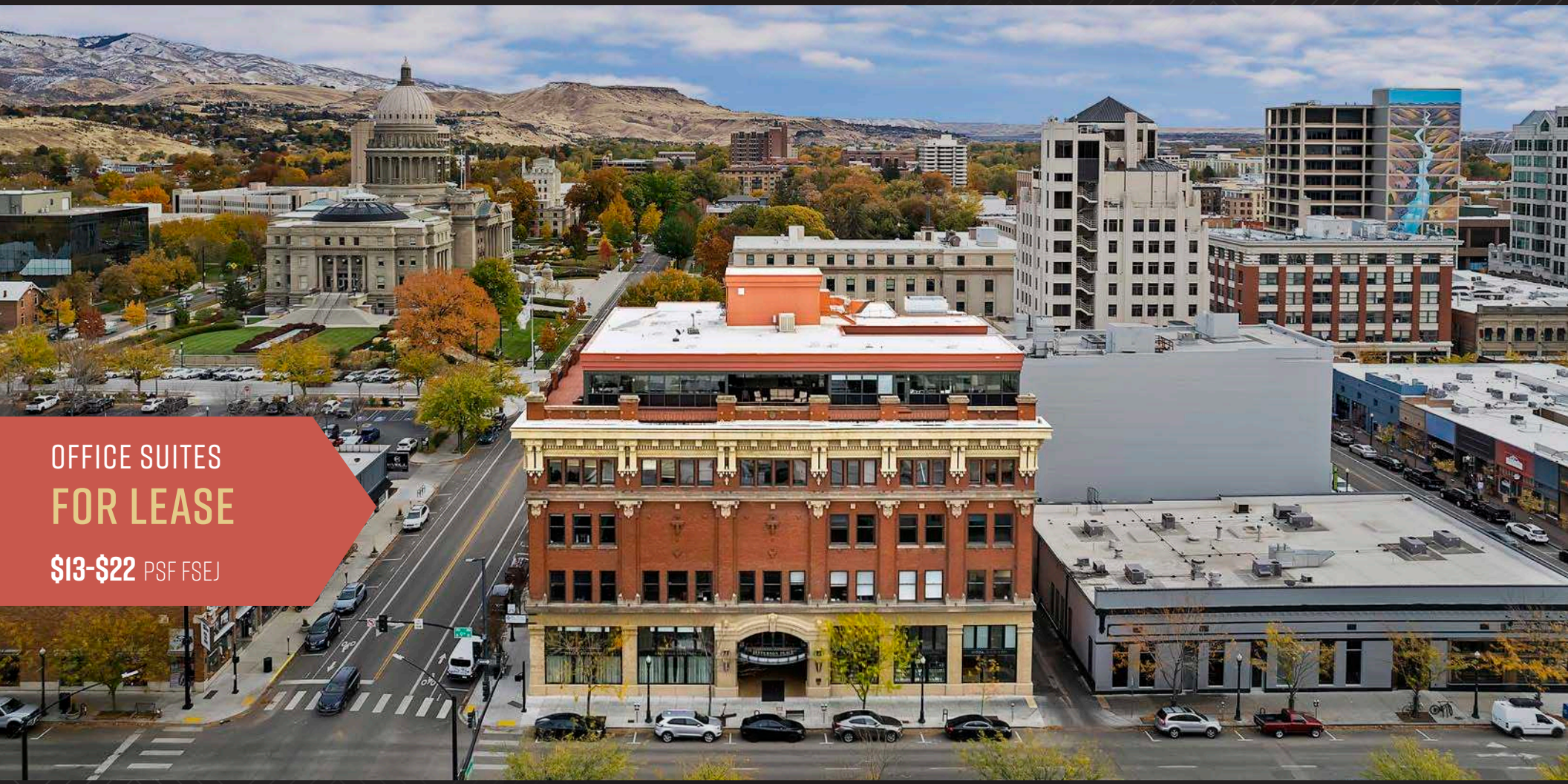
JEFFERSON PLACE

350 N 9th Street | Boise, Idaho 83702

Unique Office & Retail Building
in Boise's Downtown Core



OFFICE SUITES
FOR LEASE
$13-$22 PSF FSEJ

HENDRICKS COMMERCIAL PROPERTIES

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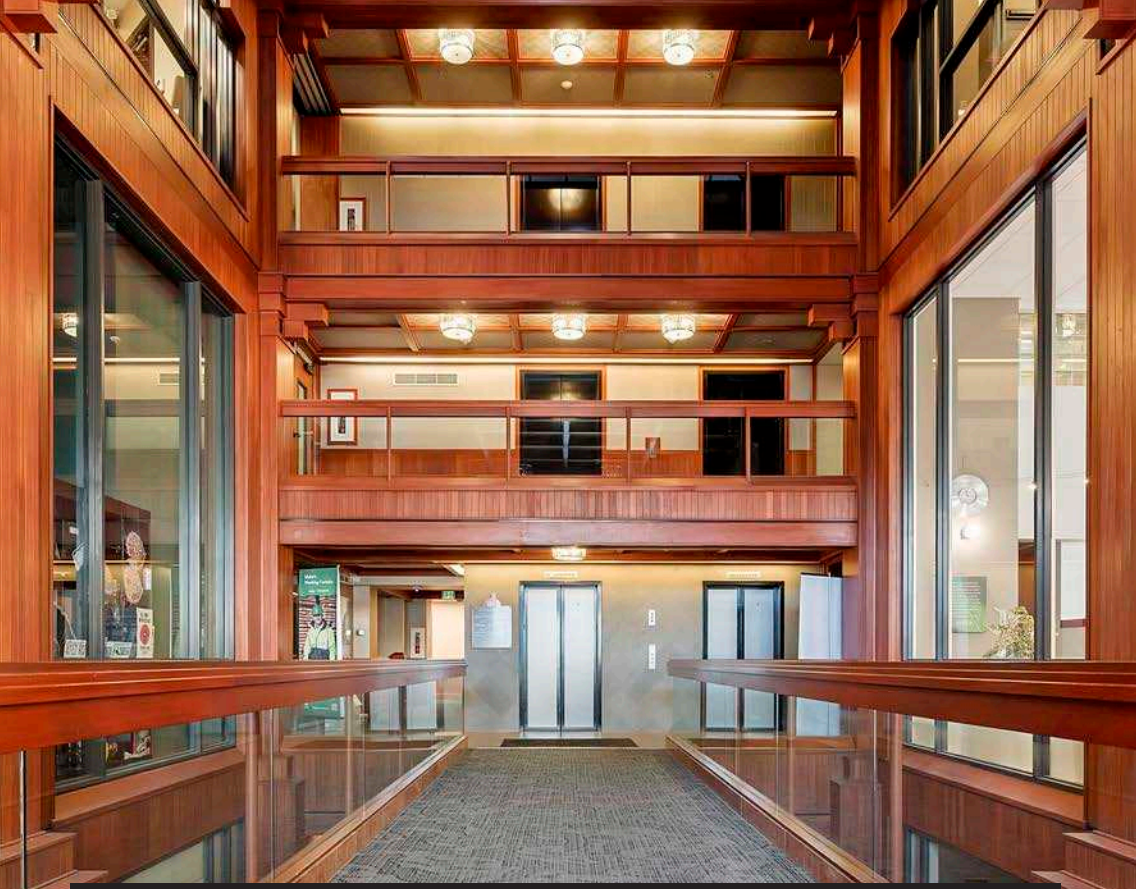
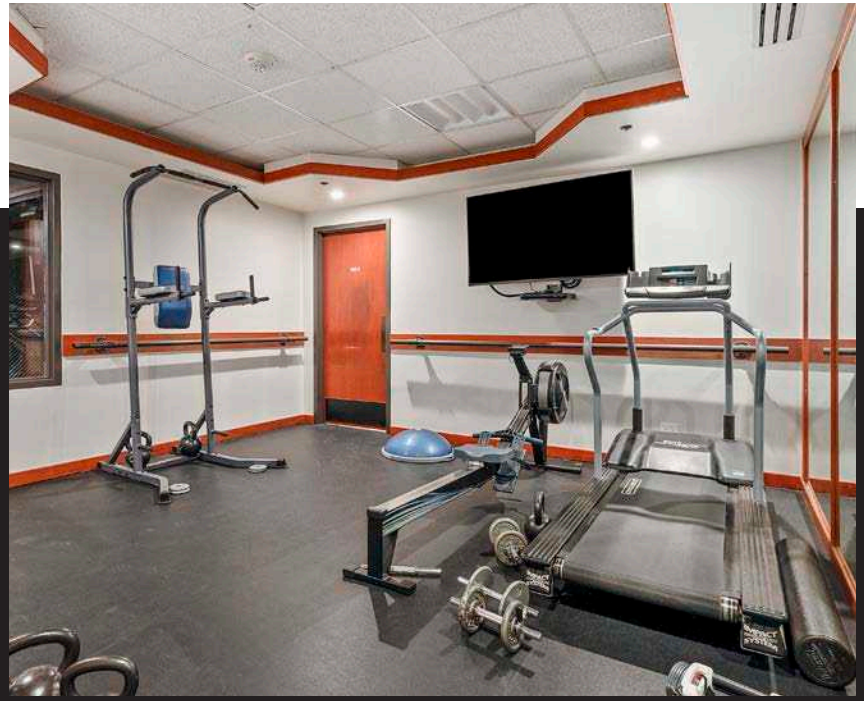


JEFFERSON PLACE

A unique building with recognizable presence, perfectly accommodating small businesses.

With a strong local tenant mix in place including Idaho Forests Products Commission and Blue Cross Foundation, businesses can enjoy productive and peaceful workdays just steps from bustling 8th Street. Jefferson Place features an upscale lobby entrance, tenant directory, elevators, bike storage, fitness facility, full locker room with showers, and more.

	SUITE	AVAILABLE SF	ASKING RATE
Basement	B 10	±1,077 SF	$13.00 PSF FSEJ
Basement	B 80	±1,825 SF	$13.00 PSF FSEJ
Mezzanine	M 100	±2,328 SF	$17.00 PSF FSEJ
4th Floor	Entire Floor	±10,851 SF	$21.00 PSF FSEJ
4th Floor	400 & 404 *combined	±8,923 SF	$22.00 PSF FSEJ
4th Floor	400*	±6,424 SF	$22.00 PSF FSEJ
4th Floor	404*	±2,499 SF	$22.00 PSF FSEJ
4th Floor	406	±1,928 SF	$22.00 PSF FSEJ



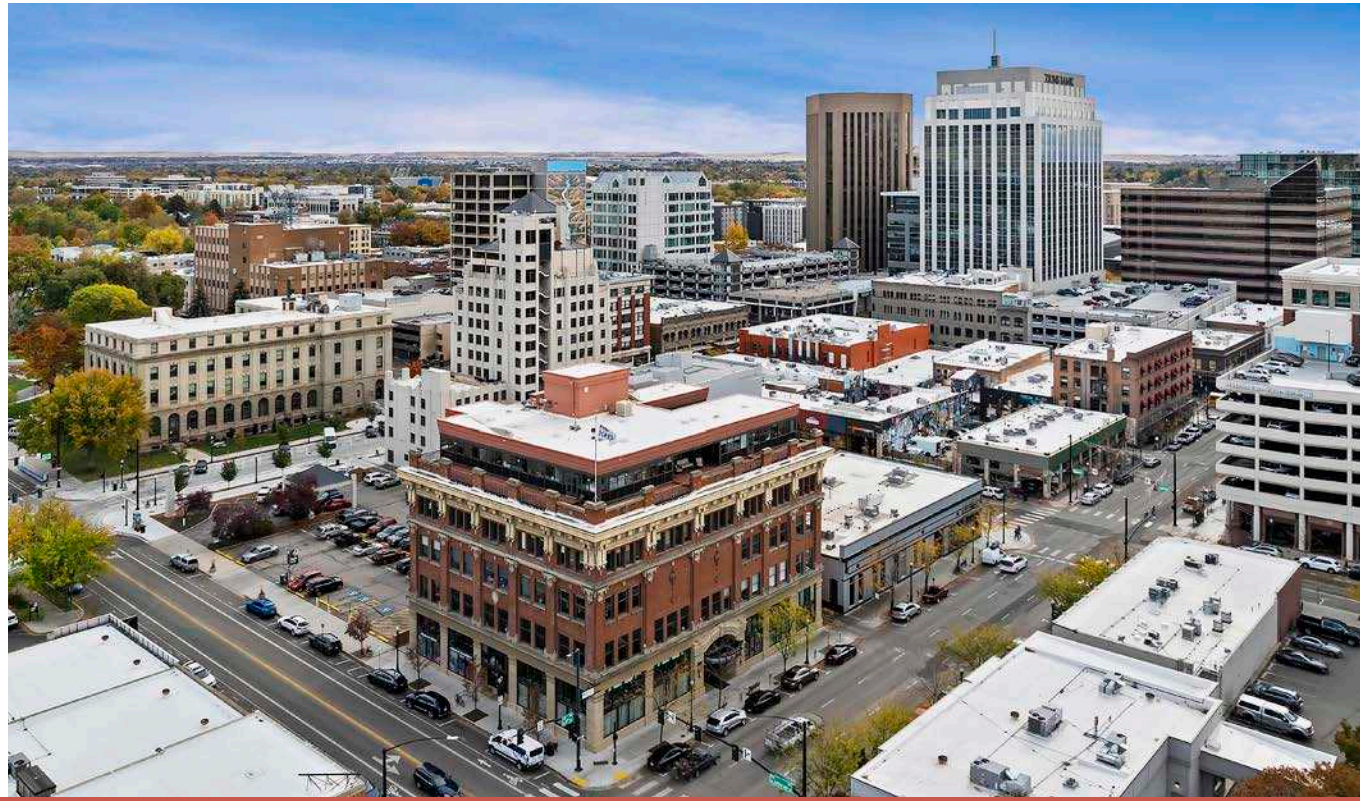
HISTORIC BUILDING

HIGHLIGHTS

- NEW 2025 - energy efficient windows installed throughout building.
- Numerous improvements including tenant signage, modernized restrooms and locker rooms, new flooring throughout, upgraded lighting, and a beautifully distinctive exterior hand-painted mural.
- Suites feature a mix of individual offices and open space
- In building fitness center
- Panoramic views of downtown and the foothills
- Jefferson Place houses Graeber & Company Salon on the main level
- Adjacent public surface parking lot and surrounding parking garages within 2 blocks
- Professional on-site management and maintenance
- Walking distance to restaurants, entertainment, shopping, hotels, and the Capitol Building

PROPERTY SUMMARY

Building Type	Historic Office/Retail
Stories	5
Building SF	±69,048 SF
Leaseable SF	±57,473 SF
Rental Rate	$13 – $22 PSF FSEJ
SF Available	±1,077 – ±10,851
Parking	Public (Surface lot next to building)
Intersection	9th Street & Jefferson Street
Land APN	R1022760260

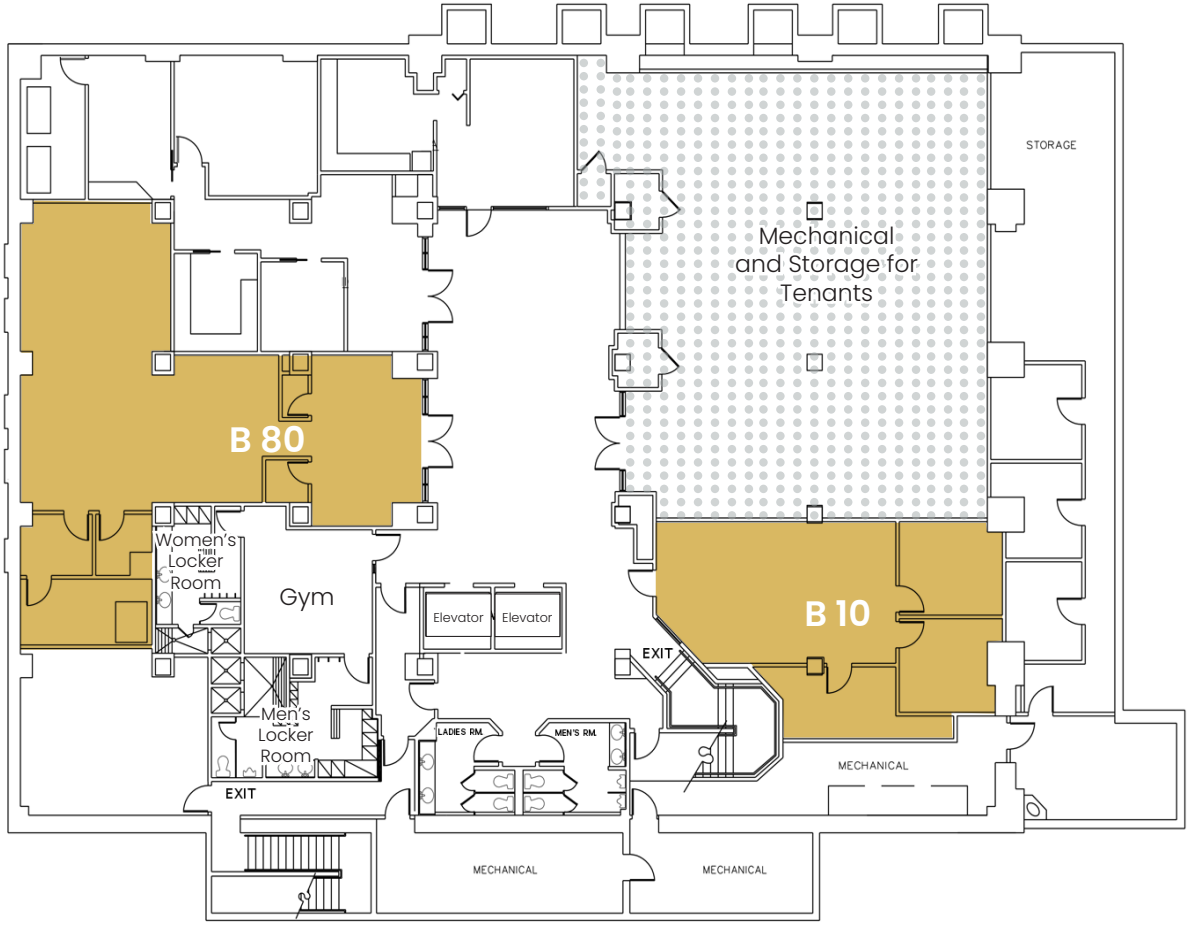


RATE : $13.00 PSF FSEJ

AVAILABLE SUITES:

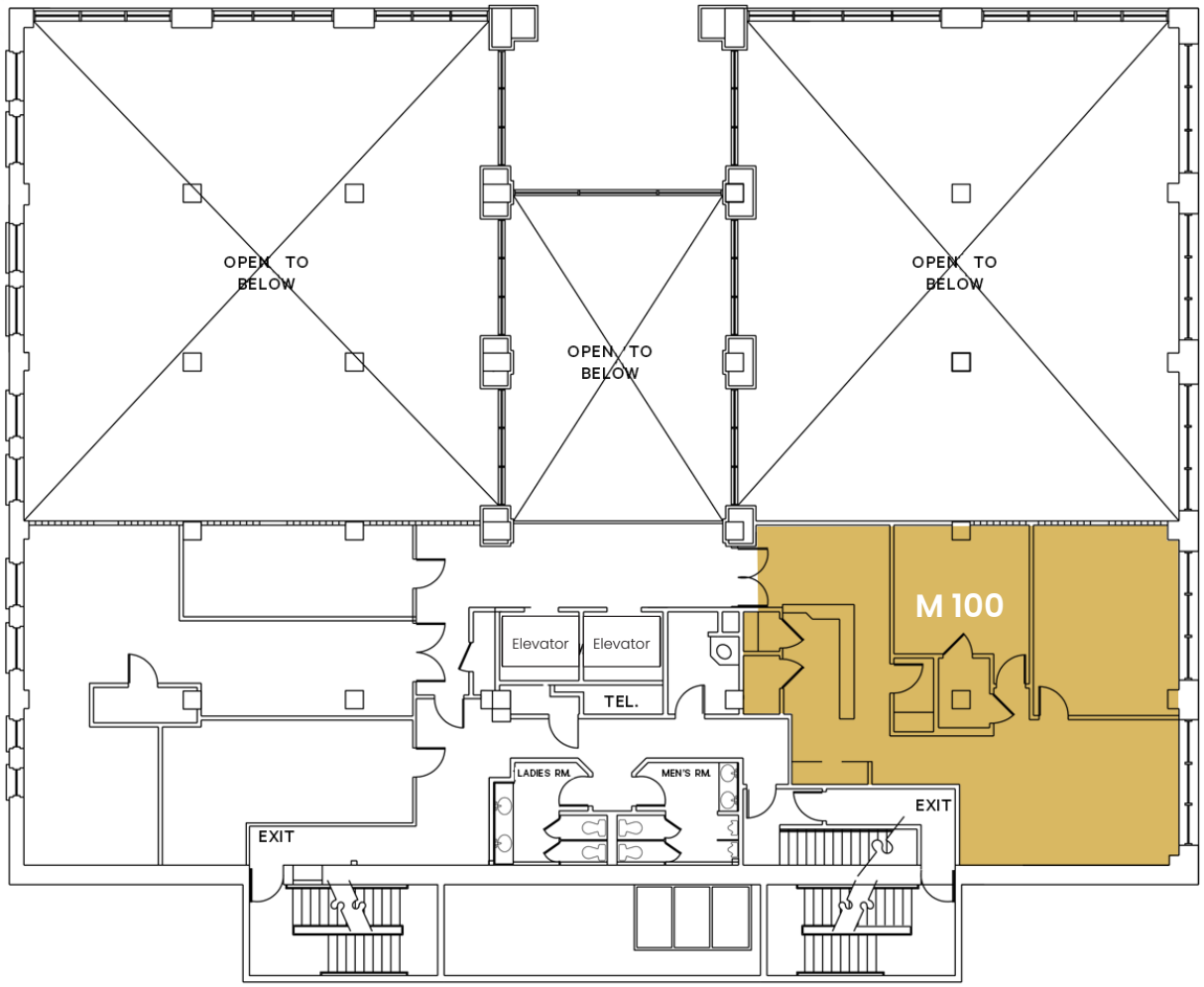
B 10	±1,077 SF
B 80	±1,825 SF

BASEMENT FLOORPLAN



Vacant with immediate occupancy available.
Contact agents for showing instructions.

MEZZANINE FLOORPLAN



Vacant with immediate occupancy available.
Contact agents for showing instructions.

SUITE M 100

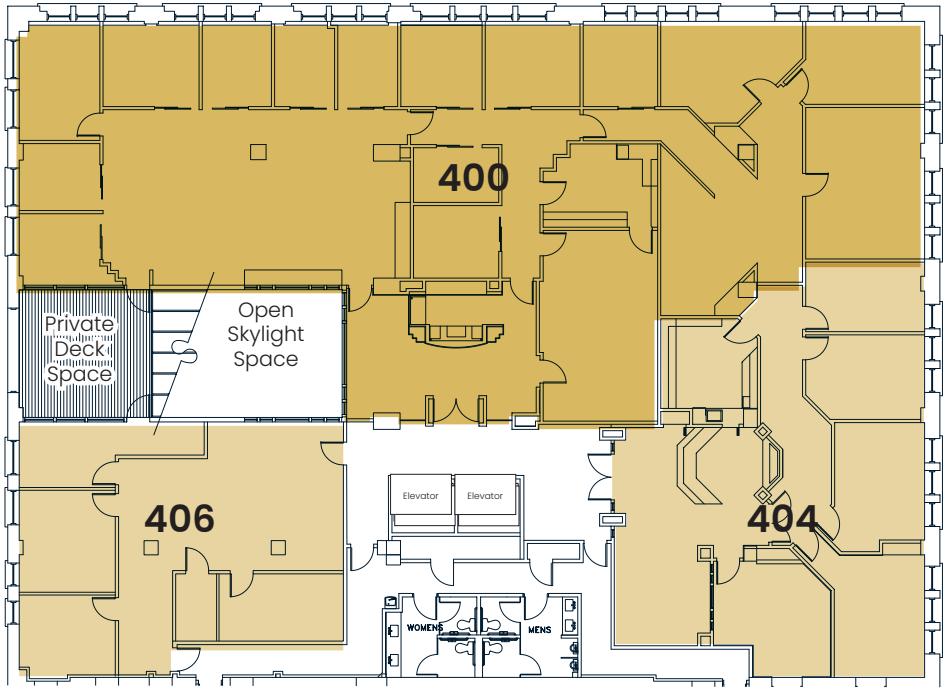
$17.00 PSF FSEJ

±2,328 SF AVAILABLE

4TH FLOOR HIGHLIGHTS

- Available: ±10,851 SF
- Entire 4th floor
- Rate*: $21.00 FSEJ
  *rate for the entire 4th floor
- TI allowance available
- In building fitness center
- Exclusive deck space
- Window views facing the foothills and capitol building
- Key card access available exclusively to 4th floor for single user
- Ready for customized build-out and personalized layout
- Immediate availability - contact agents for showing instructions

CURRENT FLOORPLAN



SUITE 400 HIGHLIGHTS

- Available: ±6,424 SF
- Available Optional: ±2,499 SF
- Rate: $22.00 FSEJ
- Window views facing the foothills and capitol building
- Access to shared deck
- Includes 12 private offices, reception area, kitchenette, and open work space
- Immediate availability - contact agents for showing instructions

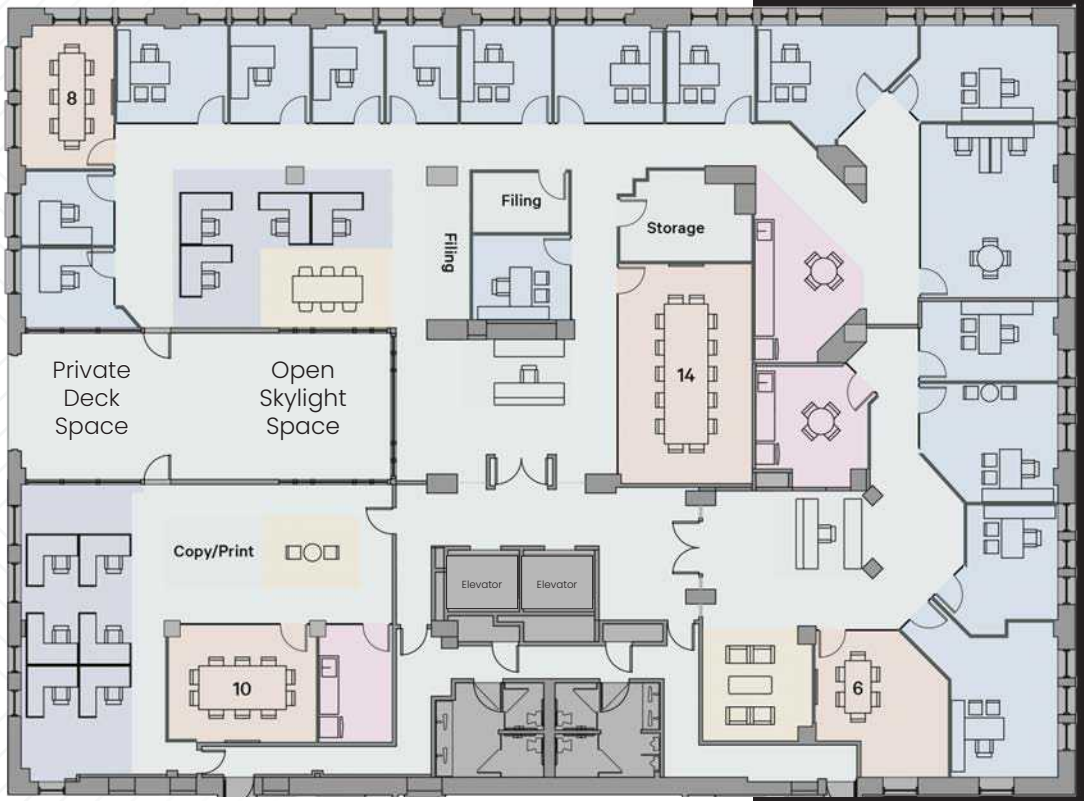
SUITE 404 HIGHLIGHTS

- Available: ±2,499 SF
- Rate: $22.00 FSEJ
- Reception, conference room, 5 private offices, and free kitchen/break room
- Immediate availability - contact agents for showing instructions

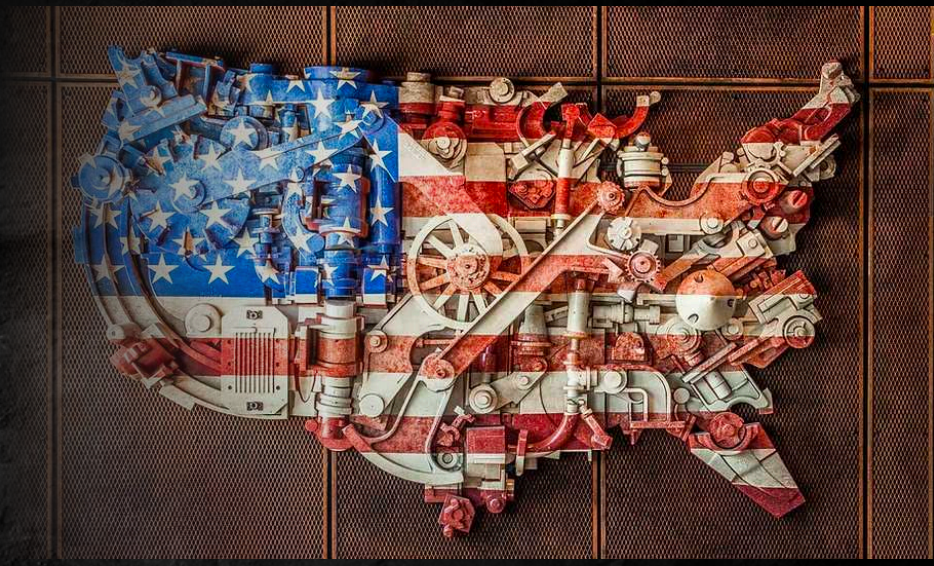
SUITE 406 HIGHLIGHTS

- Available: ±1,928 SF
- Rate: $22.00 FSEJ
- Access to shared deck
- Immediate availability - contact agents for showing instructions

CONCEPTUAL FLOORPLAN



ABOUT HENDRICKS



From Beloit, Wisconsin and beyond, Hendricks Commercial Properties focuses on revitalizing historic properties and creating environments where businesses flourish, jobs are created and communities are transformed. Hendricks Commercial Properties identifies specific needs within each community and develops a produce that ties together history and modern luxury to become a destination that people want to be part of.

LOCAL OWNERSHIP

370 SOUTH 8TH STREET
BOISE, ID

1109 W MAIN STREET
BOISE, ID

802 W BANNOCK STREET
BOISE, ID

HOTEL RENEGADE
COMING SOON

Learn More **About Hendricks Group**

PROPERTY PHOTOS

WHY BOISE

HOW WE WORK

An Economy on the Rise

There's no doubt about it: Boise is looking more desirable every day, enticing people from all over the world with its breathtaking natural surroundings, business opportunities and unparalleled quality of life. Over the past couple of decades, many have likened the area to Denver, citing high growth rates and an impressive 2020 population of more than 770,000 residents. These trends aren't unique to Boise, either; Idaho as a whole has capitalized on large amounts of net migration in the last several years. From 2010 to 2020, it was the second fastest growing state in the nation, reporting a 17.3% change in resident population.

EMPLOYMENT

334,107
Employees

26,983
Businesses

2.7%
Residential Unemployment Rate

U.S. Bureau of Labor Statistics

BOISE METRO GROWTH

2nd Fastest Growing Metro in the Country

We're outpacing **Phoenix, Raleigh, Las Vegas, & Charleston**

2.5X Rate of Seattle

2X Rate of Denver

BVEP, May 2021

Of the **20,291** new people in the boise metro, 16,684 were added on net from migration from other counties, states or countries.

That's 1 person every **31.5** Mins due to net migration

WORKFORCE

▲3.6%
Job Growth 2021

50.9%
projected job growth in the next 10 years

U.S. Census 2021

LARGEST EMPLOYERS

Saint Alphonsus · St Luke's · Micron · Albertsons · hp · FredMeyer · IDAHO POWER · WELLS FARGO · Blue Cross of Idaho · Simplot

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CBRE

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