

# THE BUREAU OF RECLAMATION BUILDING

214 S. BROADWAY AVE | BOISE, ID



±10,050 SF OFFICE FOR LEASE

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# PROPERTY HIGHLIGHTS

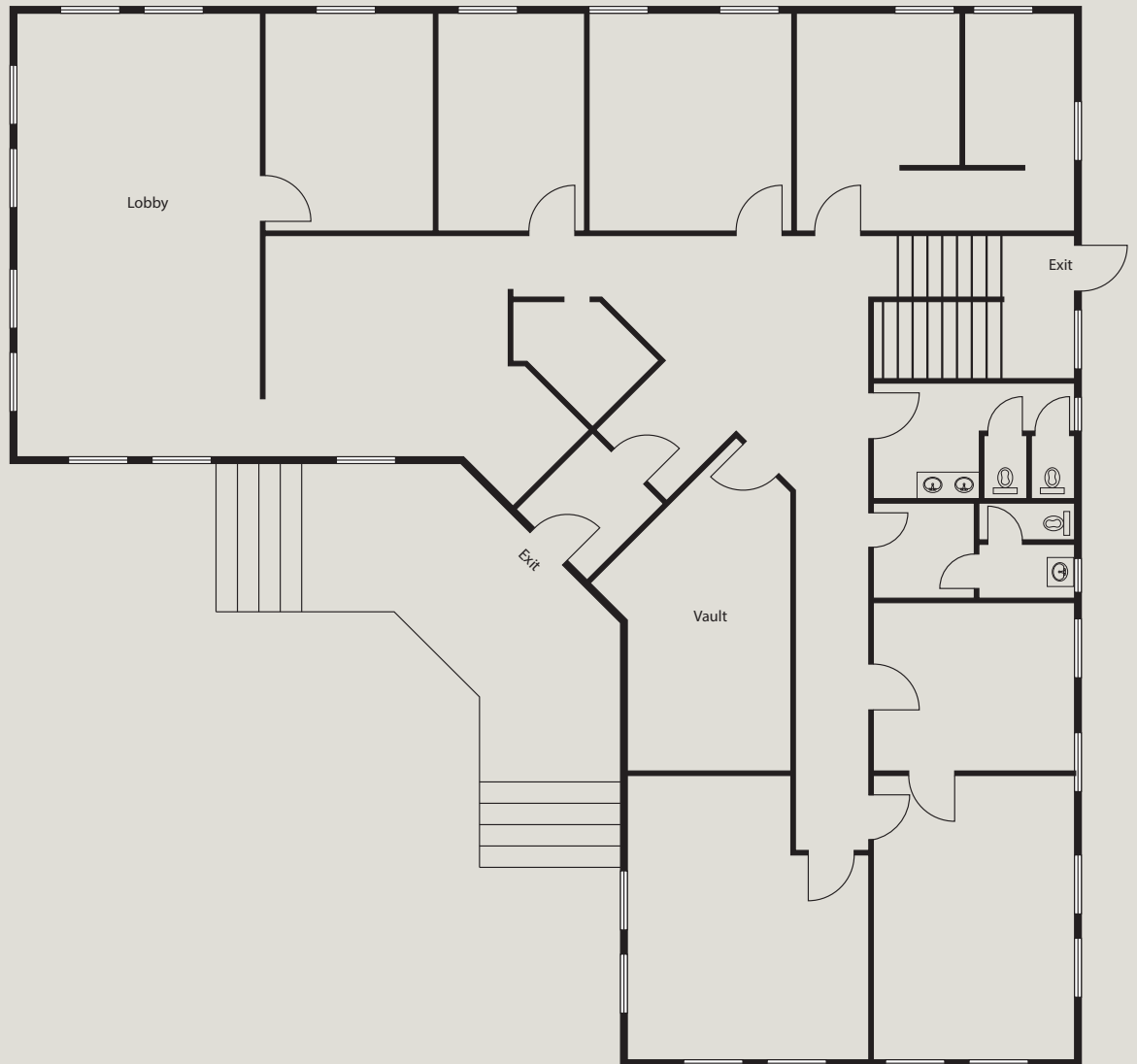
- + **WELL PRESERVED HISTORIC RED BRICK BUILDING** with many of the original characteristics of when it was built in 1912
- + **LOCATED IN DOWNTOWN BOISE** with quick access to dining, shopping, St. Luke's Hospital, and Highway access
- + **HIGHLY VISIBLE** to North and South bound traffic on Broadway
- + **USABLE FLOOR PLAN** with individual offices, conference rooms, and open office
- + **DEDICATED ON-SITE PARKING**

Address	214 South Broadway Avenue, Boise, ID
Building Type	Office
Square Footage	±10,005
Lease Rate	\$18.00 Modified Gross



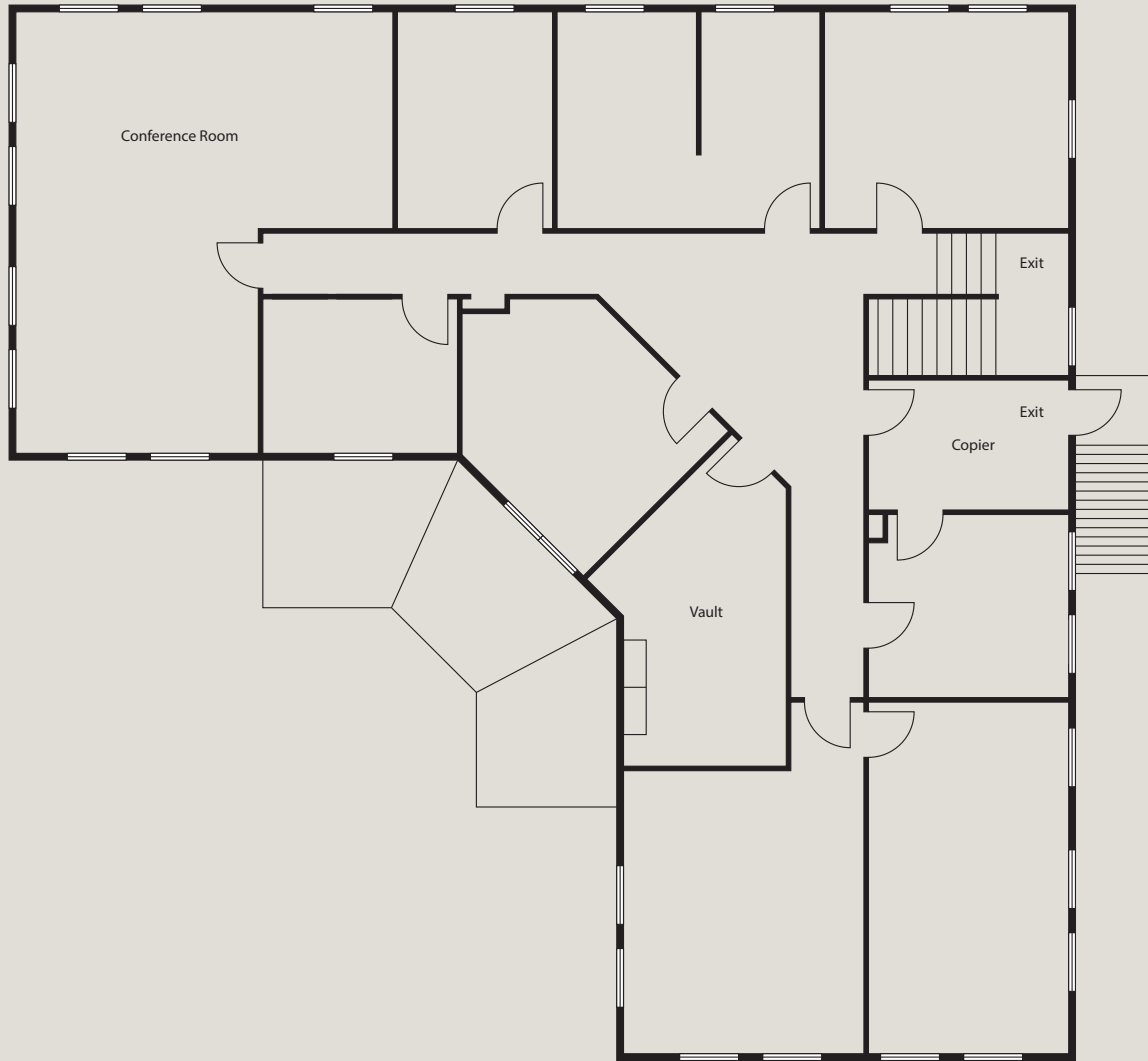
# FLOOR PLAN

FIRST FLOOR



# FLOOR PLAN

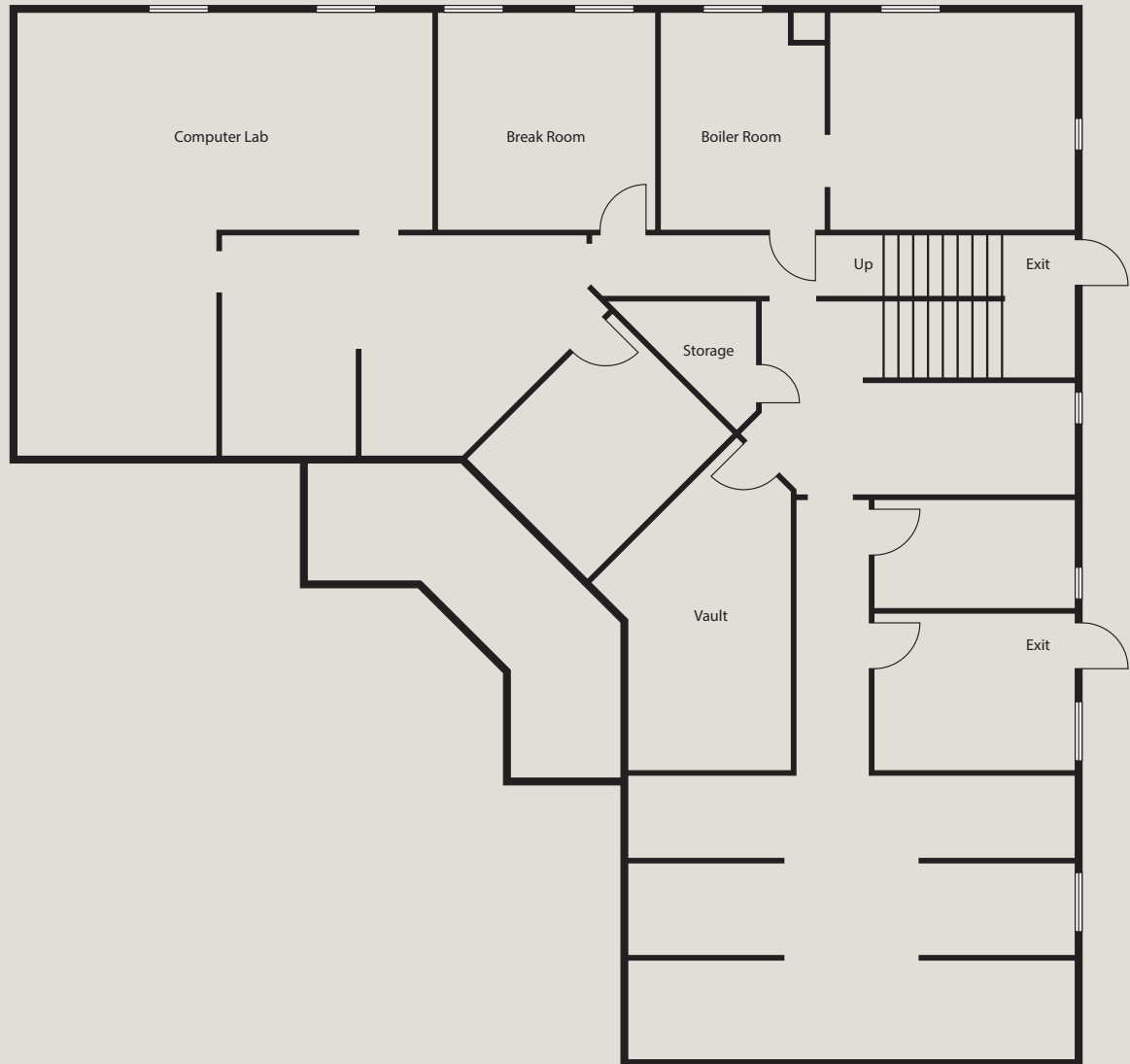
SECOND FLOOR





# FLOOR PLAN

BASEMENT



# BOISE ECONOMIC DEVELOPMENT



845,877  
population (2024)

±81,134  
population change (2020-2024)

456,867  
labor force

3.5%  
unemployment rate

Boise, Idaho's capital and largest city, continues to outperform peer markets for population growth, job creation, and business expansion. Downtown Boise benefits from a diversified economy, an expanding professional workforce, and sustained corporate investment—making it an attractive location for office users seeking long-term stability and talent access.

## BOISE HAS BECOME A TECH HUB

Major companies like Equifax, Ericsson, and Waterloo have purchased local businesses such as Kount, Cradlepoint, and MetaGeek.

- + Clearwater Analytics, a Boise-based company, has achieved a \$4B market cap and gone public.
- + The city is attracting significant investment, with companies like Intuit, Ericsson, and Equifax establishing a presence.
- + Local startups like VisitPay and TSheets have been acquired by larger companies, with TSheets nearly doubling in size after its acquisition by QuickBooks.
- + Boise-based companies like Black Sage Technologies and Cradlepoint have been acquired by private equity firms and international companies.

## A \$15 BILLION MICRON TECHNOLOGY INVESTMENT

Micron is constructing a new semiconductor fabrication plant in Boise, the first new memory manufacturing fab in the U.S. in 20 years.

- + Job Creation: The expansion is expected to create over 17,000 new jobs, including 2,000 direct Micron jobs and 15,000 indirect jobs.
- + CHIPS Act Support: The project is supported by federal grants and state incentives, enhancing U.S. economic and national security.

# AMENITY MAP

214 S BROADWAY AVE



THE ARTHUR

BOISE HIGH SCHOOL

BROADSTONE SARATOGA

HIGHLANDER HOTEL

THE OWYHEE

BANNER BANK

SIMPLOT

AC HOTEL

WELLS FARGO CENTER

ZION'S BANK

CAPITOL BUILDING

JUMP

BODO DISTRICT  
BODO CINEMA  
THE WAREHOUSE

THE GROVE HOTEL

BOISE CITY HALL

HAMPTON INN & SUITES

IDAHO CENTRAL ARENA

RESIDENCE INN

TRADER JOE'S

CITY CENTER PLAZA  
CLEARWATER ANALYTICS  
ACERO BOARDS + BOTTLES  
BUFFALO WILD WINGS  
DUTCH BROS COFFEE

THE BANNOCK

INN AT 500 CAPITOL

ADA COUNTY COURTHOUSE

ST LUKE'S MEDICAL CENTER

HEARTH ON BROAD

TIN ROOF TACOS  
CAFE ZUPAS  
NEKTAR JUICE BAR

WINCO FOODS

JACKSON'S


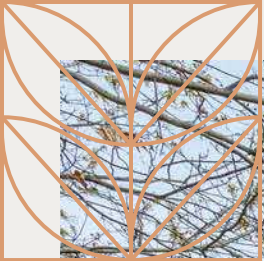
JULIA DAVIS PARK

DONA LARSEN PARK

WHOLE FOODS

CHICK-FIL-A

WALGREENS



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