



# MCCARTY BUILDING FOR LEASE

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

## PROPERTY HIGHLIGHTS

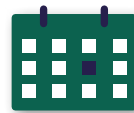
- High Ceilings, and Great Architectural Detail.
- Great Windows with Urban Views.
- Updated Lobby.
- Full Service Lease in Historic McCarty Building.
- Owner is On-Site
- High Traffic Corner Location. Easy access to the I-184 Connector. All Downtown Amenities within a Block.
- Close Access to Public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

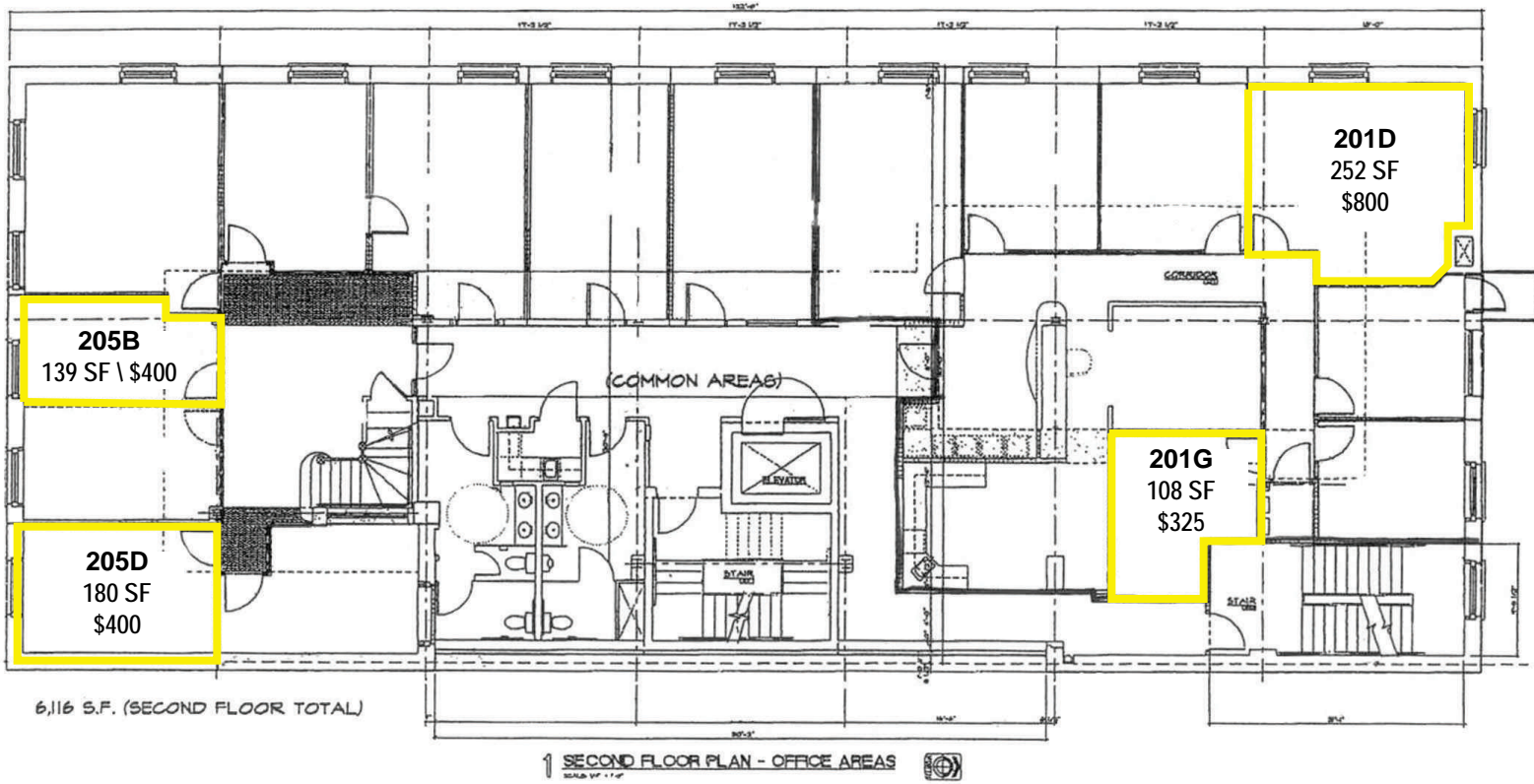
Year Built: **1905**

Year Renovated: **1998**

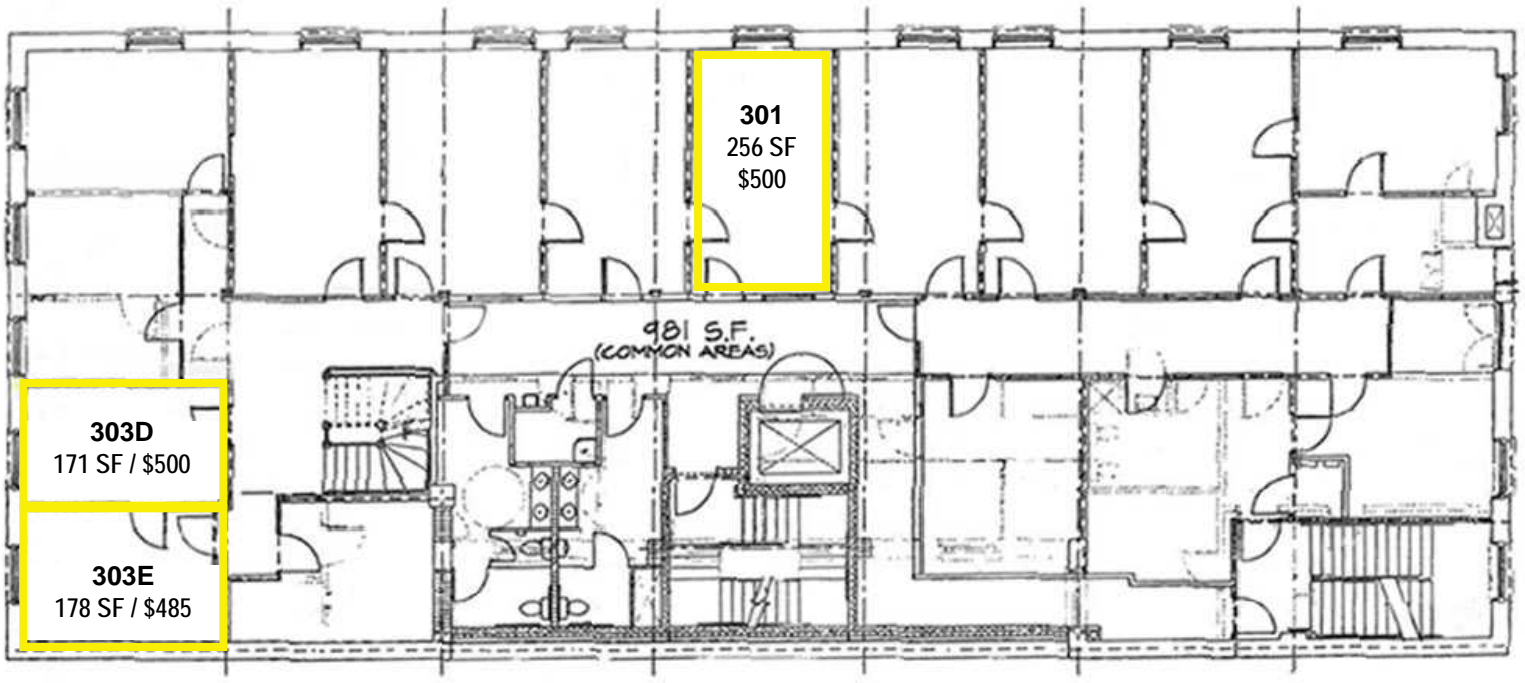
## Suites Available:

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

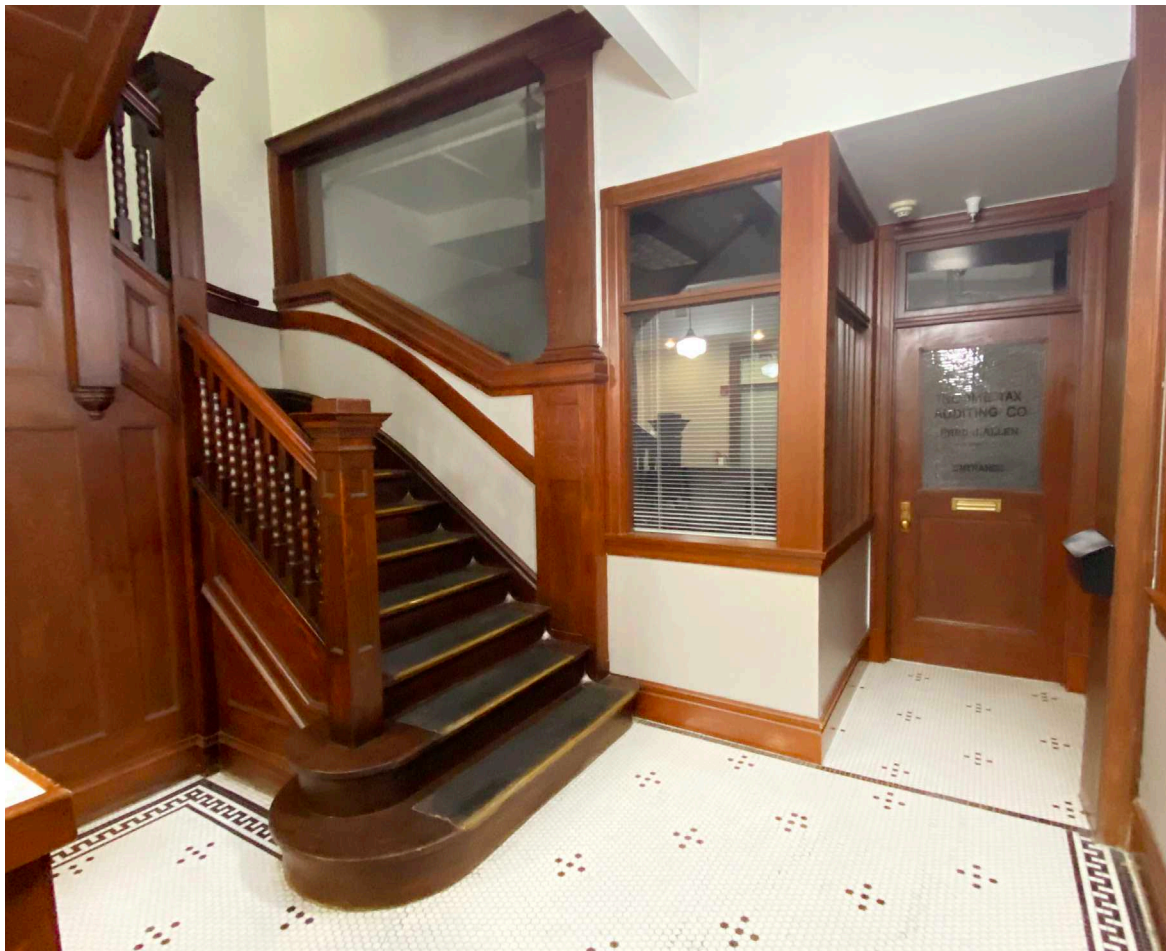


301 EXECUTIVE SUITES

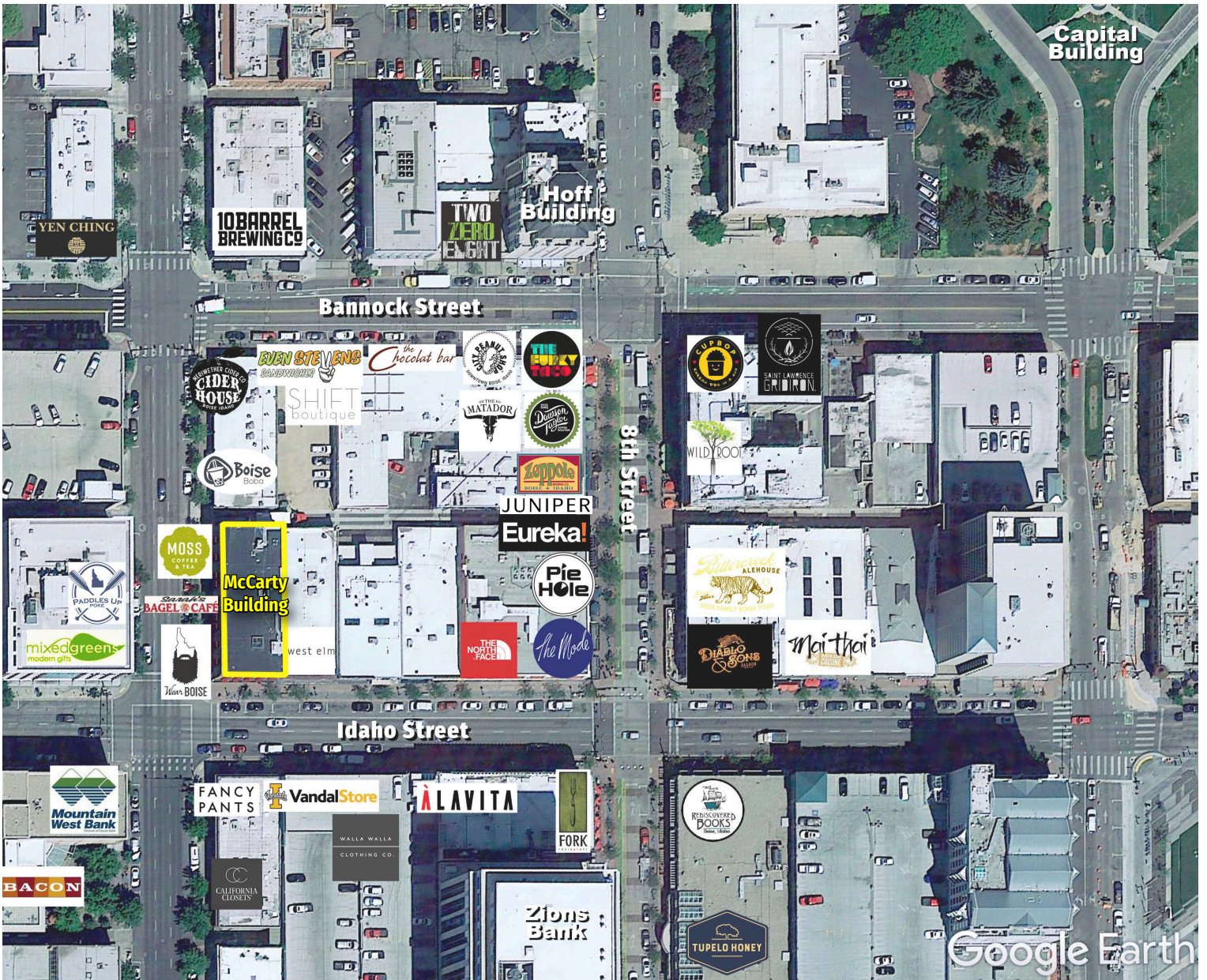


6,115 S.F. (THIRD FLOOR TOTAL)  
THIRD FLOOR PLAN

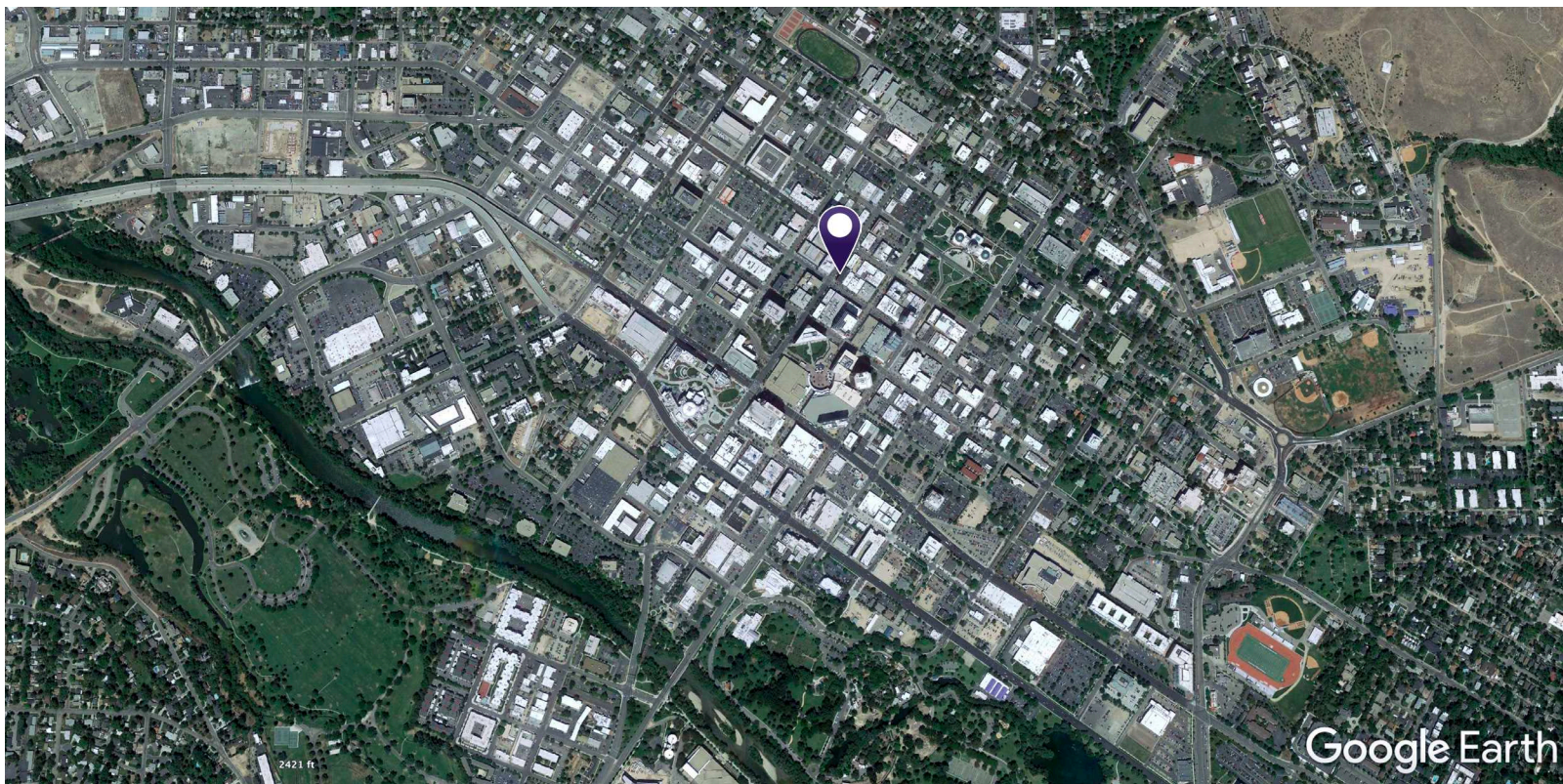
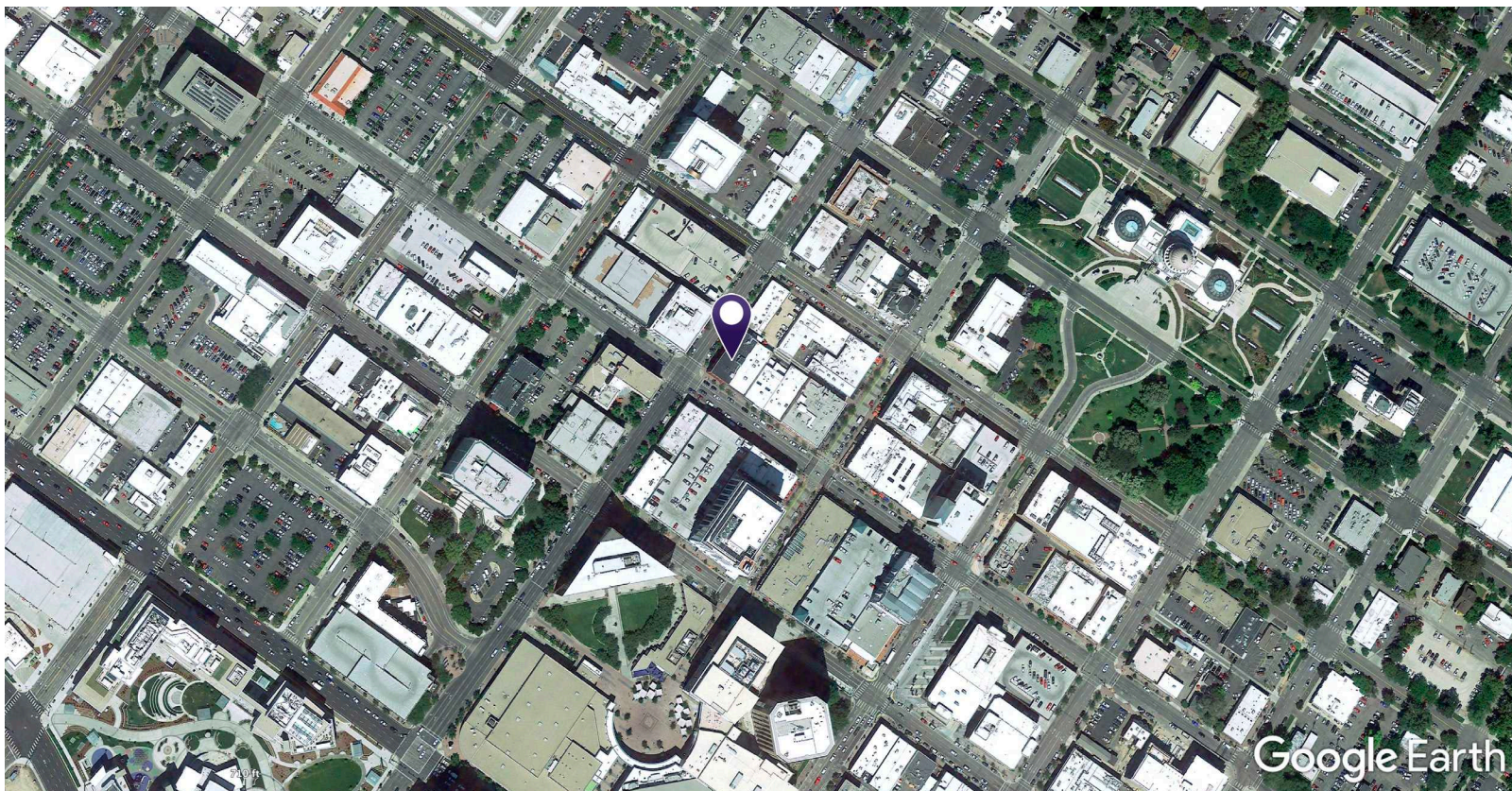
# MCCARTY BUILDING | 202 N 9TH STREET, BOISE, ID



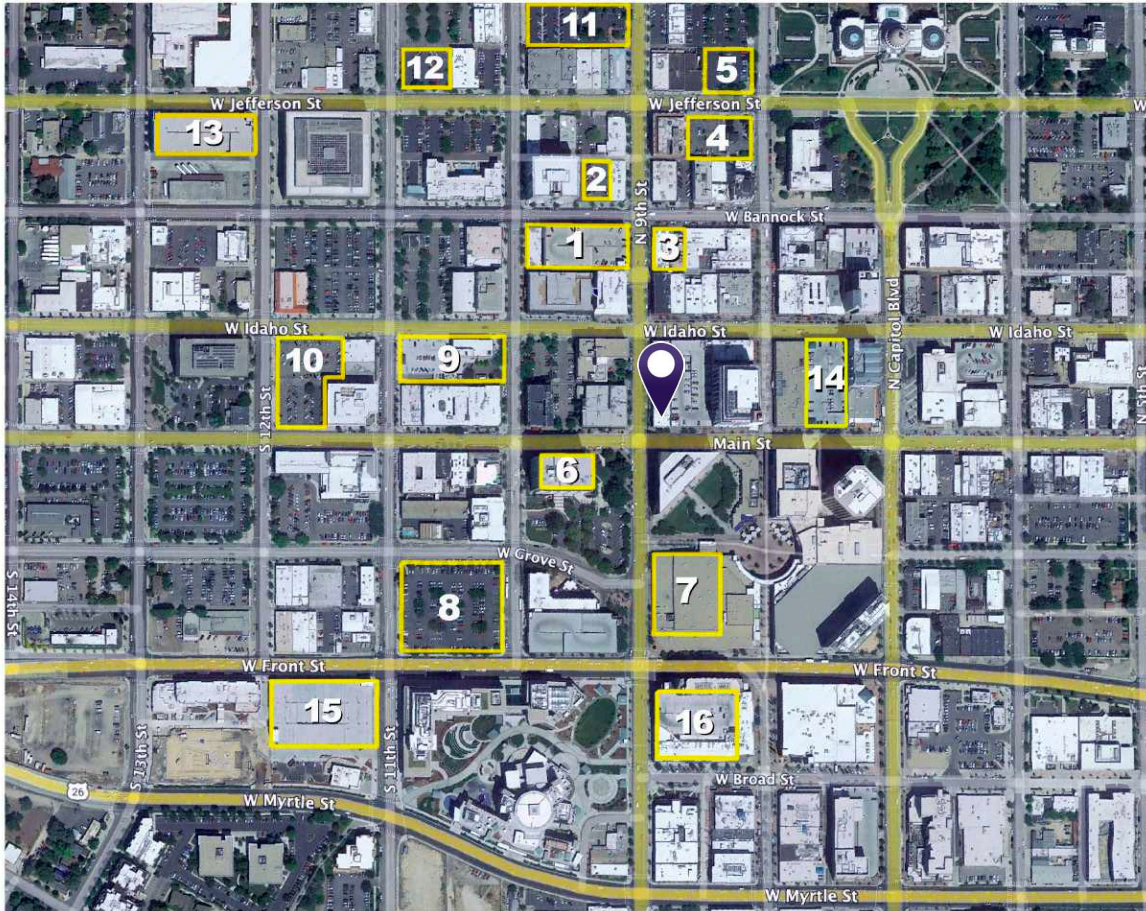
BUSINESS MAP



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  
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 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