

OFFICE SPACE FOR SUBLEASE

EIGHTH & MAIN

800 W MAIN STREET | BOISE, IDAHO 83702

TOK
COMMERCIAL



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DOWNTOWN OFFICE SPACE FOR SUBLEASE EIGHTH & MAIN

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CONTACT

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Contact Agent For Showing



SUBMARKET: DOWNTOWN BOISE



PROPERTY INFORMATION

Submarket:	Downtown	Sublease Term:	Through 3/31/23
Bldg Type:	Office	Sublease Type:	Full Service
Bldg Size:	269,362 SF	Divisible:	Yes
Zoning:	C-5DD	Available:	06/1/21
Parking:	4 Stalls available		

AVAILABLE SPACE

SPACE	RSF	RATE
Suite 1410	2,777 SF	\$27.50/SF
Suite 1420	1,120 SF	\$27.50/SF
Combined Suites	3,897 SF	\$27.50/SF

PROPERTY HIGHLIGHTS

- Class A office building on downtown's most vibrant and visible corner.
- State-of-the-art performance systems for reduced occupancy costs.
- Concierge services, bike share, and dry cleaning services available.
- Popular restaurants, retail, and hotels all adjacent to the building.
- Onsite vehicle maintenance and washing/detailing services.
- Gym onsite and shower facilities on every floor.



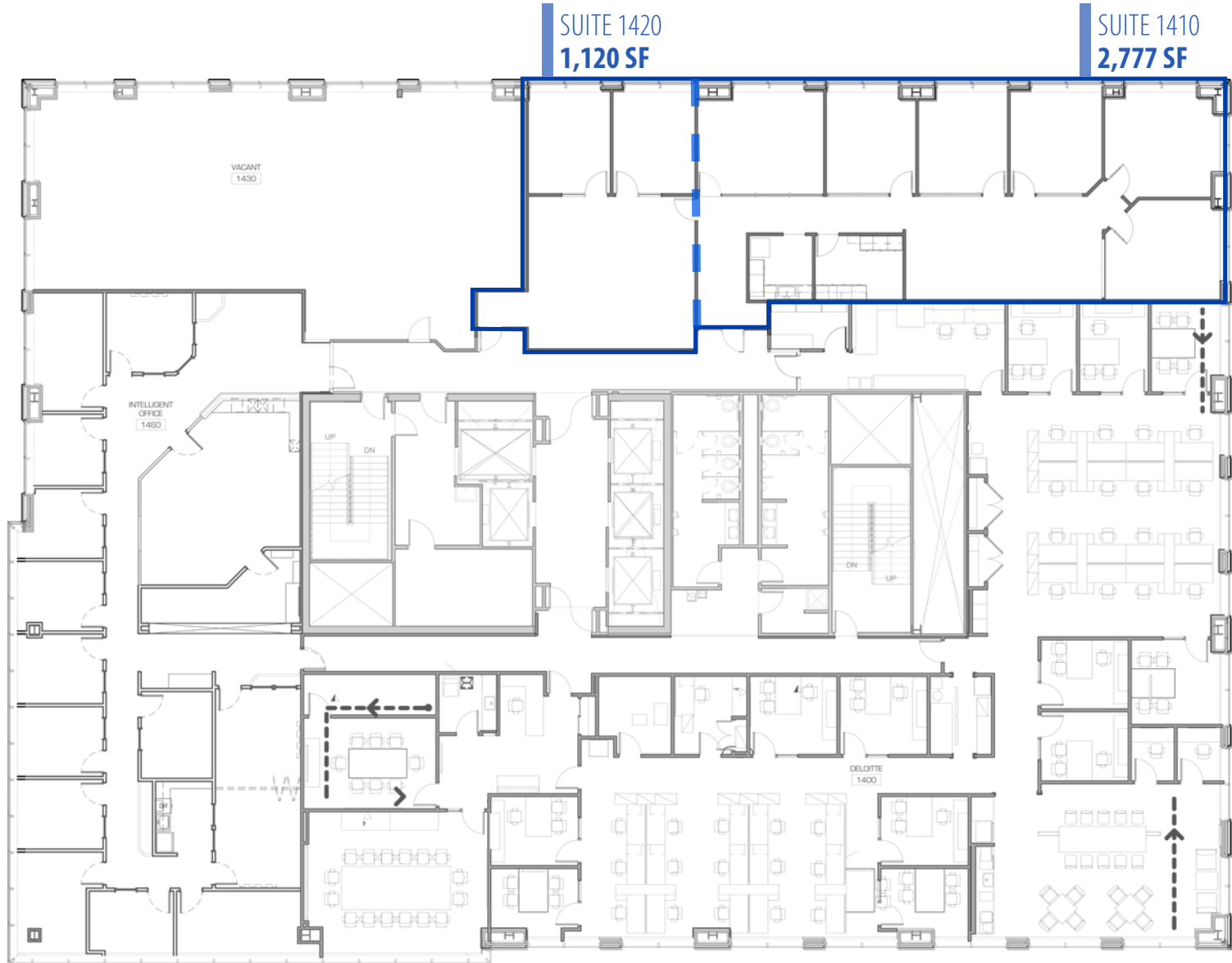
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SUITES CAN BE COMBINED
FOR **3,897 RSF**

**14TH
FLOOR**





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A 12,000 sq.ft. fitness training facility in the heart of downtown Boise. Our facility has a modern feel, while having state-of-the-art cardio equipment and weights. Also includes a Group-Training studio for daily classes, OnDemand exercise video library, and LIVE streaming online virtual classes. Accompanied by full service locker rooms. And now featuring BlackBox VR, the world's first ever virtual reality fitness training studio!



Flatbread offers Neapolitan wood-fired pizza, located on the second floor of the Zion Bank Building. Offering happy hour specials, local menu options, and entrees. Serving five locations across Idaho, Oregon and Utah.



Ruth's Chris Steak House is a chain of over 100 steakhouses across the United States, Canada and Mexico. On May 22, 2008, the company underwent rebranding and became part of Ruth's Hospitality Group after its acquisition of Mitchell's Fish Market. The group's headquarters are in Winter Park, Florida.

MAJOR TENANTS

ZIONS BANK
HOLLAND & HART
CUSHING TERRELL
PARSONS BEHLE & LATIMER
RUTHS CHRIS STEAKHOUSE

CONCIERGE SERVICES

CONFERENCE ROOM BOOKING
ONSITE CAR MAINTENANCE AND DETAILING
DRY CLEANING PICKUP/DELIVERY
BIKE SHARE

GYM ONSITE • CLOSE TO FINANCIAL SERVICES &
HOTELS • IMMEDIATE ACCESS TO I-184

FIRST-RATE AMENITIES



