



# BANNER BANK BUILDING

950 W BANNOCK STREET | BOISE, ID | **FOR LEASE**



# BANNER BANK BUILDING

## PROPERTY INFORMATION

### **DOWNTOWN BOISE**

Submarket

### **OFFICE**

Bldg Type

### **182,950 SF**

Bldg Size

### **CLASS A**

Bldg Quality

### **11**

# of Floors

### **PRIVATE PARKING**

9<sup>TH</sup> & BANNOCK

### **NEGOTIABLE**

TI Allowance

### **LEED CERTIFIED**

Platinum

### **10<sup>TH</sup> & BANNOCK**

Cross Streets

### **LEASE TYPE**

Full Service



# BANNER BANK BUILDING



## PROPERTY HIGHLIGHTS

- 11 stories of professional office space in one of **Boise's more iconic** buildings.
- Tenants will **enjoy panoramic views** of downtown Boise and foothills.
- The **only LEED Certified Platinum** building in Idaho.
- A committed building practice is in place **ensuring responsible health** precautions.
- Parking available** in the 9th & Bannock private garage across the street.
- Just **steps away** from Eighth Street, one of downtown's most active locations with shopping, dining and entertainment.
- Surrounded by a wealth** of local businesses, services and amenities.

## AVAILABLE LEASE SPACE

		RATE	LEASE TYPE
Suite 250*	7,548 SF	\$26.00/SF	Full Service
Suite 270	2,040 SF	\$26.00/SF	Full Service
Suite 470	1,495 SF	\$26.00/SF	Full Service
Suite 700*	17,020 SF	\$26.00/SF	Full Service
Suite 800	4,790 SF	\$26.00/SF	Full Service

\*Suite 250 and 700 available April 1, 2023\*

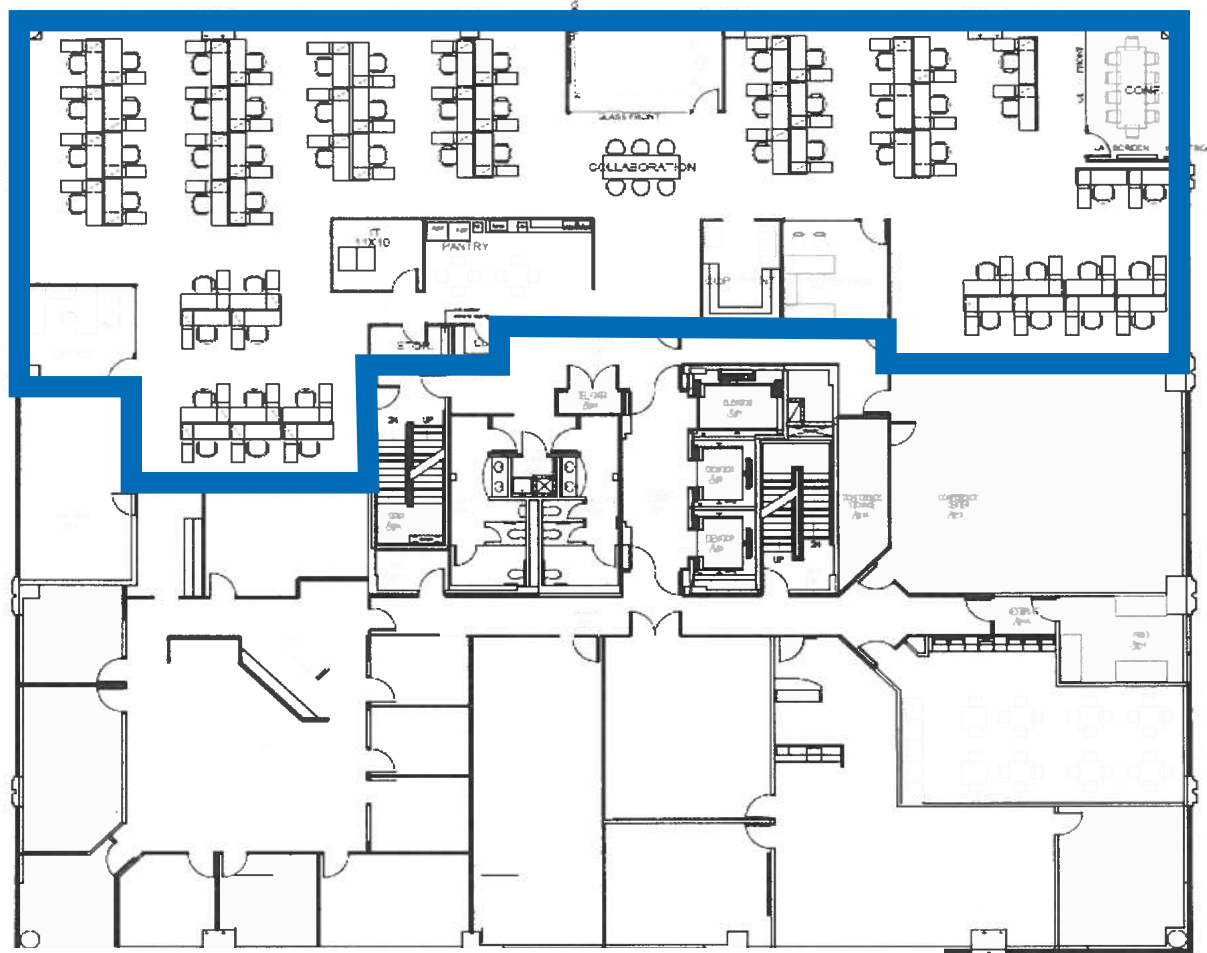
## AVAILABLE SUBLEASE SPACES

SPACE	RSF	RATE	LEASE TYPE
Suite 1000	5,545 SF	\$26.00/SF	Full Service

\*Sublease Space Available Immediately\*

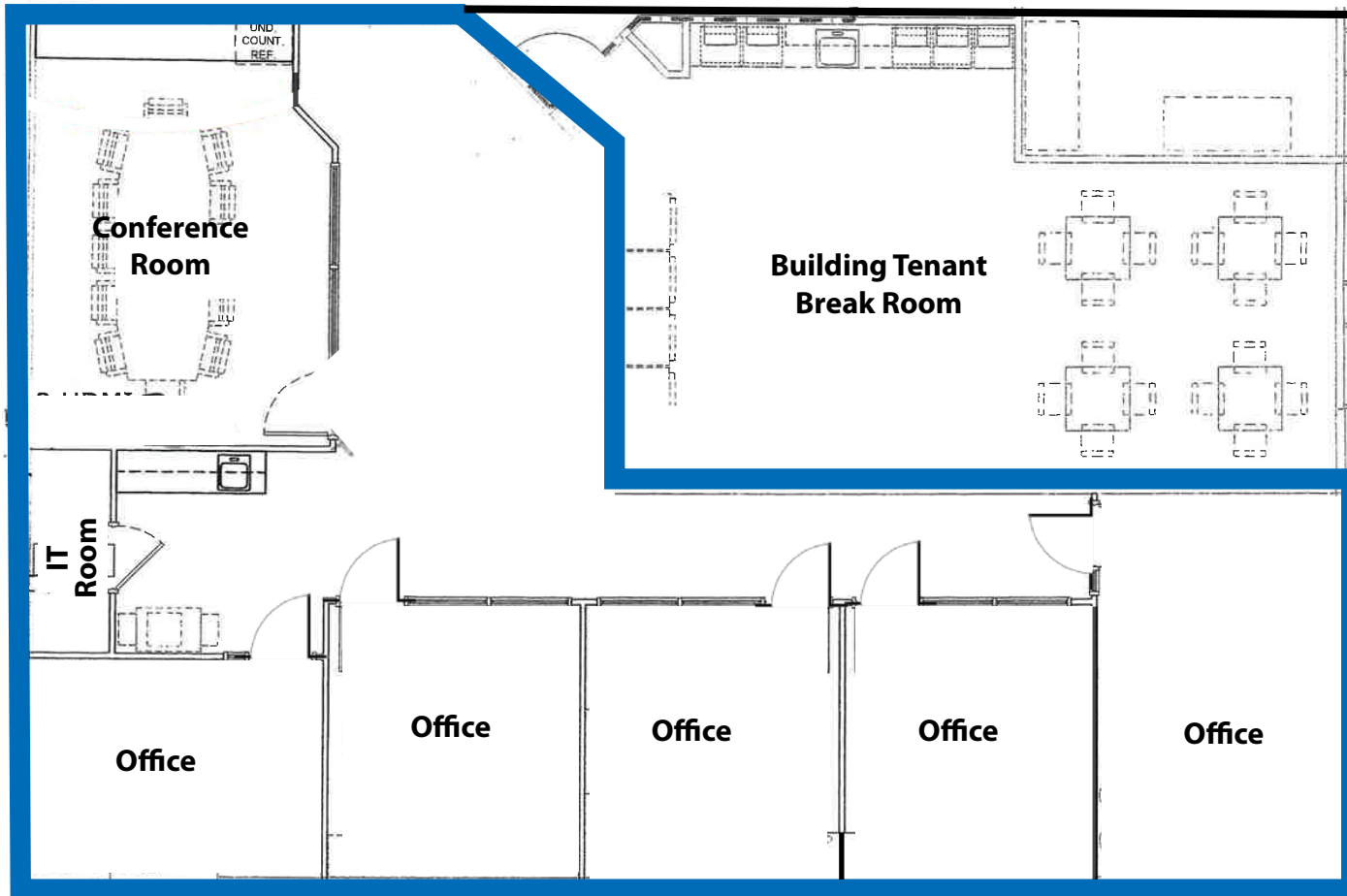
# BANNER BANK BUILDING

**SECOND FLOOR**  
**SUITE 250 | 7,548 SF**



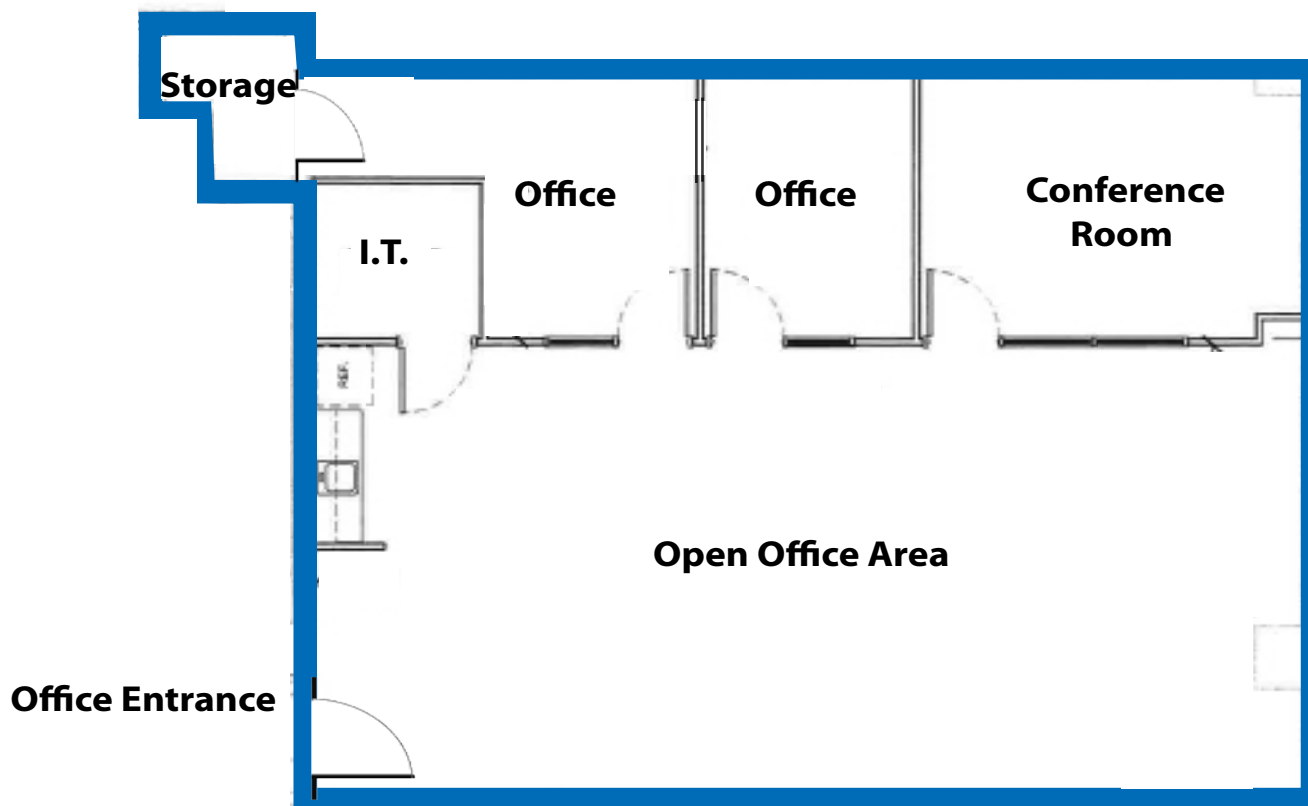
# BANNER BANK BUILDING

**SECOND FLOOR**  
**SUITE 270 | 2,040 SF**



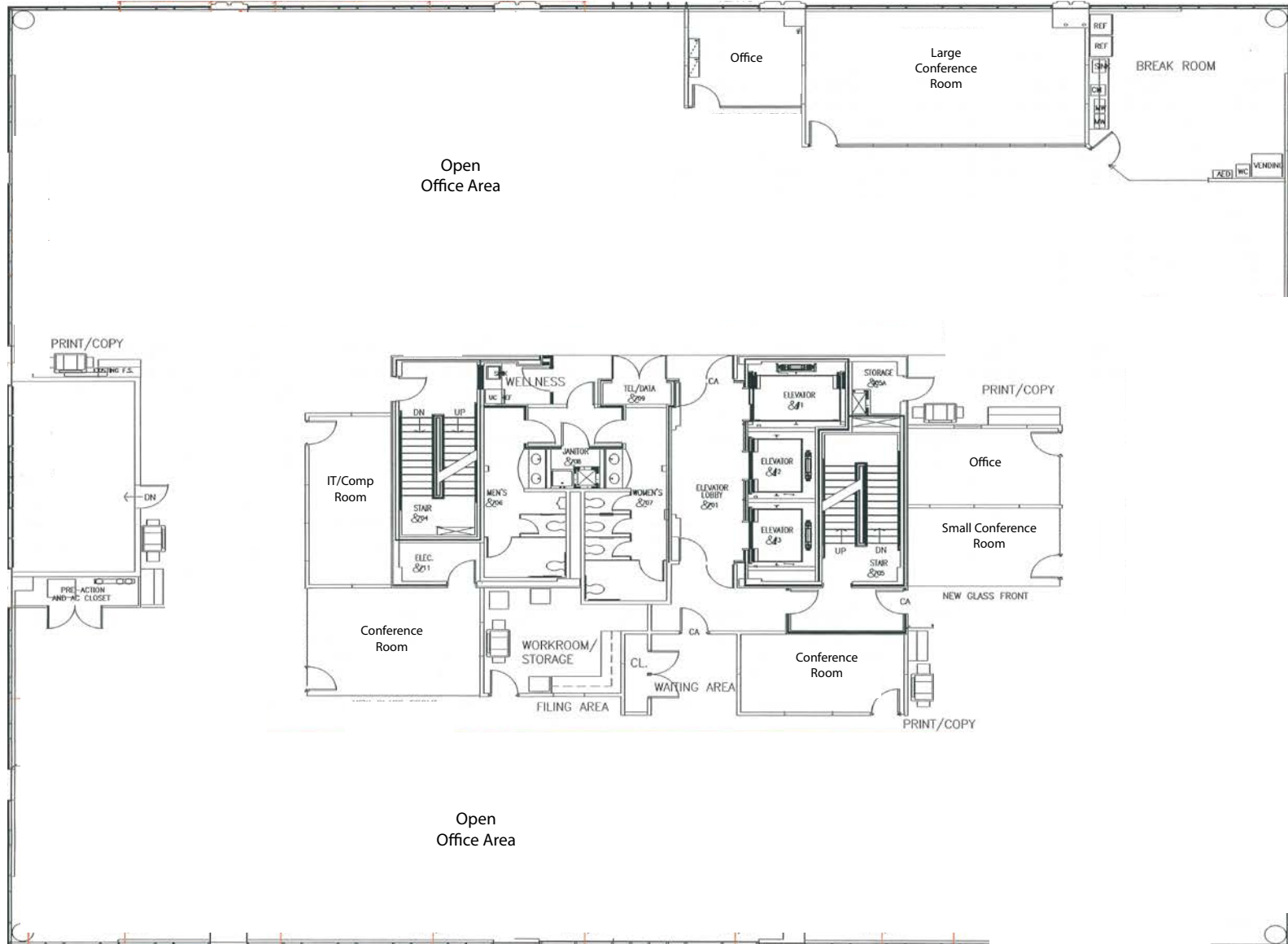
# BANNER BANK BUILDING

**FOURTH FLOOR**  
**SUITE 470 | 1,495 SF**



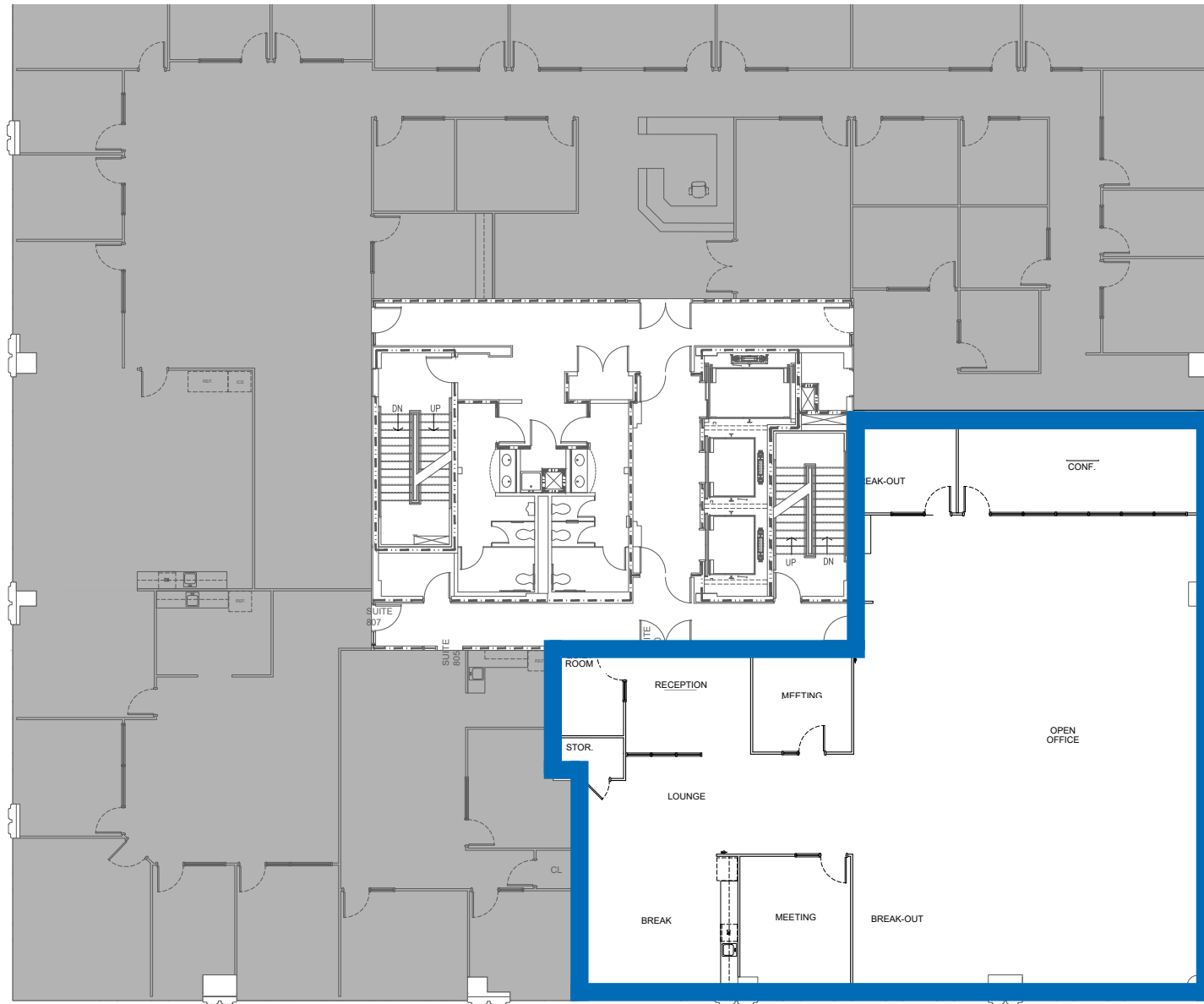
# BANNER BANK BUILDING

**SEVENTH FLOOR**  
**SUITE 700 | 17,020 SF**



# BANNER BANK BUILDING

**EIGHTH FLOOR**  
**SUITE 800 | 4,790 SF**





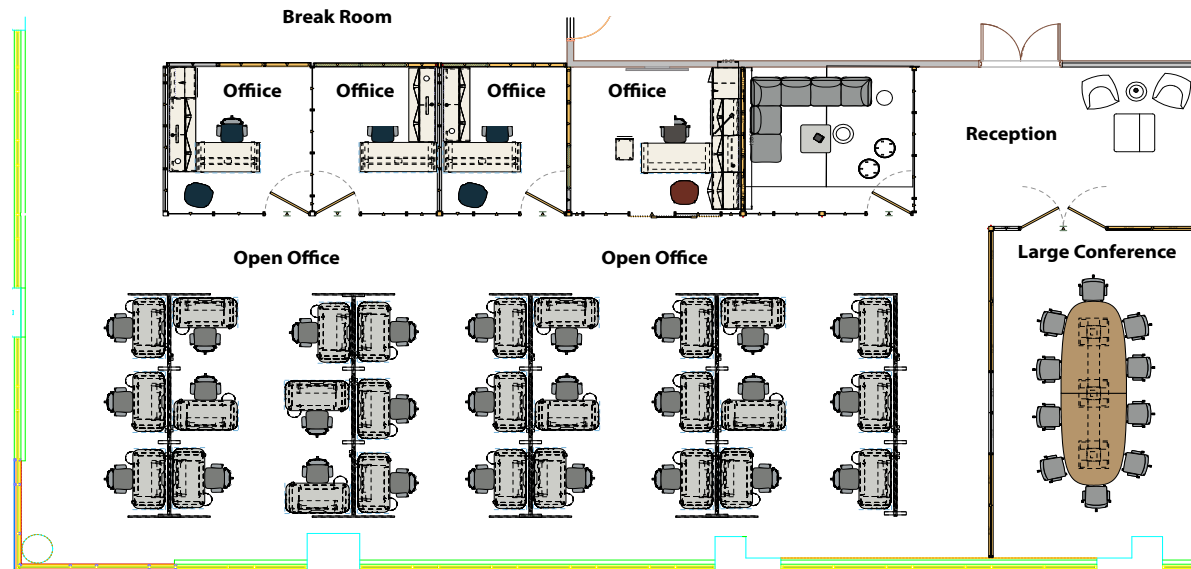
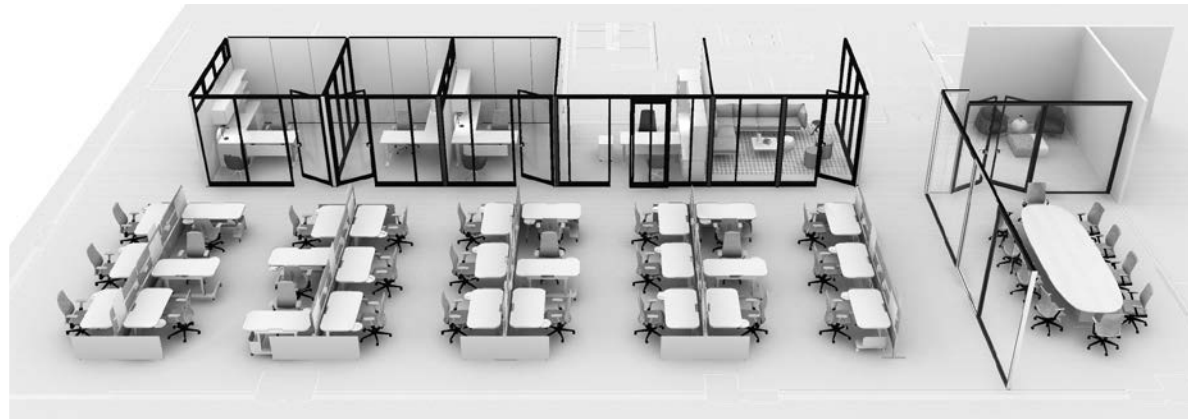
# BANNER BANK BUILDING

## TENTH FLOOR

SUITE 1000 | 5,545 SF

**\*AVAILABLE FOR SUBLEASE\***

CONCEPTUAL FLOOR  
PLAN



## LOCATION HIGHLIGHTS

Walkable to a plethora of restaurant and shopping amenities.

Tenant parking at 9th & Bannock garage, plus numerous parking lots in close proximity.

Downtown Boise is home to the Idaho State Capitol, and 8th Street shops and restaurants.

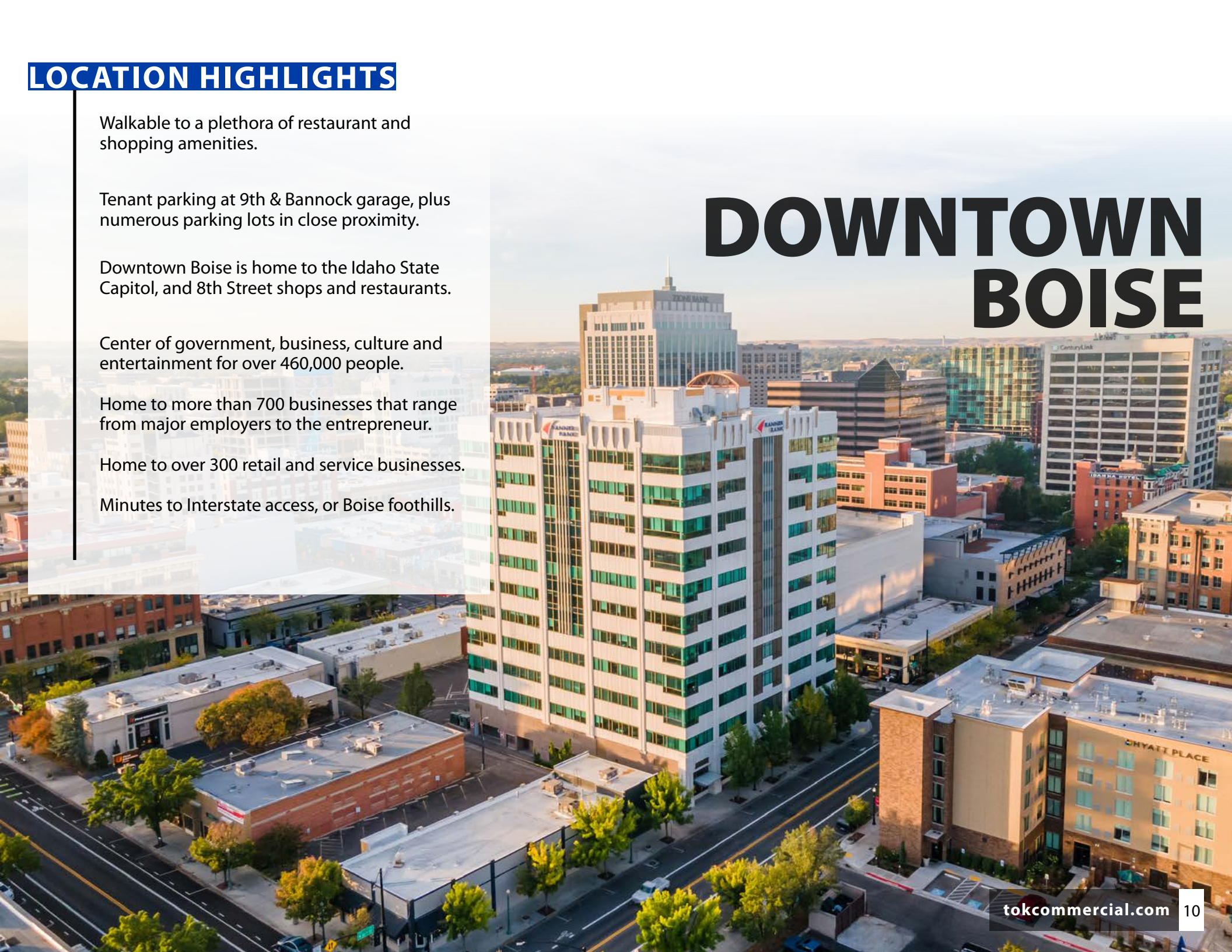
Center of government, business, culture and entertainment for over 460,000 people.

Home to more than 700 businesses that range from major employers to the entrepreneur.

Home to over 300 retail and service businesses.

Minutes to Interstate access, or Boise foothills.

# DOWNTOWN BOISE





# BANNER BANK BUILDING PARKING

Private parking for Banner Bank Building tenants is available in the parking garage at **9th & Bannock**.

## ADDITIONAL PARKING LOTS

### CP1

Surface | 10th & Idaho

### CP2

US Bank Garage | 10th & Idaho

### CP8

Boise Plaza Garage | 1223 W Jefferson

### CP13

Surface | 307 N 8th Street

### CP18

Hoff Lot | Surface | 805 W Jefferson

### R1

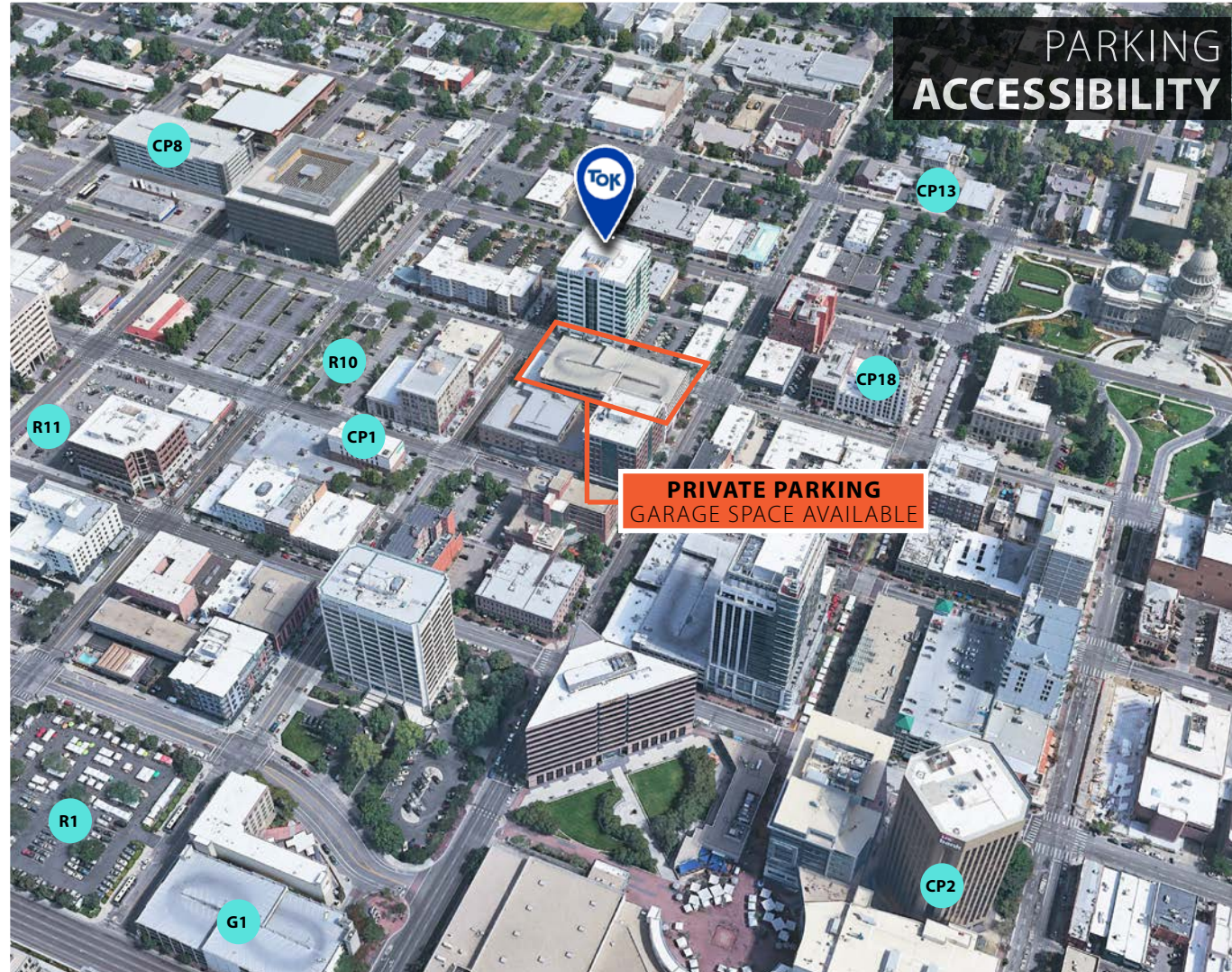
Surface | 1080 W Front Street

### R11

Surface | 1189 Main Street

### G1

10th & Front Garage | 230 S 10th







PREMIER OFFICE SPACE FOR LEASE OR SUBLEASE

# BANNER BANK BUILDING



BANNER BANK  
BUILDING

# TOK

COMMERCIAL

The Boise Valley  
**is uniquely  
positioned as  
a destination  
location for both  
logistics and talent  
relocation.**

MONTANA

OREGON

CALIFORNIA

UTAH

NEVADA

DRIVE TIMES:

- 1 - 5 Hour
- 5.1 - 8 Hours
- 8.1 - 15 Hours

# 18

Nonstop Destinations:  
**Boise Airport** (2020)

# 4.1

 MILLION

Travellers per year:  
**Boise Airport** (2019)

# 18

 MINUTES

Average commute time:  
**Boise Valley** (BVEP, 2020)



# 239,077

Population:  
**Boise** (2020)

# #1

Best Place to Live:  
**Boise** (Livability 2019)

# #1

Market | Out-of-State Homebuyers:  
**Metro Area** (2019)

# TOK

COMMERCIAL

The Boise Valley  
offers an exceptional  
quality of life  
**which has  
attracted  
national interest  
and resulted  
in significant  
population  
growth.**



**TOK**

COMMERCIAL

# BANNER BANK BUILDING

950 W BANNOCK STREET | BOISE, ID 83702 | **FOR LEASE**

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