



MCCARTY BUILDING FOR LEASE

202 N 9th Street, Boise, ID
SF AVAILABLE: 108 SF - 256 SF
BUILDING SIZE: 30,591 SF

PROPERTY HIGHLIGHTS

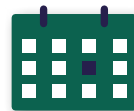
- High Ceilings, and Great Architectural Detail.
- Great Windows with Urban Views.
- Updated Lobby.
- Full Service Lease in Historic McCarty Building.
- Owner is On-Site
- High Traffic Corner Location. Easy access to the I-184 Connector. All Downtown Amenities within a Block.
- Close Access to Public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



AVAILABLE SPACE
6 SUITES AVAILABLE!
108 SF - 256 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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(208) 859-2816 cell

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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 - 256 SF**

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

Lease Type: **Full Service**

Building Size: **30,591 SF**

Building Class: **B**

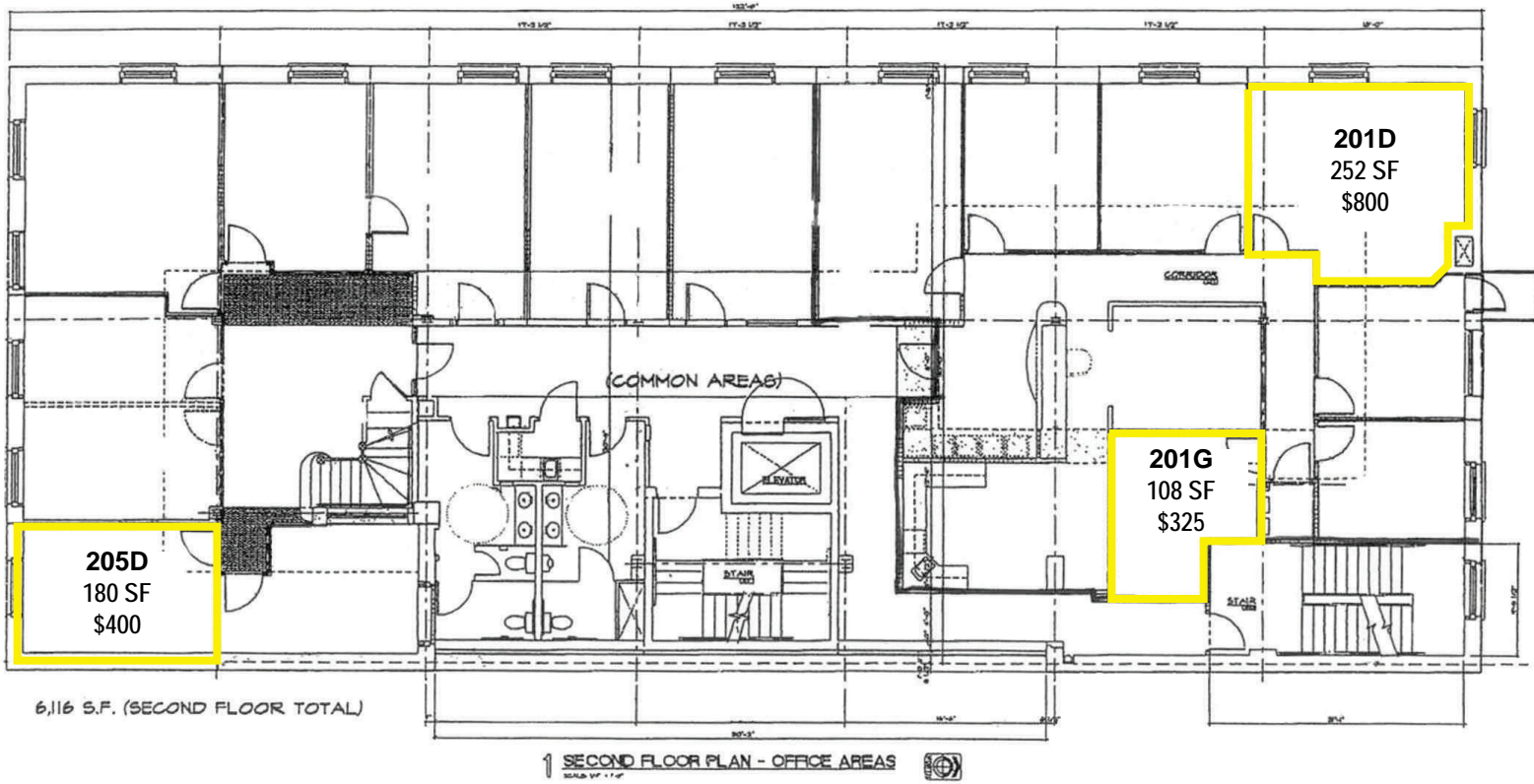
Year Built: **1905**

Year Renovated: **1998**

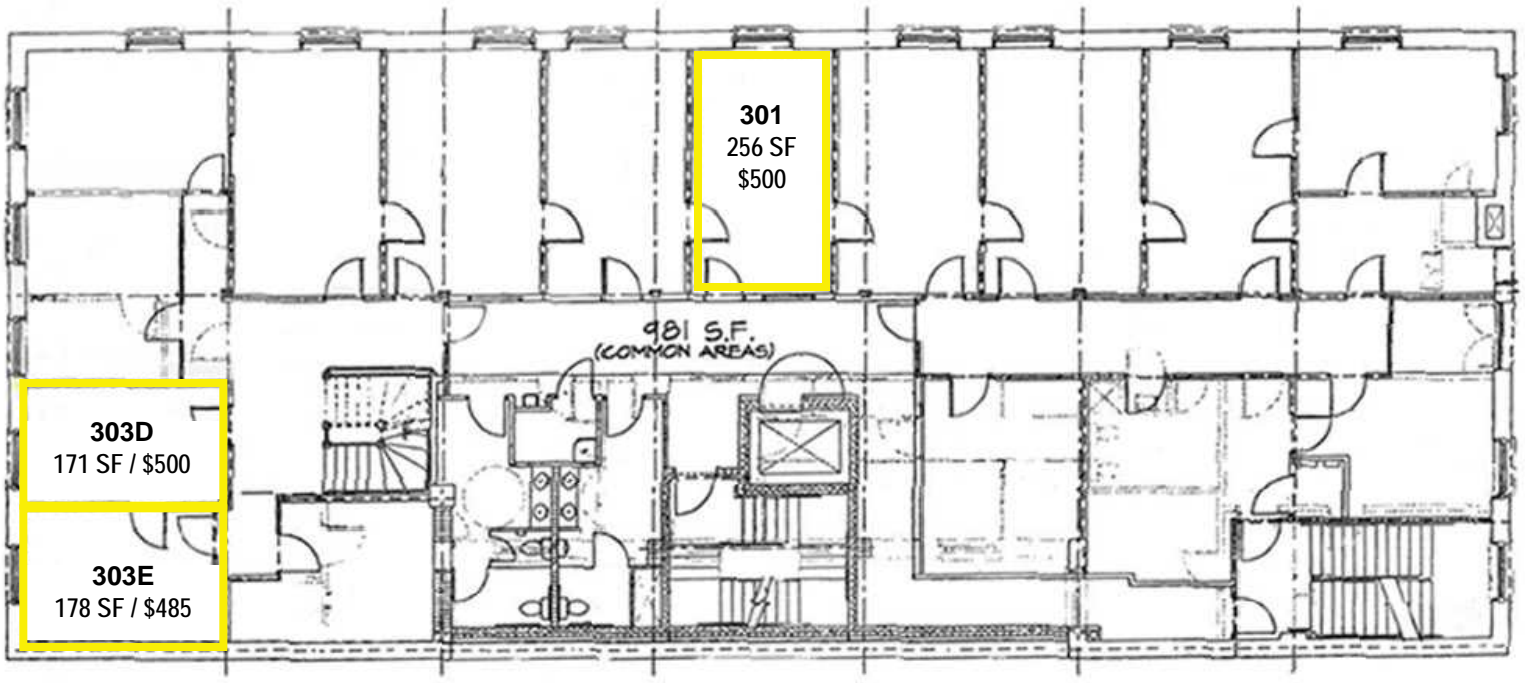
Suites Available:

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

201 EXECUTIVE SUITES

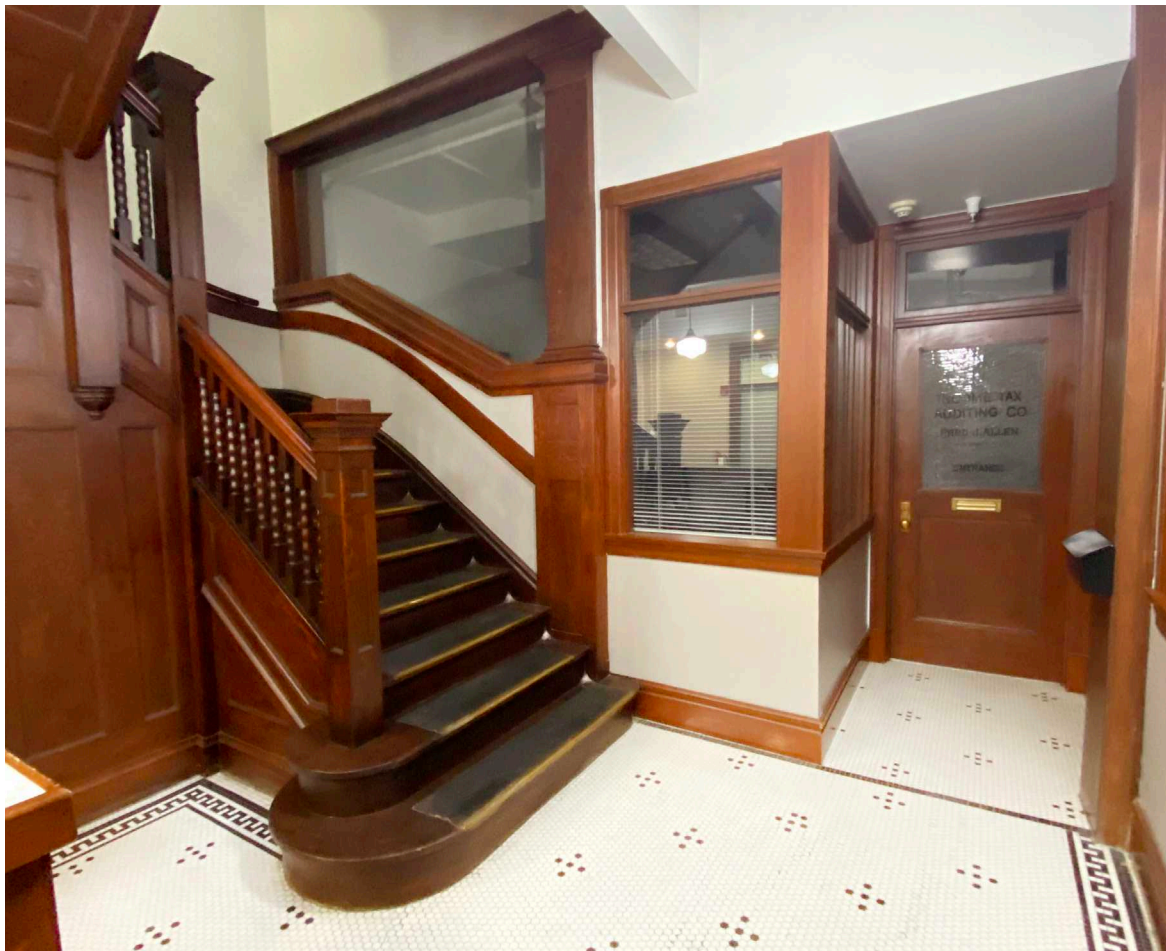


301 EXECUTIVE SUITES

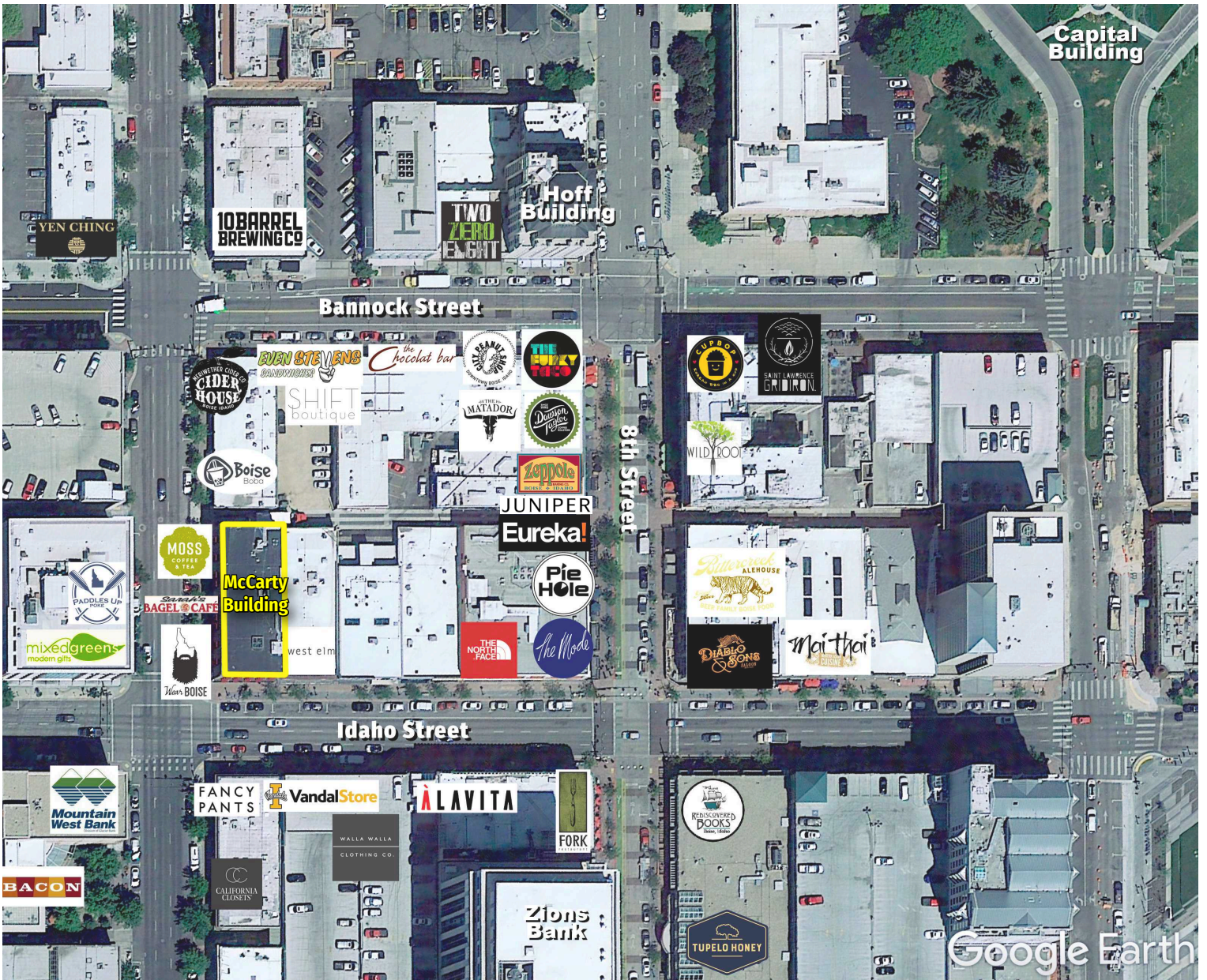


6,115 S.F. (THIRD FLOOR TOTAL)
THIRD FLOOR PLAN

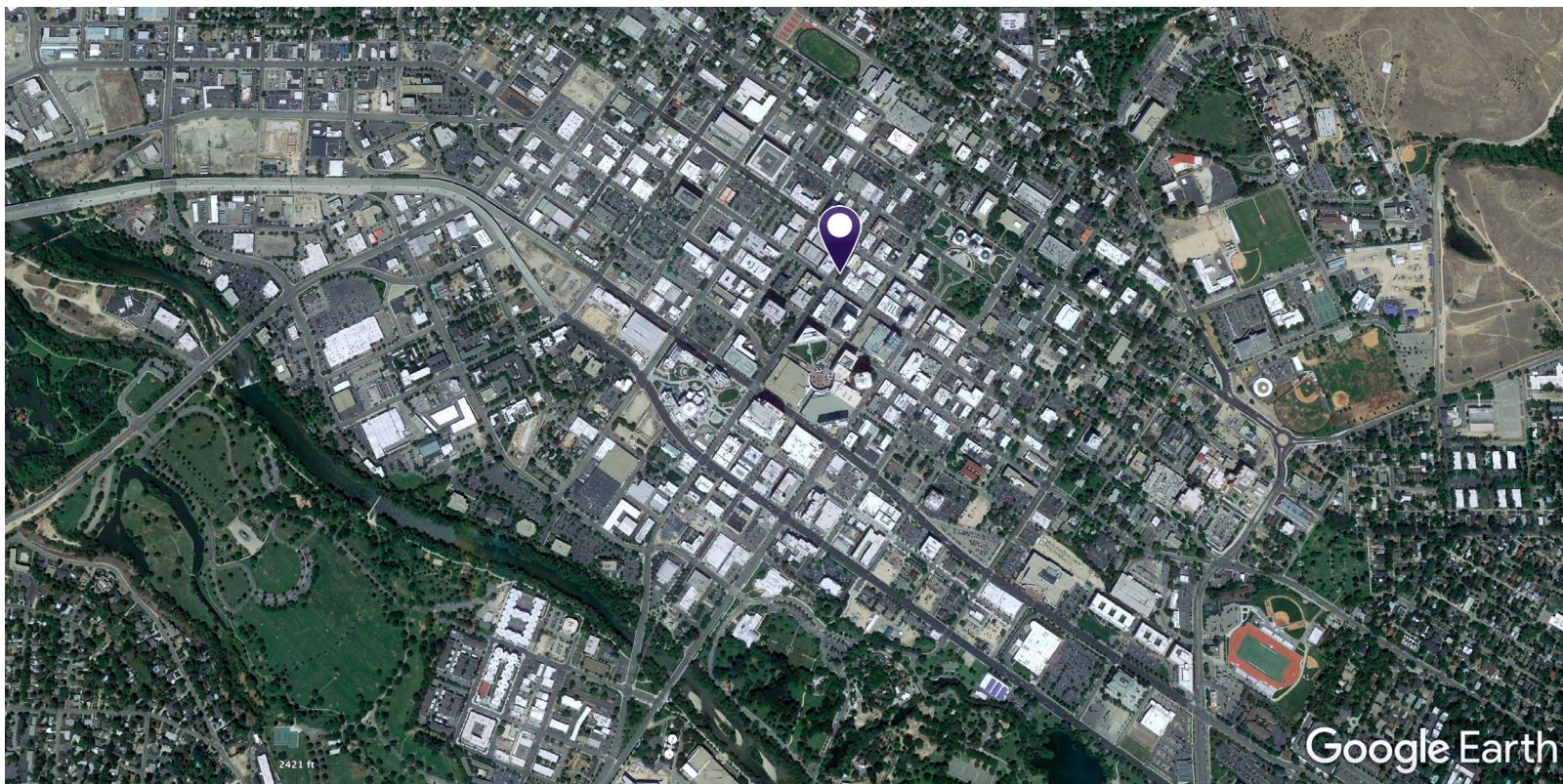
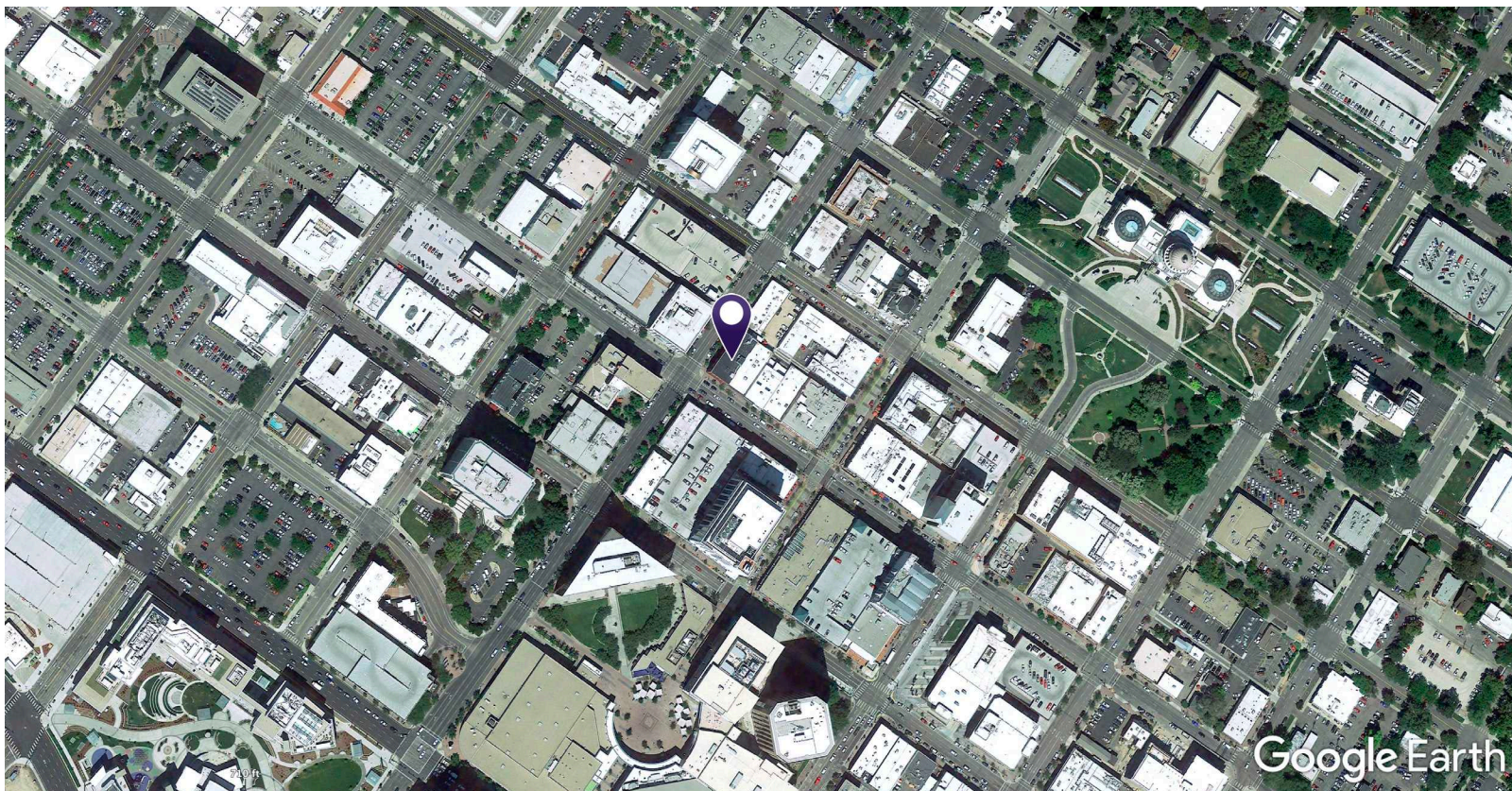
MCCARTY BUILDING | 202 N 9TH STREET, BOISE, ID



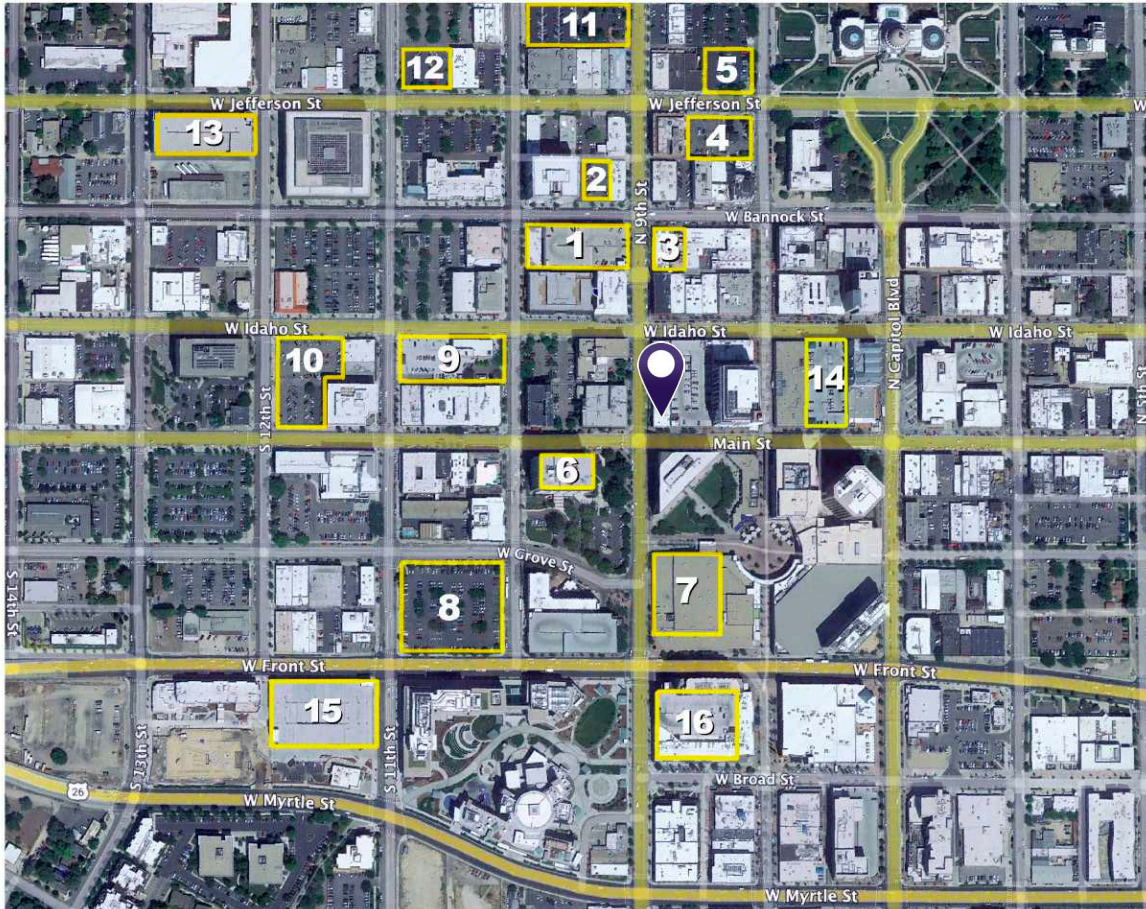
BUSINESS MAP



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
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- * 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