



OFFICE SPACE - SONNA BUILDING

906 MAIN STREET, BOISE, ID 83702

OFFICE
FOR LEASE



PROPERTY HIGHLIGHTS

- Wonderful space on Main Street in the middle of Downtown Boise
- Lots of windows!
- Perfect for tech office or service retail.
- Well known property surrounded by parking.
- Other tenants include Charles Schwab, ACLU, Matrix Engineering, Crandall Law and other fine professional businesses.
- On premise building management.
- Historic Building with a modern flair!

PROPERTY INFORMATION:

Available SF: **3,355 - 4,646 SF**

Lease Rate: **\$16.50 SF/yr**

Lease Type: **NNN - Est. at \$5.50/sf**

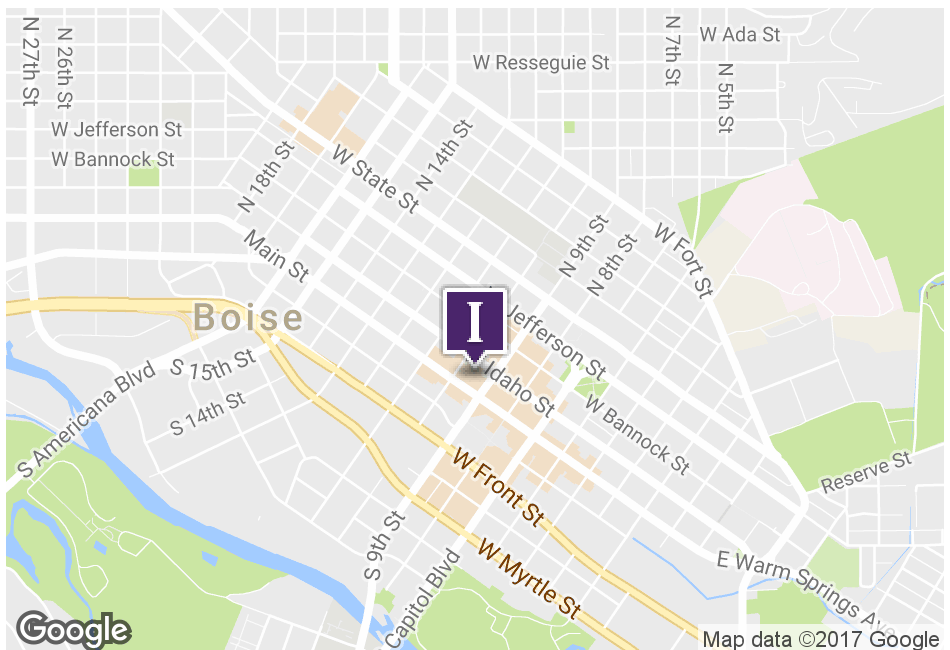
Building Size: **34,982 SF**

Building Class: **B**

Ceiling Height: **15.0 FT**

Market: **Downtown Boise**

SPACE	SIZE (SF)	LEASE RATE
906 Main Street	3,355 - 4,646 SF	\$16.50 SF/YR



380 E. Parkcenter Boulevard
Suite 290
Boise, ID 83706
www.icrellc.com
(208) 429.8603 / office / (208) 429-8604 fax

LISTING AGENT:

Wendy Shoemaker
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 3,355 - 4,646 SF

Lease Rate: \$16.50 SF/yr (NNN -
Est. at \$5.50/sf)

Lot Size: 0.67 Acres

Building Size: 34,982 SF

Building Class: B

Ceiling Height: 15.0 FT

Market: Downtown Boise

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INTERMOUNTAIN
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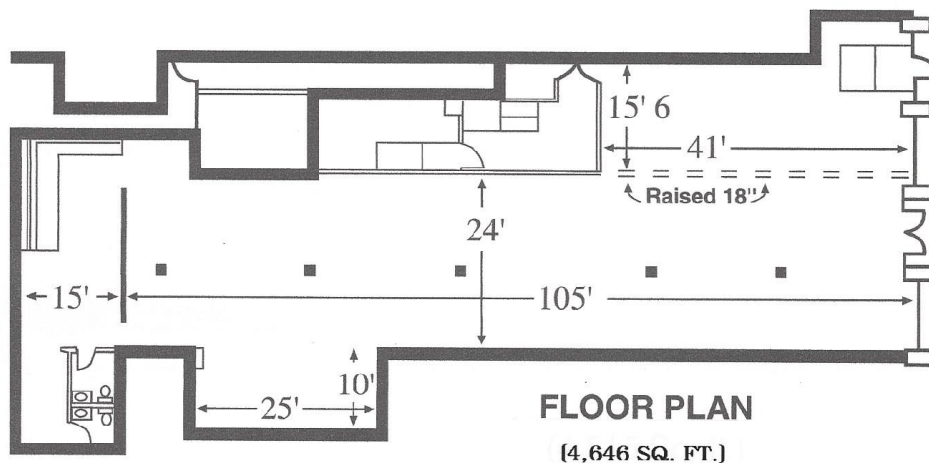
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FLOOR PLAN

OFFICE

Sonna Building for Lease

906 Main Street – Downtown Boise



The information contained herein has been obtained from reliable sources, but is not guaranteed.



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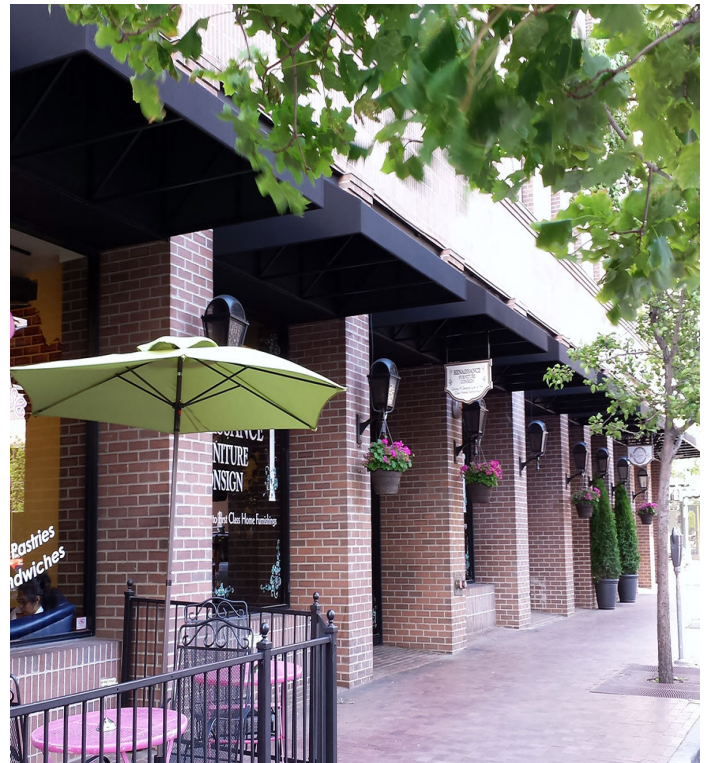
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ADDITIONAL PHOTOS



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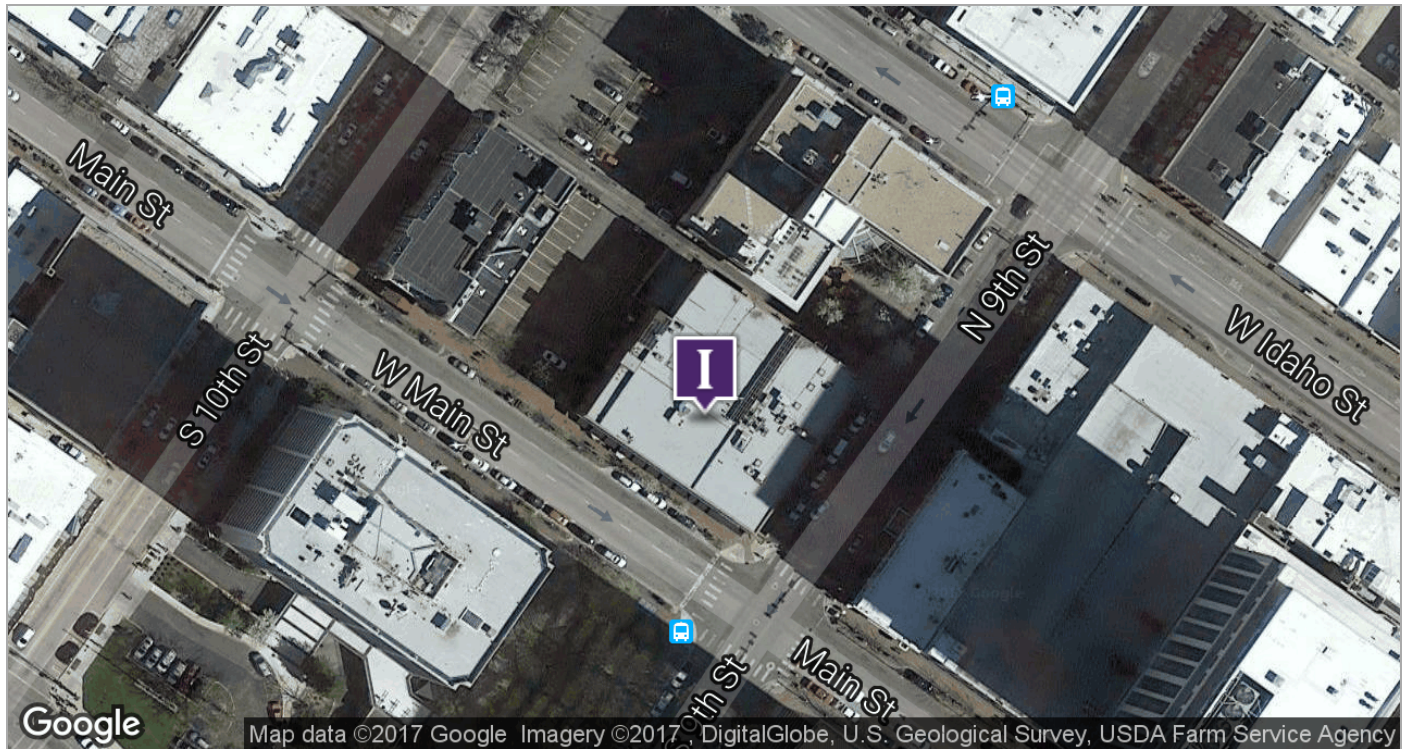
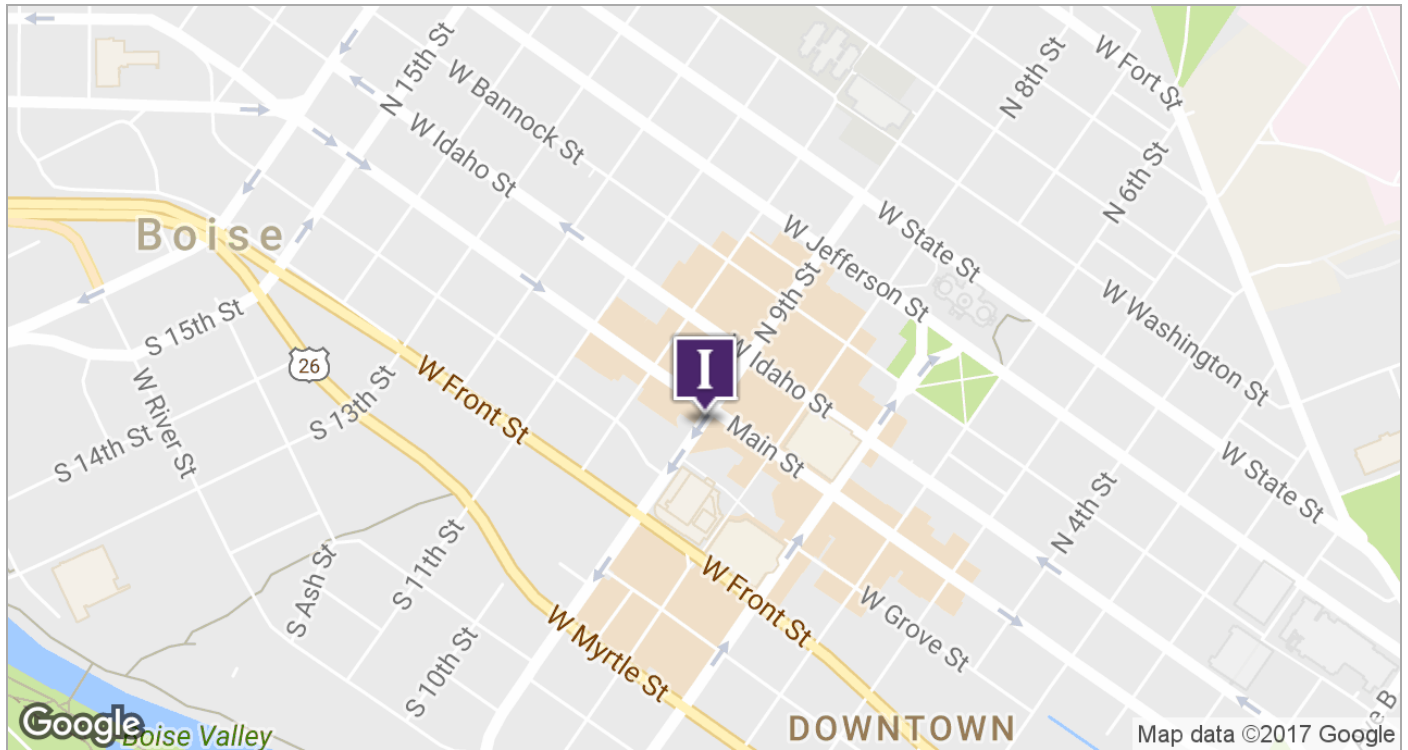
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LOCATION MAPS



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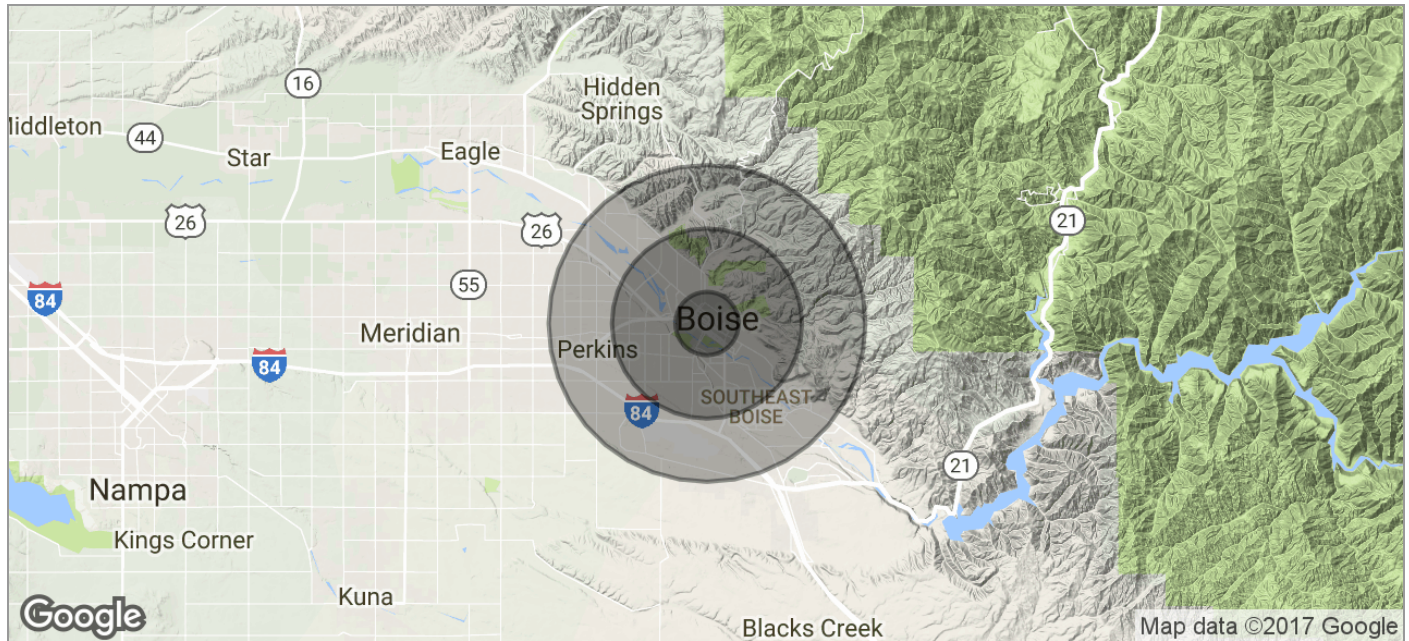
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DEMOGRAPHICS MAP



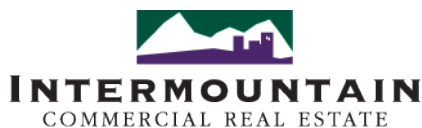
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,673	89,428	165,387
MEDIAN AGE	32.4	33.1	34.9
MEDIAN AGE (MALE)	33.4	32.7	34.2
MEDIAN AGE (FEMALE)	31.5	33.6	35.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,322	41,566	74,169
# OF PERSONS PER HH	1.8	2.2	2.2
AVERAGE HH INCOME	\$52,025	\$57,967	\$61,281
AVERAGE HOUSE VALUE	\$303,081	\$257,412	\$253,469

* Demographic data derived from 2010 US Census



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