



 **Updated** Aggressive
Downtown Lease Rates!



The Empire Building

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

Scott Raeber, MBA, CCIM
+1 208 472 2817
scott.raeber@colliers.com

Lance Millington
+1 208 890 4359
lance.millington@colliers.com

Henry Hunter
+1 208 407 9467
henry.hunter@colliers.com

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

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



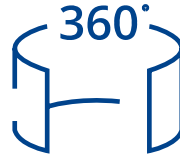
FOR LEASE

The Empire Building

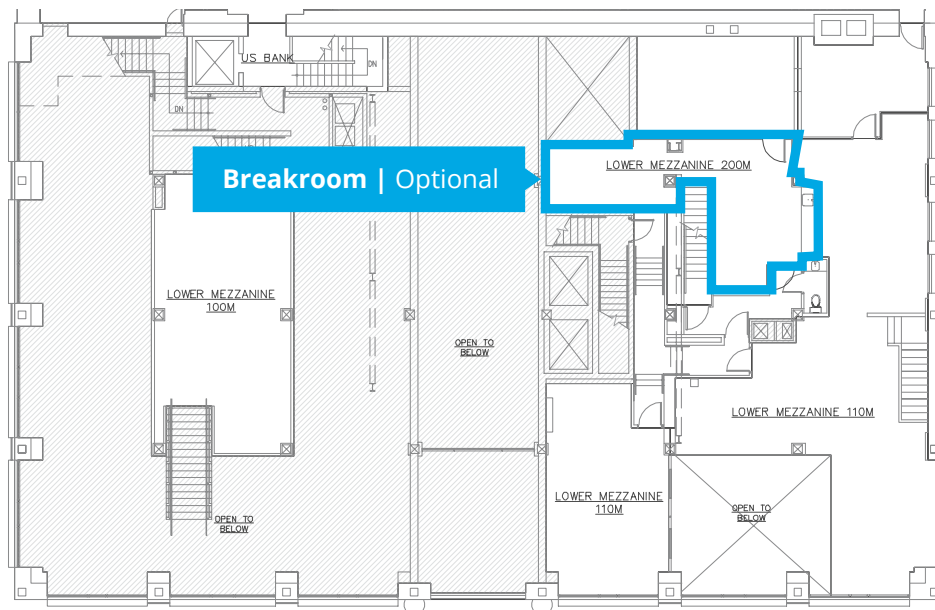
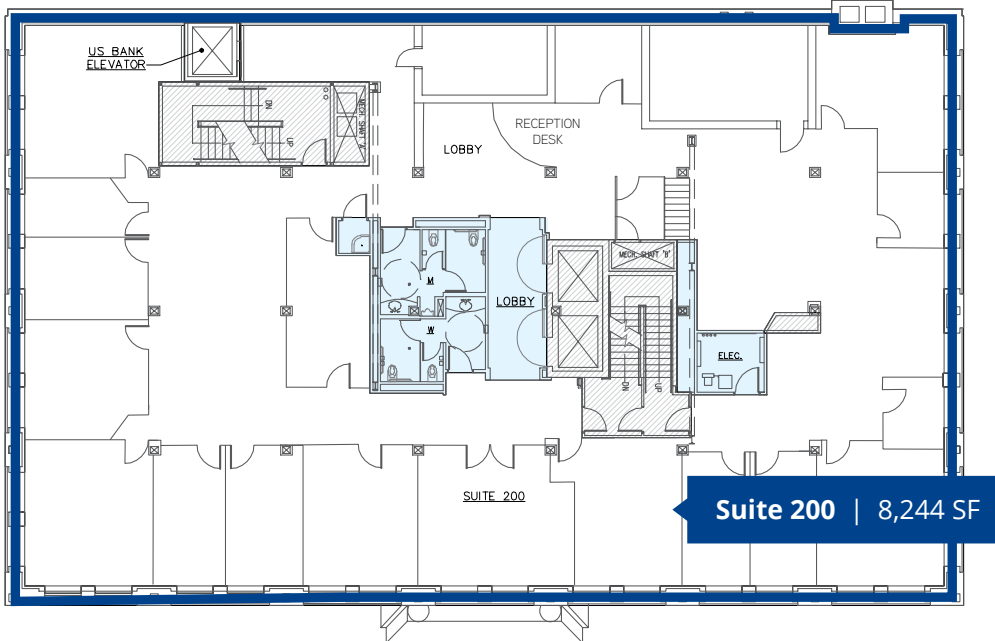
2nd Floor Plan | Suite 200

Additional Office Breakroom Space Optional

Exterior building signage available for full floor user



View Virtual Tour!



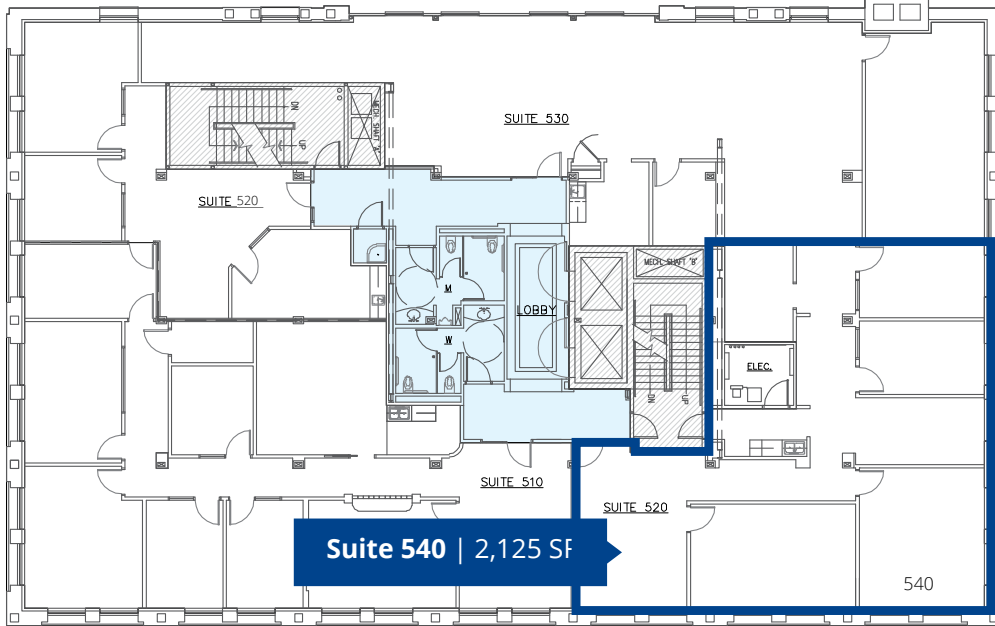
FOR LEASE

The Empire Building

5th Floor Plan | **Suite 540**

Available immediately!

- 4 private exterior offices
- Spacious conference room
- Break nook with sink
- Storage room

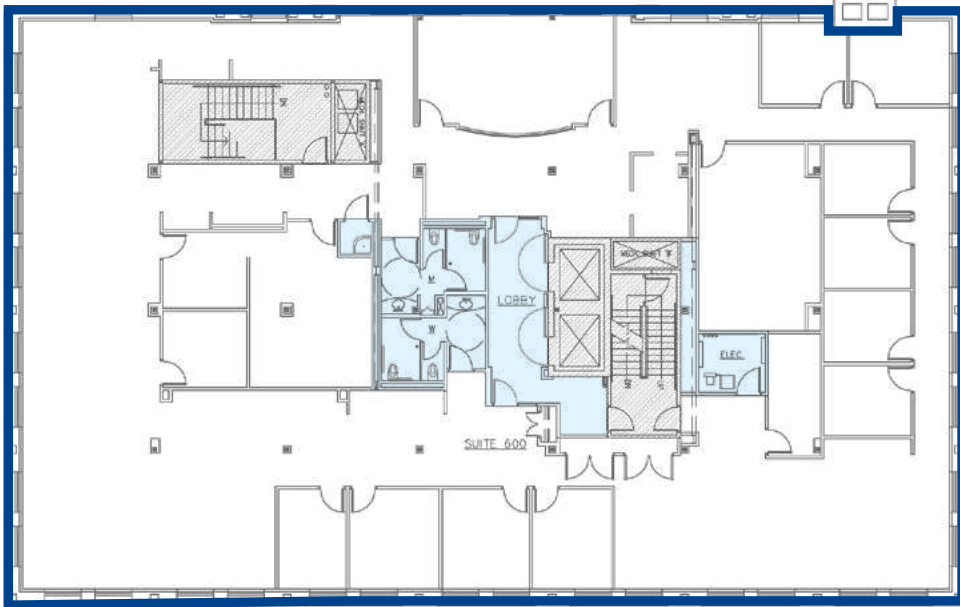


FOR LEASE

The Empire Building

6th Floor Plan | Suite 600

- Exterior building signage available for full-floor user
- Blend of private offices, open work space, conference and meeting rooms

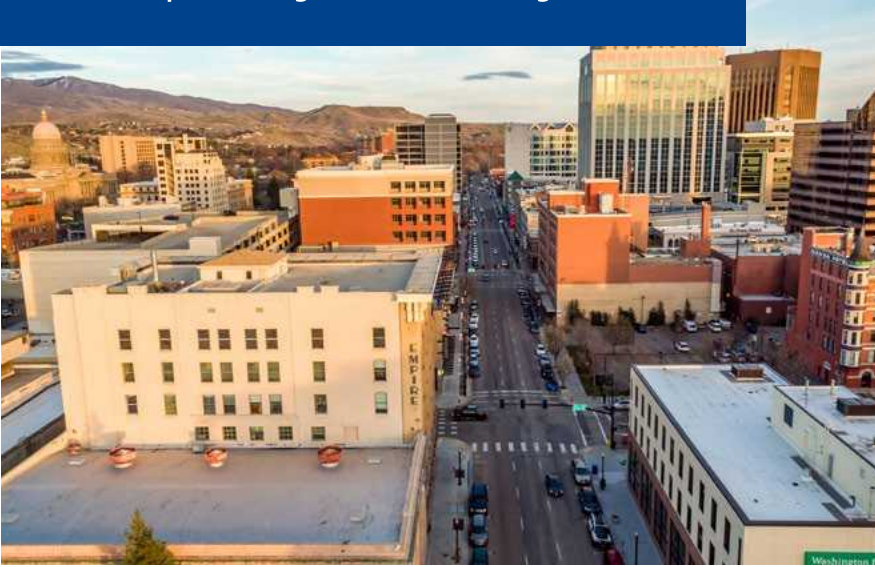


Suite 600 | 8,368 SF



The Empire Building | For Lease

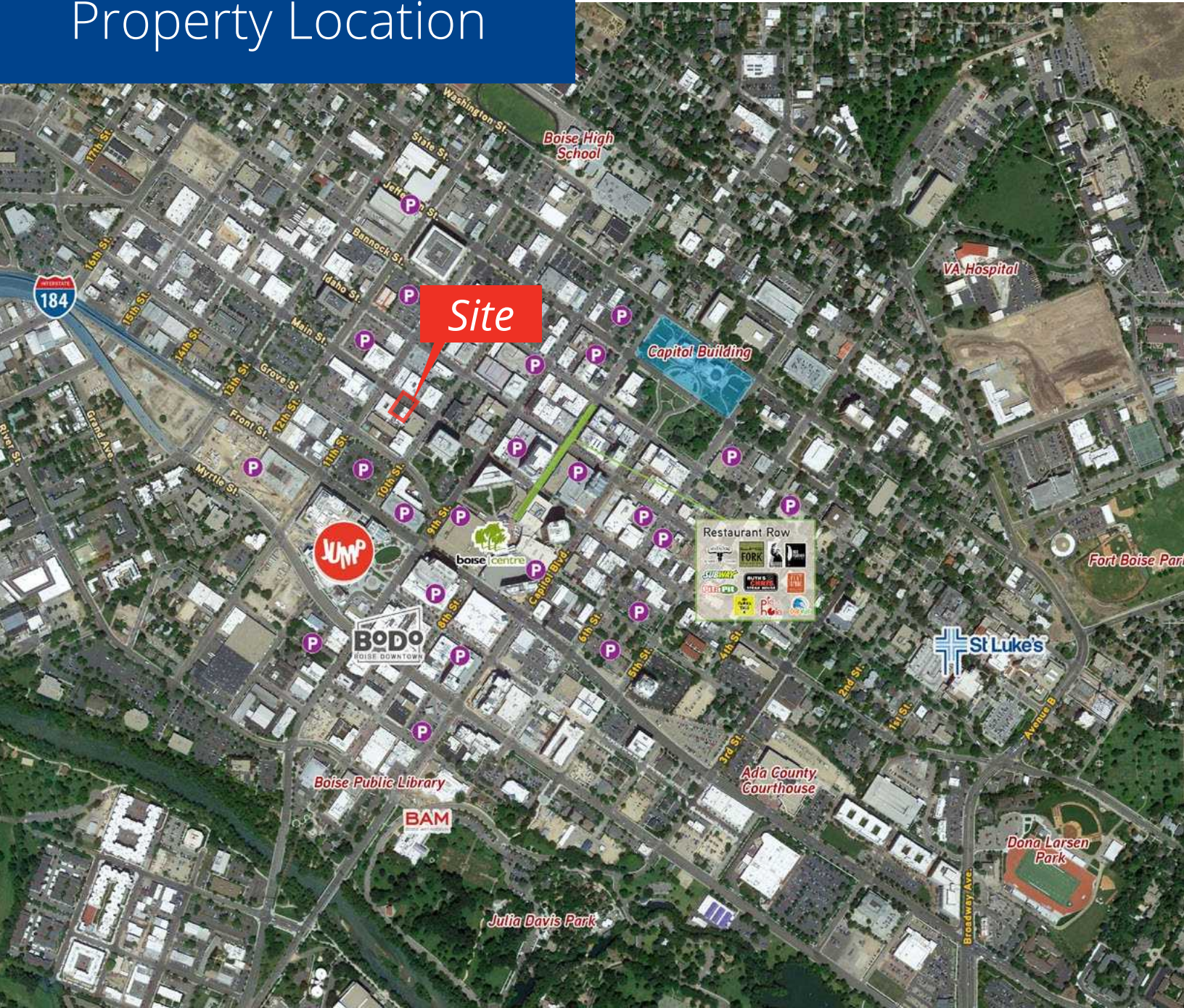
Property Gallery



Nearby Amenities



Property Location



Scott Raeber, MBA, CCIM
+1 208 472 2817
scott.raeber@colliers.com

Lance Millington
+1 208 890 4359
lance.millington@colliers.com

Henry Hunter
+1 208 407 9467
henry.hunter@colliers.com

 OWNED & MANAGED BY:
Tomlinson & Associates



755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.