

±23,191 SF
OFFICE FOR SUBLEASE



1500
W. SHORELINE DR.

BOISE, ID 83702

CBRE

BUILDING OVERVIEW

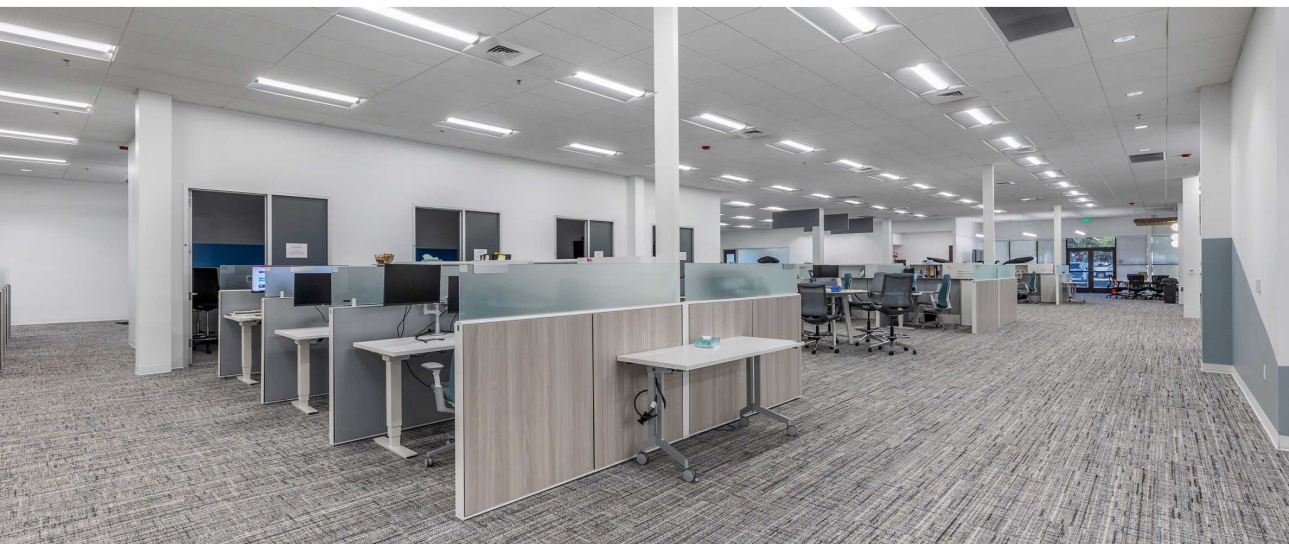
Building Type	Office
Available SF	±23,191 SF
Lease Rate	\$22.00 FSEJ
Sublease Through	1/31/2029
Do Not Disturb Tenant	



HIGHLIGHTS

- Functional floorplan with open office, individual offices, and conference rooms
- Situated just off the Boise Greenbelt with easy access to the river and trails, just 1.3 miles from the Downtown Boise core
- Controlled access building with prominent visibility at the corner of Shoreline Drive and 14th Street
- Ample on-site parking with 101 dedicated stalls and bike racks on site
- Build out includes bike storage & mothers room

INTERIOR IMAGES



PARKING ALLOCATION



PARKING ALLOCATION (MINIMUM 4 STALLS PER 1,000 SF)

- SUITE 101 PARKING = 211 STALLS
- SUITE 102 PARKING = 96 STALLS
- SUITE 103 PARKING = 101 STALLS
- UNASSIGNED PARKING = 29 STALLS

SITE PLAN LEGEND

- | | |
|---|---|
| BUILDING FOOTPRINT | OUTDOOR SEATING COMMON AREA |
| PLANTER AREA | ACCESSIBLE PARKING (UNASSIGNED) |
| ENTRANCE LOBBIES & VESTIBULES | SERVICE ROAD (ACCESS TO SHIPPING & RECEIVING) |

AERIAL



IDAHO
CAPITAL

BOISE CENTER
ON THE GROVE

BOISE
JUMP
CENTER

BODO

ANN
MORRISON
PARK

BOISE STATE
UNIVERSITY

FREWAY
EXIT



S 15TH ST

W RIVER ST

W SPA ST

S 14TH ST

1500
W. SHORELINE DR.
BOISE, ID 83702



BOISE STATE
UNIVERSITY

ANN MORRISON
PARK

BOISE
GREENBELT

±23,000 SF
OFFICE FOR SUBLEASE

4.6 MILES TO
BOISE AIRPORT

1500
W. SHORELINE DR.
BOISE, ID 83702

1.3 MILES TO
DOWNTOWN BOISE

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