
 1010 W JEFFERSON
 BOISE PLAZA - 1223 W JEFFERSON
 * CAPITOL & MAIN PARKBOI GARAGE
 * 11TH & FRONT PARKBOI GARAGE
 * 9TH & FRONT PARKBOI GARAGE

AVAILABLE

ONLY AVAILABLE FOR DAILY AND HOURLY PARKING
 ONLY AVAILABLE FOR DAILY AND HOURLY PARKING
 ONLY AVAILABLE FOR DAILY AND HOURLY PARKING
 PERMITS ONLY AVAILABLE FOR TENANTS
 ONLY AVAILABLE FOR DAILY AND HOURLY PARKING
 ONLY AVAILABLE FOR DAILY AND HOURLY PARKING
 ONLY AVAILABLE FOR DAILY AND HOURLY PARKING
 1 AVAILABLE SPOT LEFT - CAN JOIN WAITING LIST
 107 PEOPLE ON WAITING LIST
 6 PEOPLE ON WAITING LIST
 5 PEOPLE ON WAITING LIST
 ONLY AVAILABLE FOR DAILY AND HOURLY PARKING
 PERMITS ONLY AVAILABLE FOR TENANTS
 AVAILABLE
 AVAILABLE
 AVAILABLE

MONTHLY RATE

N/A
 N/A
 N/A
 \$135
 N/A
 N/A
 N/A
 \$130
 \$95
 \$110
 \$120
 N/A
 \$130
 \$140
 \$100
 \$140