





223 North 6th Street Boise, Idaho 83702

228 TO 643 SF

PROPERTY HIGHLIGHTS

Suite 225 643 SF - \$1,200/Month

Suite 235 257 SF - \$400/Month

Suite 305 228 SF - \$450/Month

Suite 310 339 SF - \$475/Month

Lease Type Full Service Including Janitorial & Utilities

Building Size 30,000 SF ±

Parking Surrounded by Street

Parking & Public Garages

LockBox No, Spaces Shown by Appointment Only



JENNIFER MCENTEE

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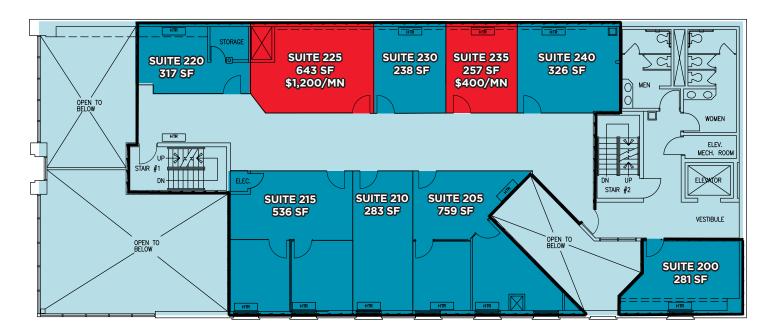


223 North 6th Street, Boise, Idaho 83702

FOR LEASE - 228 TO 643 SF

LISTING FEATURES

Second Floor - Suite 225: 643 SF - \$1,200/Month & Suite 235: 257 SF - \$400/Month



Listing Features

- Prime Downtown Boise Location at the Corner of 6th & Idaho
- Beautiful Historic Landmark Building
- Short Term Leases Available, Contact Agent for Details
- Existing Tenants Include Java Coffee & Spa Urbana
- Spaces & Lobby Area are Newly Remodeled
- Secure Building with After Hours Access
- Full Service Lease Including Janitorial & Utilities
- Tenants are Allowed Access to a Shared Conference Room
- Space Showings By Appointment Only, Contact Pacific Agent: Jennifer McEntee

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COMMERCIAL REALTY ADVISORS

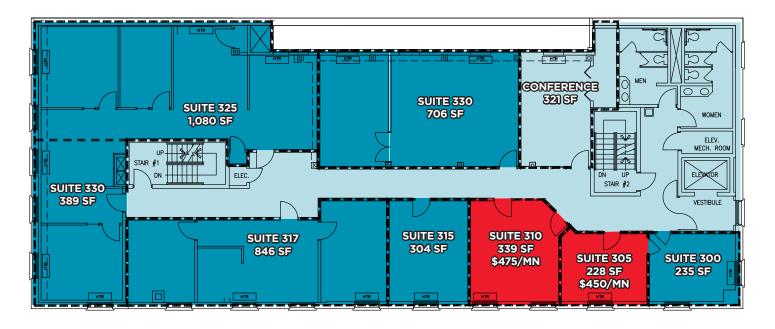
THE EAGLES CENTER BLDG.

223 North 6th Street, Boise, Idaho 83702

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LISTING FEATURES

Third Floor - Suite 305: 228 SF \$450/Month & Suite 310: 339 SF \$475/Month









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LISTING PHOTOS









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SURROUNDING AMENITIES









Restaurants in Close Proximity

- The Melting Pot
- Flatbread Pizzeria
- Jimmy John's Sandwiches
- Fork
- Bardenay
- Reef

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Businesses in Close Proximity

- Boise City Hall
- Idaho State Capital
- Downtown Boise Association
- St Luke's Medical Center
- Elk's Rehabilitation Hospital
- Basque Cultural Center

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PACIFIC COMMERCIAL REALTY ADVISORS

THE EAGLES CENTER BLDG.

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THE EAGLES CENTER BUILDING

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HOTELS UNDER CONSTRUCTION

1 HOME2SUITES BY HILTON - 140 ROOMS

EXISTING HOTELS

- **RED LION 182 ROOMS**
- **BUDGET INN 44 ROOMS**
- HOTEL 43 112 ROOMS
- HAMPTON INN 186 ROOMS
- TOWNEPLACE SUITES 121 ROOMS
- **RESIDENCE INN 104 ROOMS**
- THE MODERN 41 ROOMS
- SAFARI INN 103 ROOMS
- THE GROVE 234 ROOMS
- **COURTYARD 162 ROOMS**
- THE ANNIVERSARY INN 40 ROOMS
- MARRIOT RESIDENCE INN 185 ROOMS
- **HYATT PLACE 150 ROOMS**
- INN AT 500 CAPITAL 111 ROOMS
- HILTON GARDEN INN 175 ROOMS

EVENT_CENTERS

- CONVENTION CENTER EXPANSION 40,000 SF
- 2 JUMP \$70 MIL URBAN ART CENTER
- BOISE CONVENTION CENTER
 200 + EVENTS 120,000 PEOPLE YEARLY
- 4 CENTURY LINK ARENA 300.000 PEOPLE PER YEAR

NEW DEVELOPMENTS

1 CITY CENTER PLAZA

CLEARWATER ANALYTICS 400 + EMPLOYEES

BSU COMPUTER SCIENCE PROGRAM 53.549 SQ FT. 2 FLOORS

- SIMPLOT HQ 800 EMPLOYEES
- **DOWNTOWN RESIDENTIAL 600 + UNITS**
- 132,000 SF OFFICE BUILDING

DOWNTOWN BY THE NUMBER

94.223 WORKERS 91,199 PEOPLE LIVE WITHIN 3 MILES 17,000 PUBLIC PARKING SPACES 725,168 MSA POPULATION \$66,310 AVG. H.H. INCOME

