



DOWNTOWN BOISE OFFICES FOR LEASE



**CUSHMAN &
WAKEFIELD**

THE EAGLES CENTER BLDG.

223 North 6th Street
Boise, Idaho 83702

**317 - 846 SF
AVAILABLE**

PROPERTY HIGHLIGHTS

Suite 220	317 SF - \$500/Month
Suite 317	846 SF - \$1,200/Month
Suite 425	535 SF - \$825/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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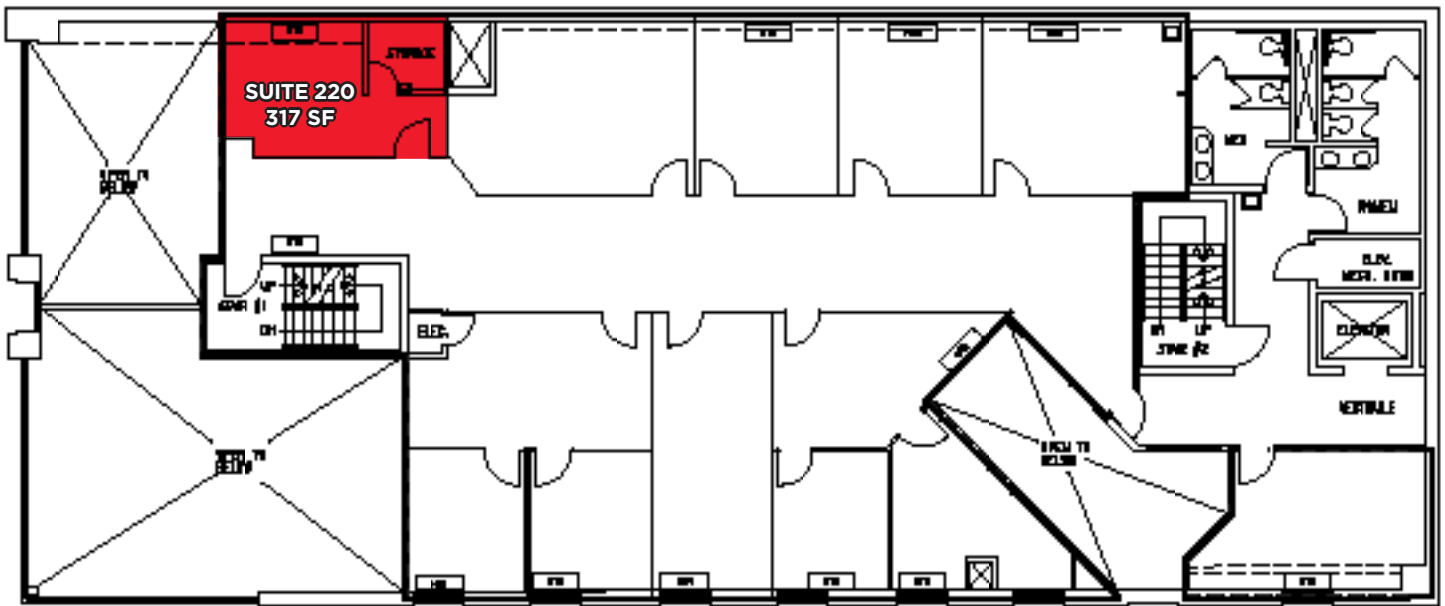
FOR LEASE - 317 - 846 SF



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

SECOND FLOOR

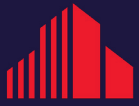


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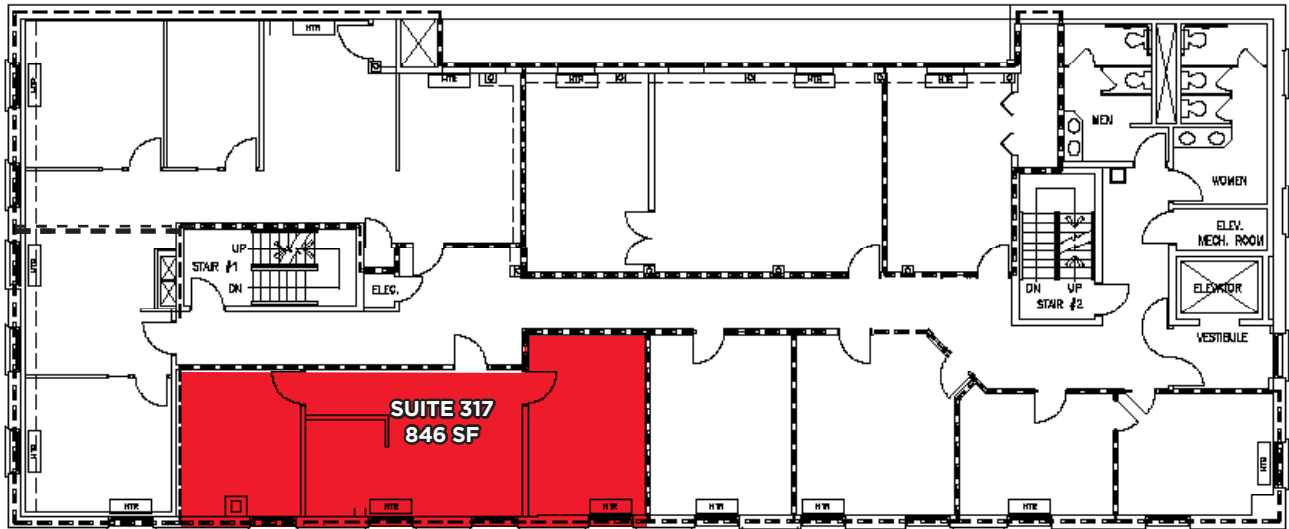
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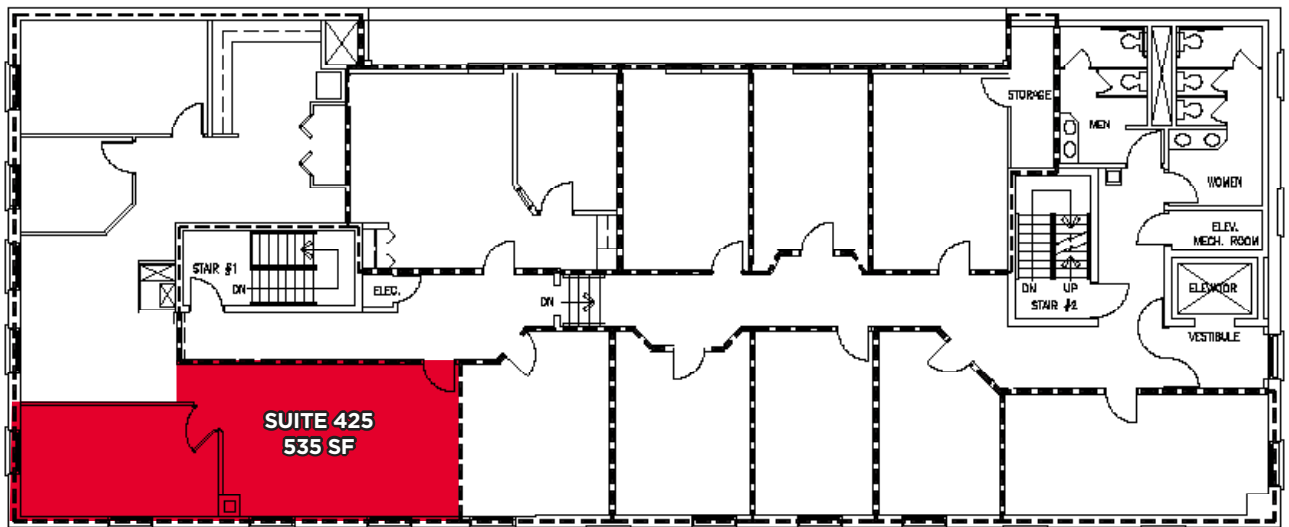
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THIRD FLOOR



FOURTH 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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LOCATION AERIAL



Google Earth 360 View - [Click Here to View](#)



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

