



OFFICE SPACE FOR LEASE CAPITOL GATEWAY I

1109 W. MYRTLE STREET | BOISE 83702

COMMERCIAL



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PROPERTY VIDEO](#)

CONVENIENTLY LOCATED

FOR LEASE | 11,374 SQ FEET

CONTACT

Peter Oliver, SIOR, CCIM

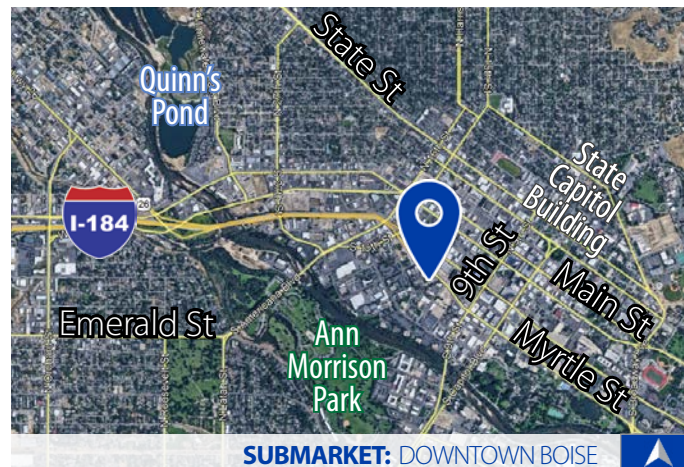
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SUBMARKET: DOWNTOWN BOISE

PROPERTY INFORMATION

Submarket:	Downtown	Lease Term:	5 years
Bldg Type:	Office	Lease Type:	FLSV
Bldg Size:	31,290 SF	TI Allowance:	Negotiable
Parking:	3:1000	Available:	Immediately

AVAILABLE SPACE

SPACE	RSF	RATE
Suite 300	11,374 SF (Divisible)	\$23.00/SF

PROPERTY HIGHLIGHTS

- Excellent visibility.
- Potential on-building signage.
- Shower/locker facilities available.
- Easy access just off the I-184 connector.
- Direct access to Greenbelt via Pioneer Pathway.
- Great views of the foothills and Downtown Boise.
- Downtown location with FREE parking (ratio - 3:1000).**

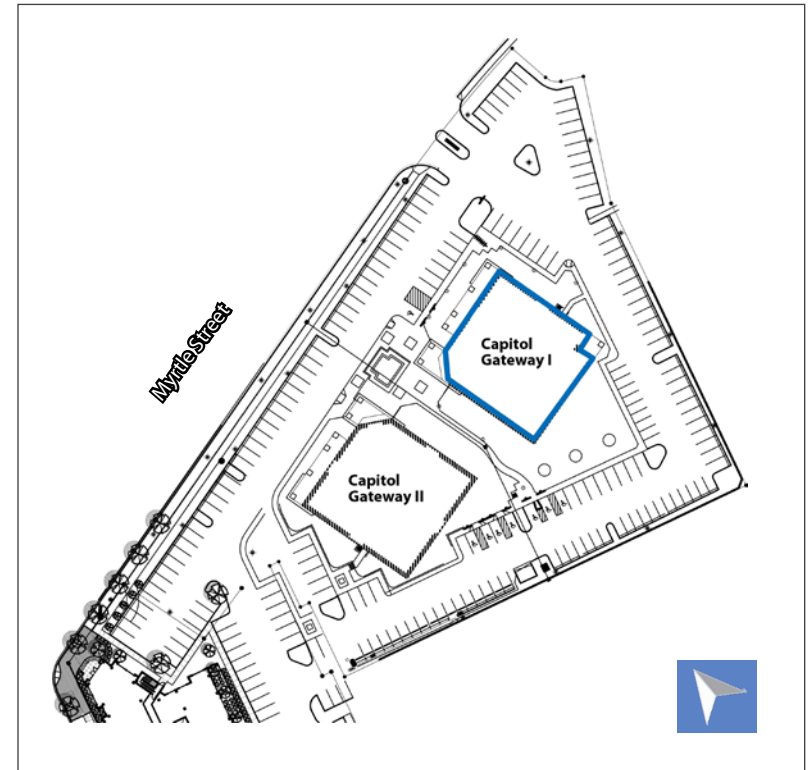
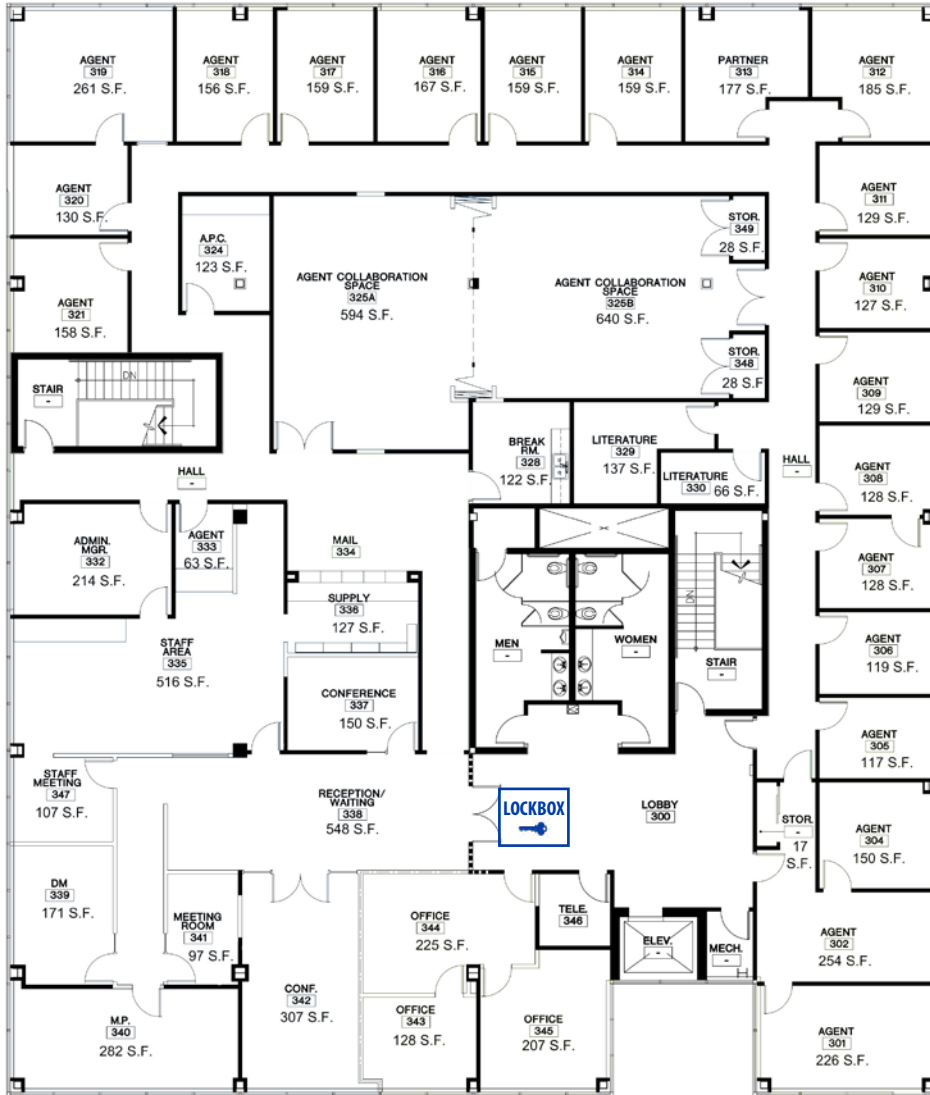


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THIRD FLOOR
11,374 SF AVAILABLE (DIVISIBLE)





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AERIAL MAP | Great location in Downtown Boise

