

# THE GUARD HOUSE

CBRE

2444 OLD PENITENTIARY ROAD

BOISE, ID

±3,600 SF OFFICE  
FOR LEASE

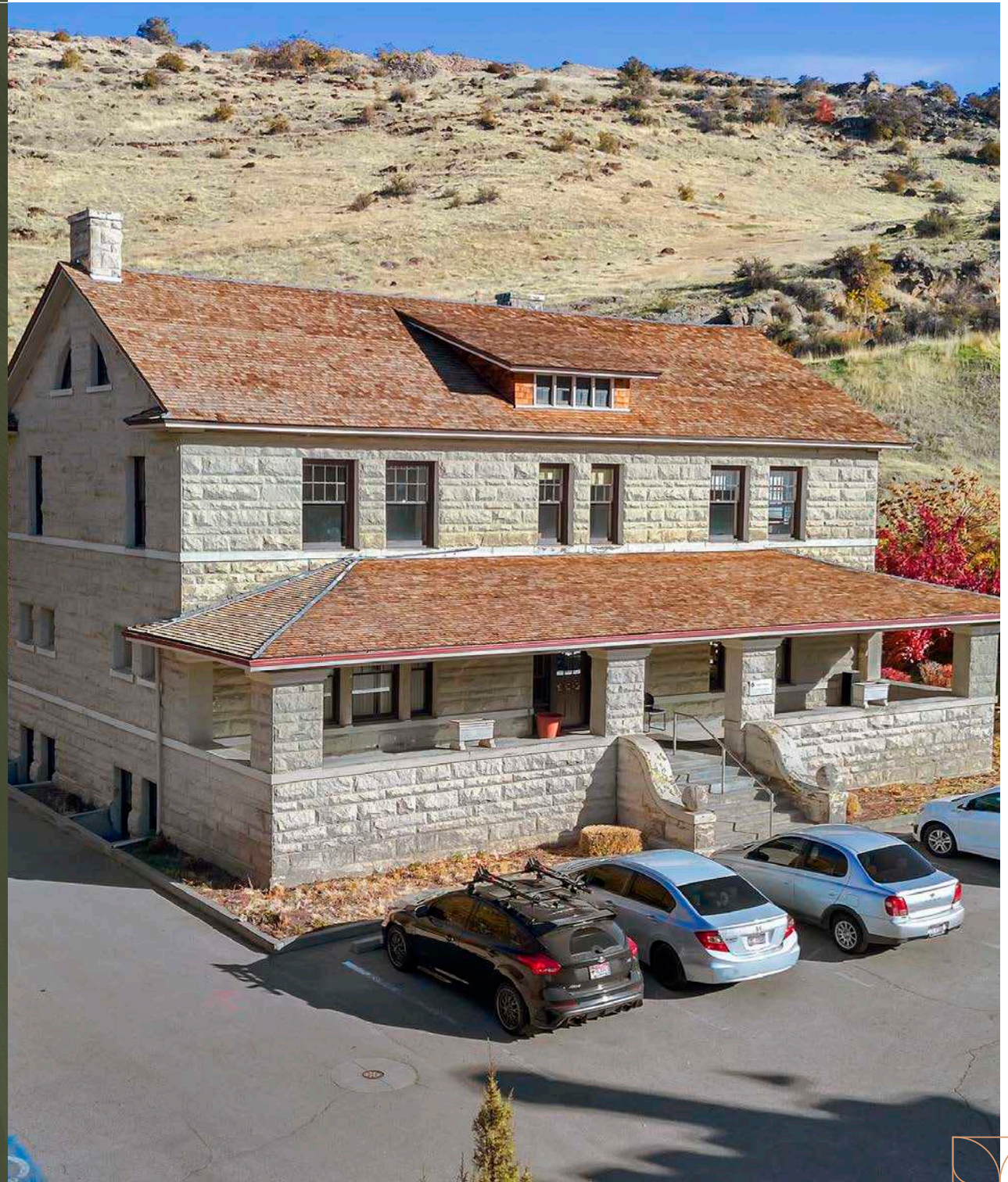


# OVERVIEW

- + **BUILDING TYPE**  
Office
- + **AVAILABLE SF**  
±3,600
- + **ZONING**  
City of Boise A-1
- + **LEASE RATE**  
\$20.50 / PSF, Modified Gross

# HIGHLIGHTS

- + **8 MIN TO DOWNTOWN BOISE**
- + **CLOSE PROXIMITY FOOTHILL TRAILS AND TABLE ROCK**
- + **WALKING DISTANCE TO IDAHO BOTANICAL GARDENS**
- + **1/2 MILE TO BOISE GREENBELT ACCESS**
- + **LARGE FRONT PORCH**



# LOCATION HIGHLIGHTS

2444 OLD PENITENTIARY ROAD



DOWNTOWN  
BOISE

BOISE STATE  
UNIVERSITY

WARM SPRINGS  
GOLF COURSE

IDAHO HISTORICAL  
SOCIETY

IDAHO  
BOTANICAL  
GARDEN

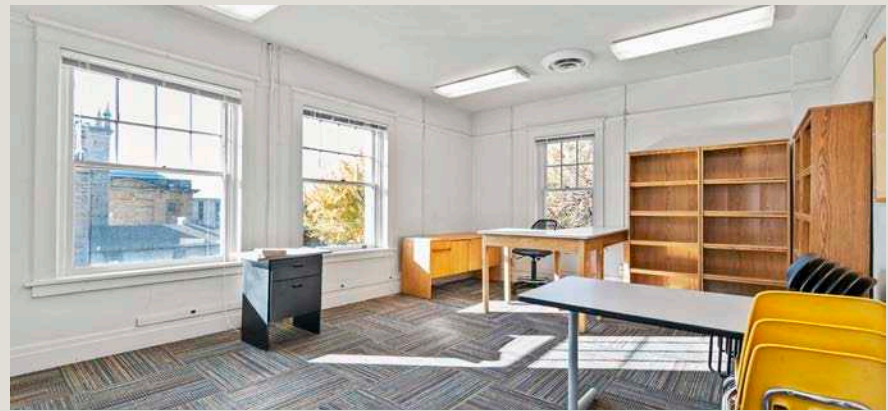
IDAHO STATE  
PENITENTIARY

 THE  
GUARD  
HOUSE

THE BISHOPS'  
HOUSE

TABLE ROCK  
TRAILHEAD







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±3,600 SF OFFICE  
FOR LEASE

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**CBRE**

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