



**Updated** Aggressive  
Downtown Lease Rates!



# The Empire Building

For Lease | 205 N. 10th Street | Boise, ID



*Broker Incentive in Place  
Through End of 2025*

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For Lease

# The Empire Building

*The Empire Building has been an icon of the Boise skyline for 100 years. This heritage Chicago style building boasts modern amenities and luxurious interiors at the center of Downtown Boise.*

## Property Information

<b>Building Size</b>	61,051 SF
<b>Building Type</b>	Historic Class A Office / Retail
<b>Parking</b>	On-site; Negotiable
<b>Year Built</b>	1908 — Renovated 2000
<b>Building Load Factor</b>	12%
<b>Ceiling Heights</b>	9'
<b>Lease Type</b>	Full Service
<b>Tenant Improvements</b>	Contact Agent

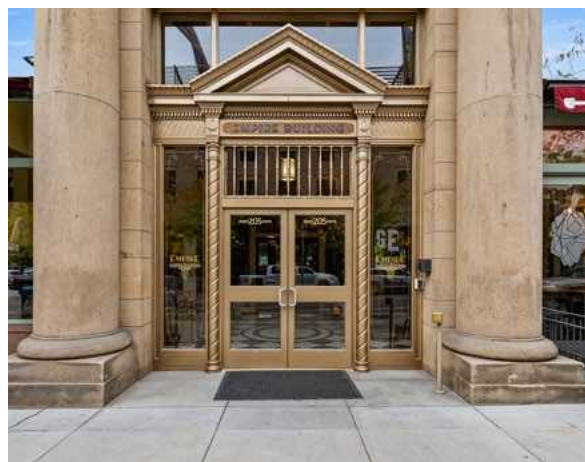
## Space Available

Suite	Size	Rate
200	8,244 SF	\$19.00 PSF FS
540*	2,125 SF	\$20.00 PSF FS
600	8,386 SF	\$22.00 PSF FS

\* Move-in ready!

## Key Highlights

- Class A Office Space in Downtown Boise
- Walking distance to shopping, restaurants, and the Downtown YMCA
- Amenities on-site include restaurant and shopping, common area conference rooms
- Surface and street parking available
- Fiber into the building
- Call broker for showing



Click here to view  
Available Retail  
Suite Flyer

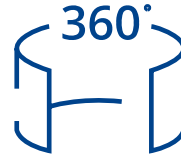
For Lease

# The Empire Building

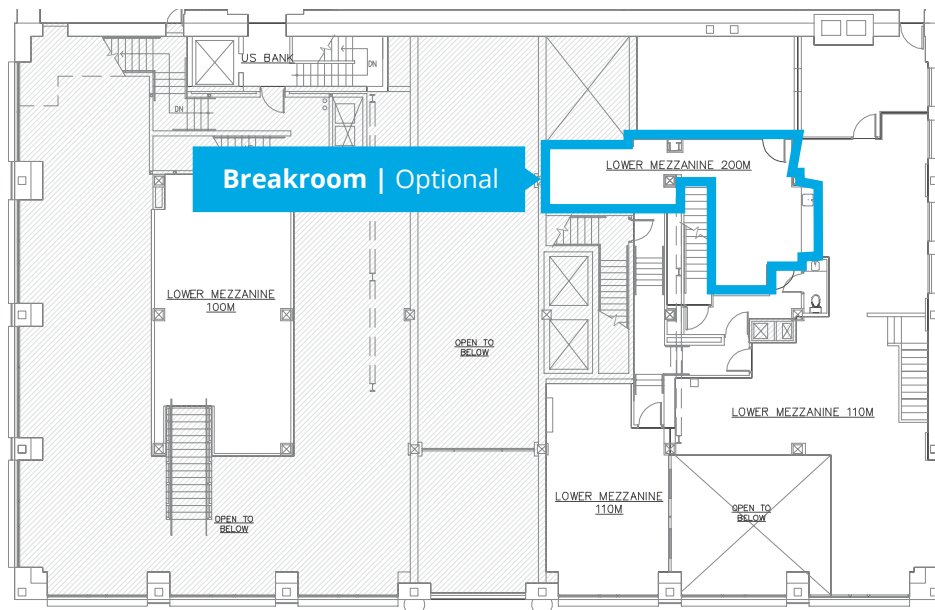
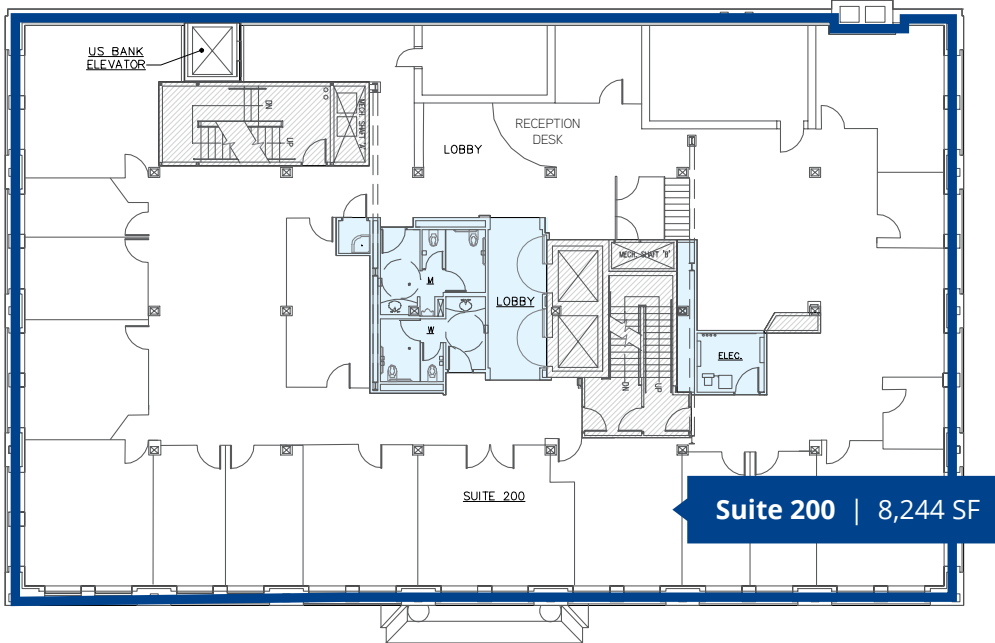
## 2nd Floor Plan | Suite 200

*Additional Office Breakroom Space Optional*

Exterior building signage available for full floor user



View Virtual Tour!

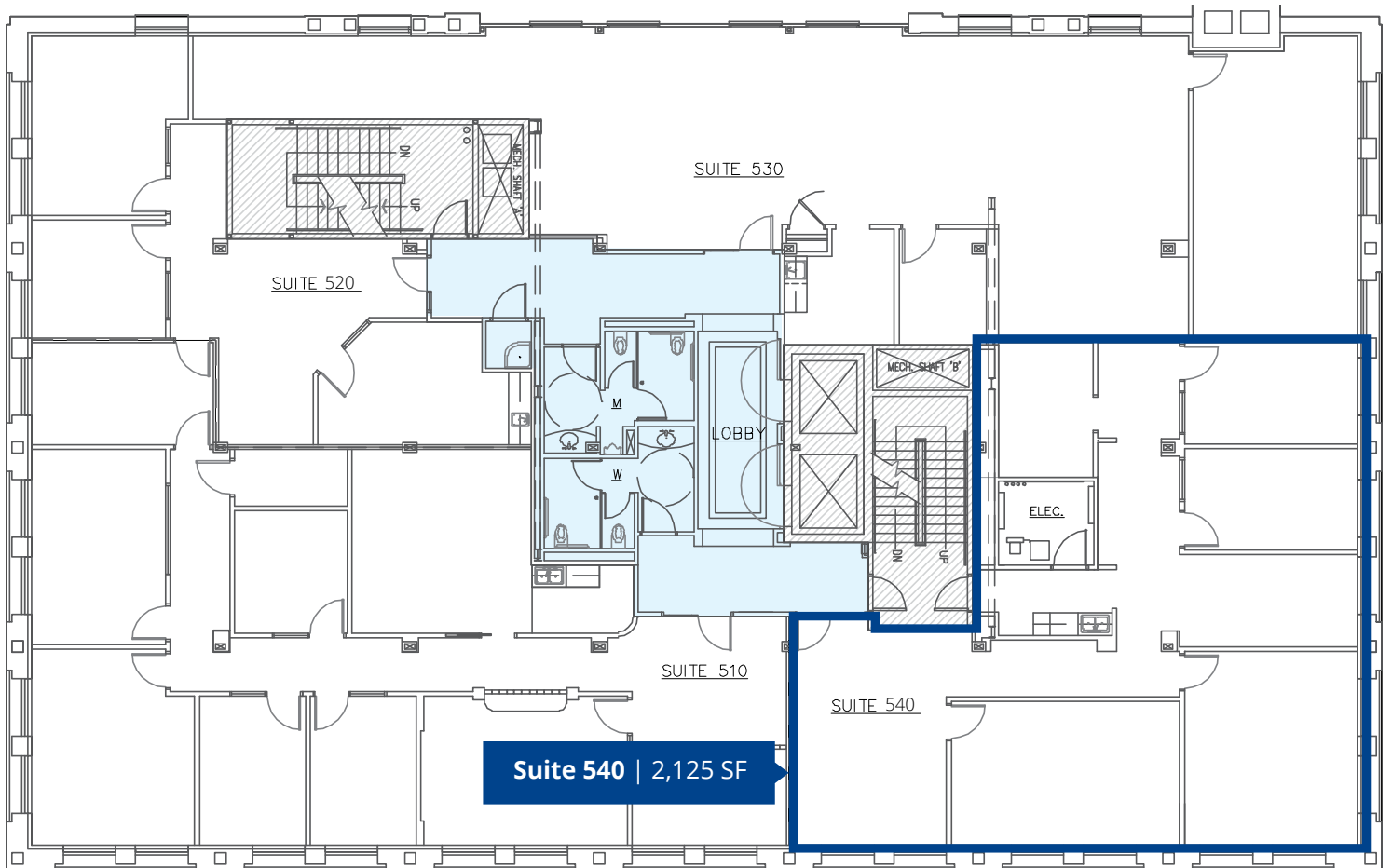


For Lease

# The Empire Building

5th Floor Plan | **Suite 540**

*Available immediately!*

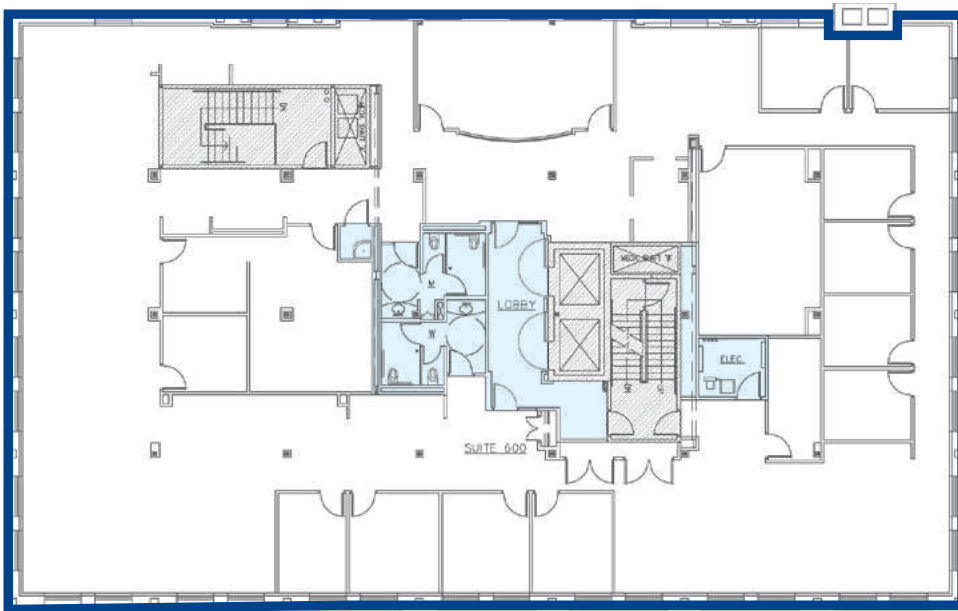


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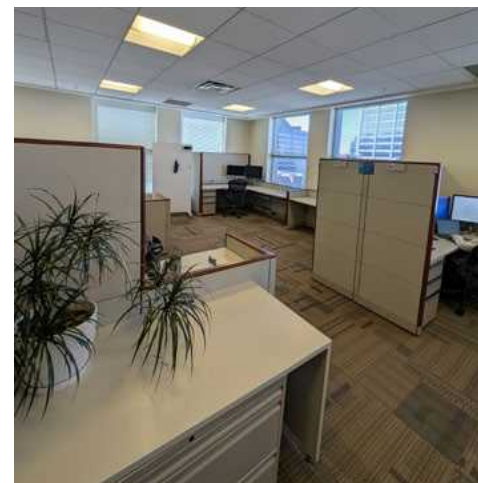
# The Empire Building

6th Floor Plan | **Suite 600**

*Available Spring 2026*

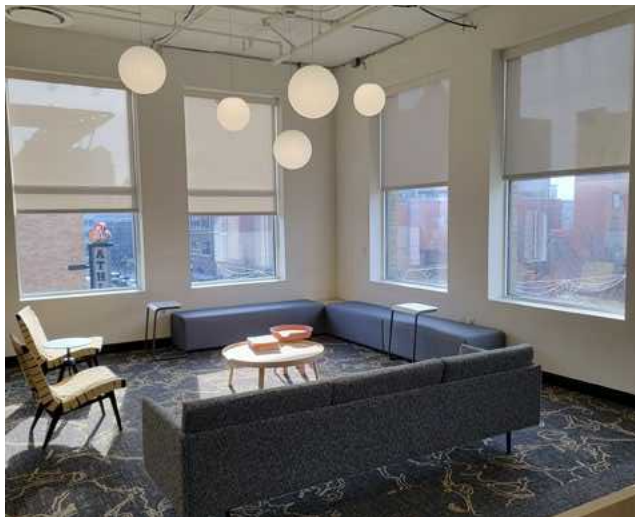
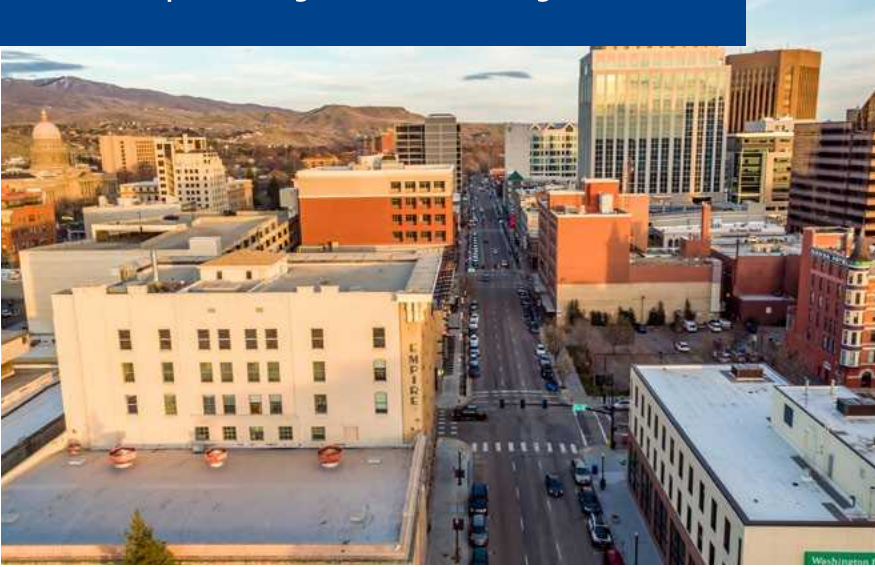


**Suite 600** | 8,368 SF



The Empire Building | For Lease

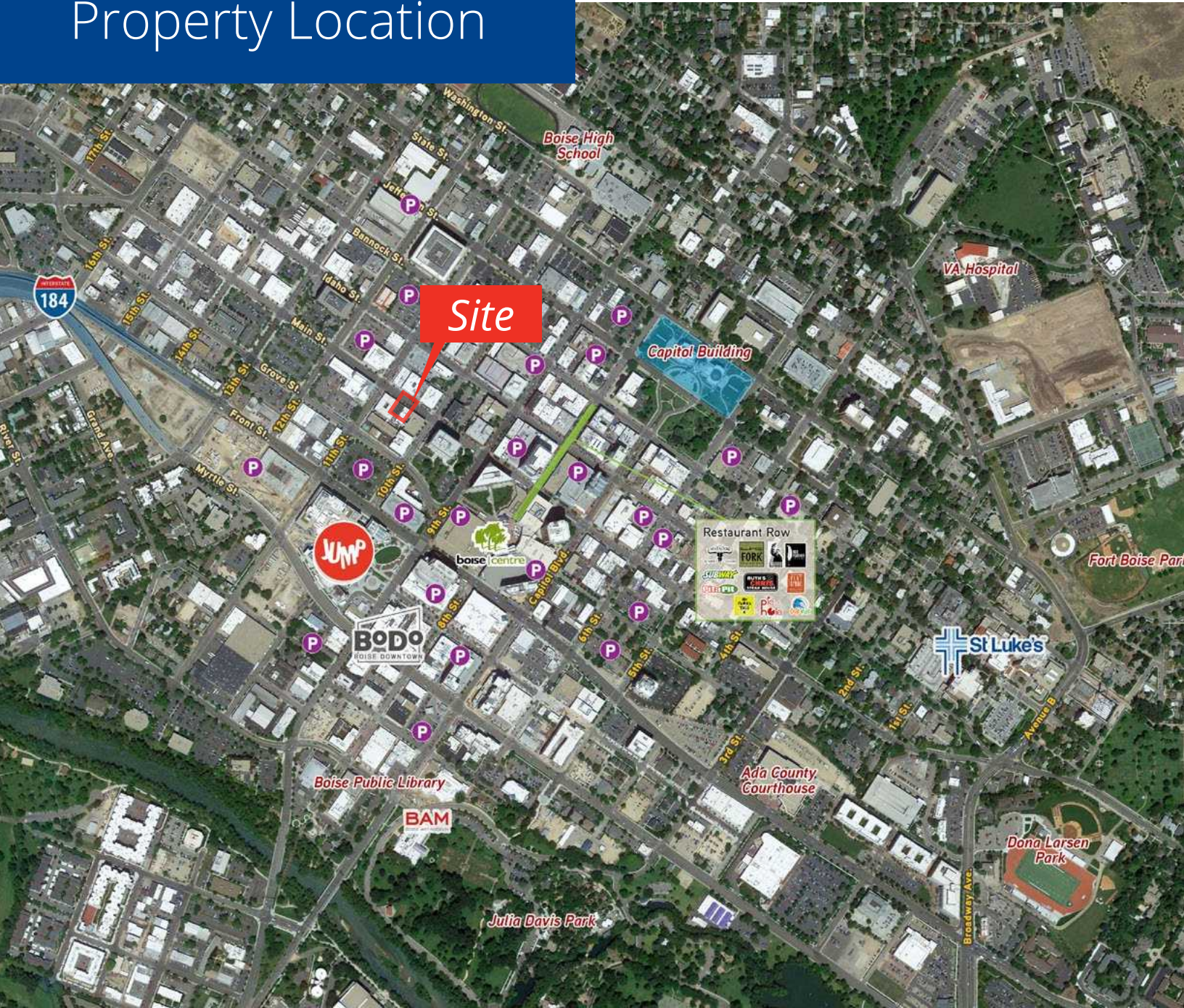
# Property Gallery



# Nearby Amenities



# Property Location



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