



# OFFICE | RETAIL | RESTAURANT FOR LEASE SIMPLOT HEADQUARTERS

1099 FRONT STREET | BOISE, ID 83702

COMMERCIAL



**DOWNTOWN EXPOSURE**

**FOR LEASE | 3,290 SF**

## PROPERTY INFORMATION

<b>Bldg Type:</b>	Office   Retail	<b>Parking:</b>	Garage Parking
<b>Project Size:</b>	Approx. 364,000 SF	<b>Term:</b>	5 - 15 Years
<b>Available:</b>	Immediately	<b>Lease Type:</b>	NNN
<b># of Floors:</b>	Office Tower: 9 Annex Bldg: 5	<b>Est. NNN's:</b>	\$6.50/SF

## AVAILABLE SPACE

SPACE:	RSF:	RATE/SF:
<b>11th Street (Office Tower)</b>	3,290 SF	\$18.00
Space 2 - Office   Retail   Restaurant		
Hood and Grease Interceptor Included		

Please Contact Agent to Show

## CONTACT

**Peter Oliver, CCIM, SIOR**

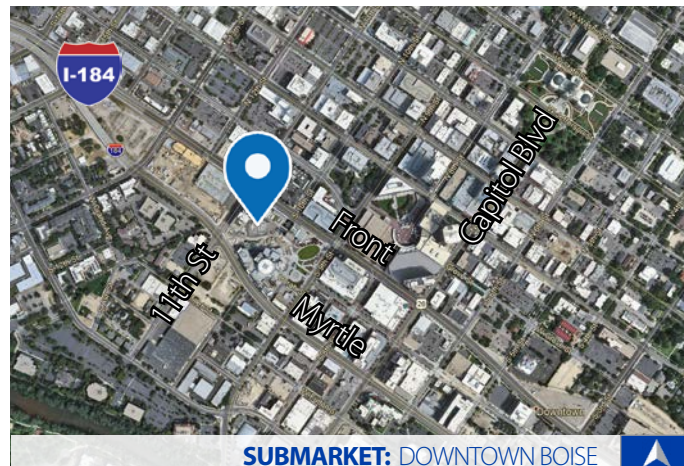
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**Mark Schlag, CCIM, CLS**

Ph: 208.947.0817

✉ marks@tokcommercial.com



SUBMARKET: DOWNTOWN BOISE

## LISTING COMMENTS

Generous TI Allowances.

Ready for restaurant uses.

Immediately adjacent to JUMP.

Excellent exposure and visibility.

Anthony's Restaurant - coming soon!

Easy access to Downtown Core, BoDo, and the Pioneer Path.

Located within Simplot Company's new world headquarters.



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Annex Space | View from Front **LEASED**



View from BoDo



View from JUMP

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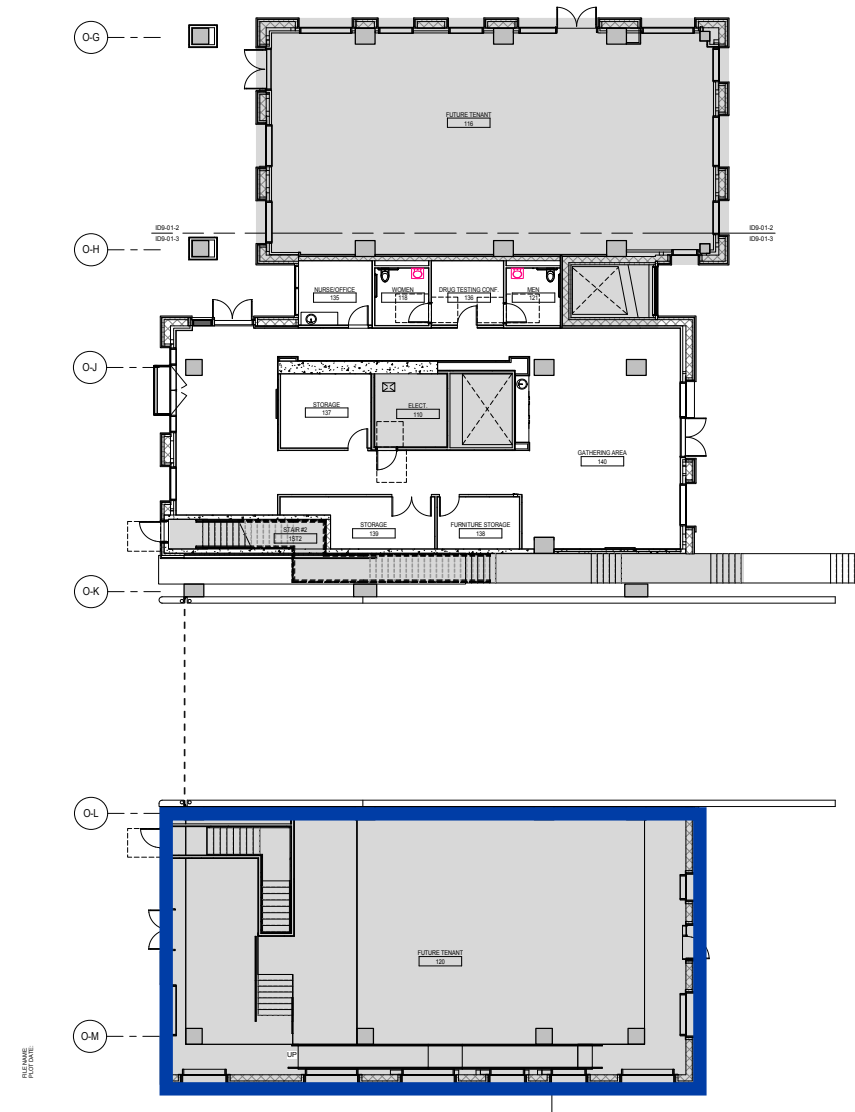
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**OFFICE TOWER**  
**11TH STREET SPACE**

OFFICE | RETAIL | RESTAURANT  
3,290 SF AVAILABLE





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## SITE PLAN

OFFICE | RETAIL  
RESTAURANT  
3,290 SF



1 SITE PLAN  
DR-1-1 SCALE: 1" = 30'-0"

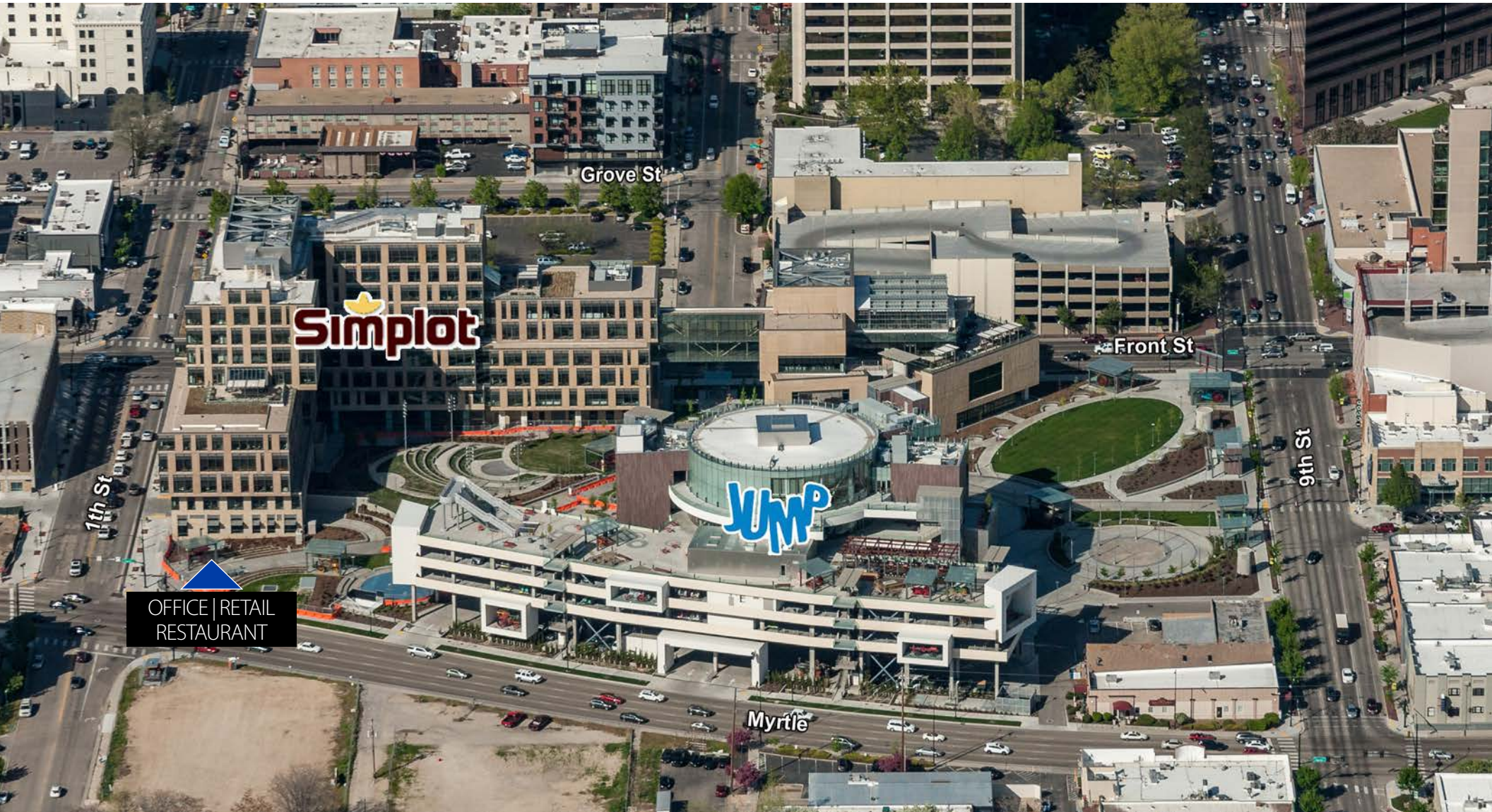


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## PROJECT MODEL

SOUTH VIEW



OFFICE | RETAIL  
RESTAURANT

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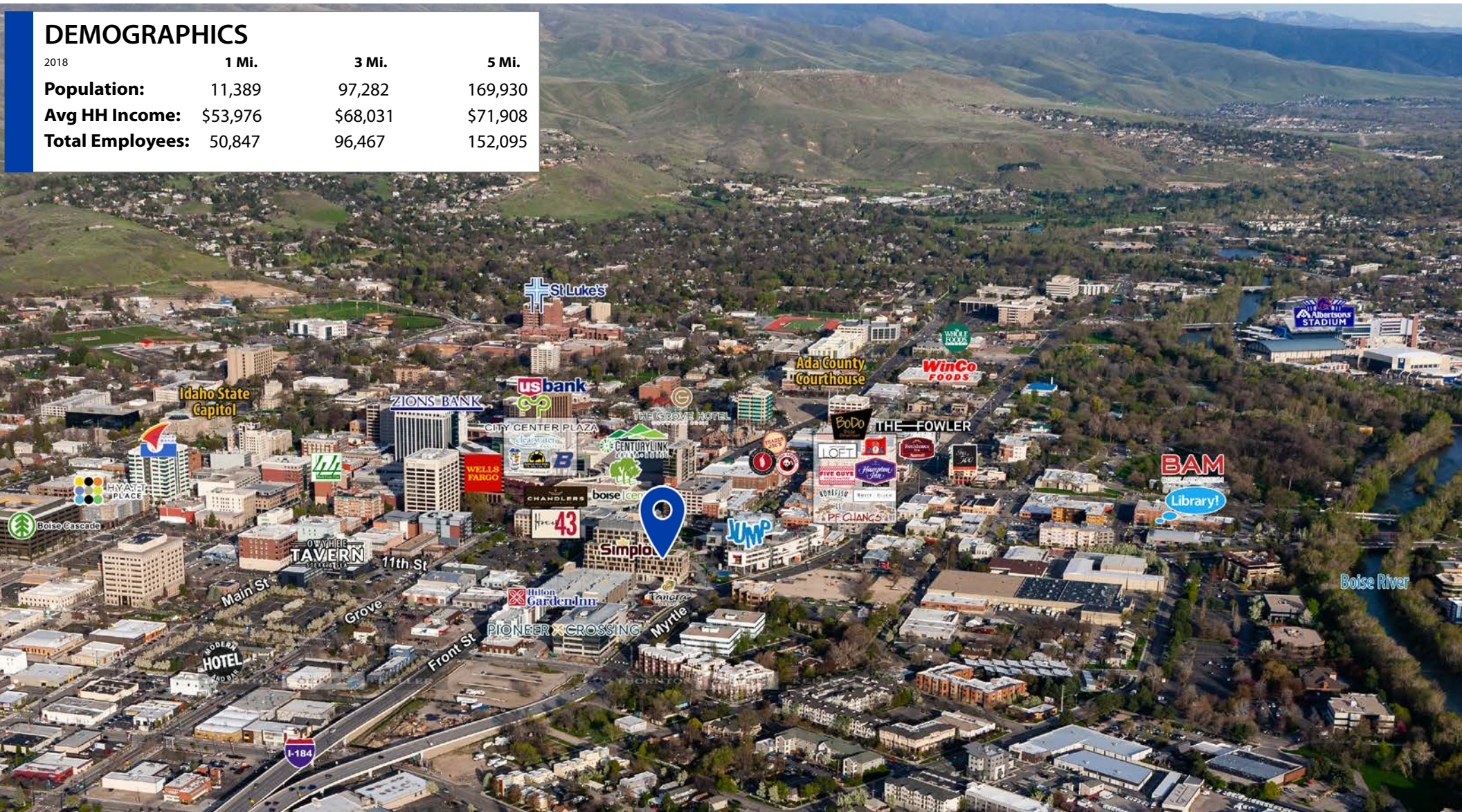
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## DEMOGRAPHICS

2018	1 Mi.	3 Mi.	5 Mi.
<b>Population:</b>	11,389	97,282	169,930
<b>Avg HH Income:</b>	\$53,976	\$68,031	\$71,908
<b>Total Employees:</b>	50,847	96,467	152,095



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