



COMMERCIAL



BANNER BANK BUILDING

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

Al Marino, SIOR | 208.947.0811 | al@tokcommercial.com

Pat Shalz, SIOR | 208.947.0834 | pat@tokcommercial.com

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

9TH & BANNOCK

NEGOTIABLE

TI Allowance

LEED CERTIFIED

Platinum

10TH & BANNOCK

Cross Streets

LEASE TYPE

Full Service



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PREMIER OFFICE SPACE FOR LEASE OR SUBLEASE

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

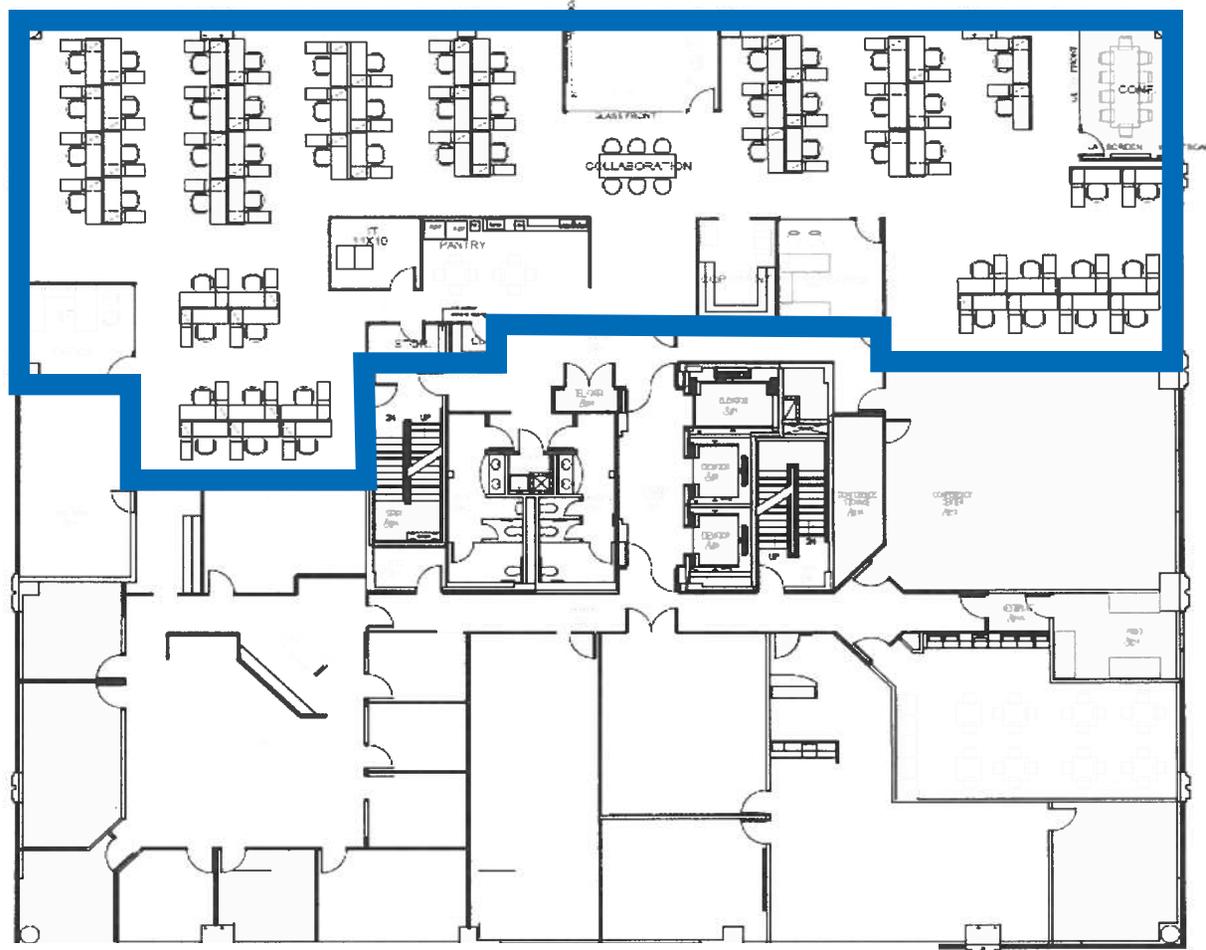
AVAILABLE SUBLEASE SPACES

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

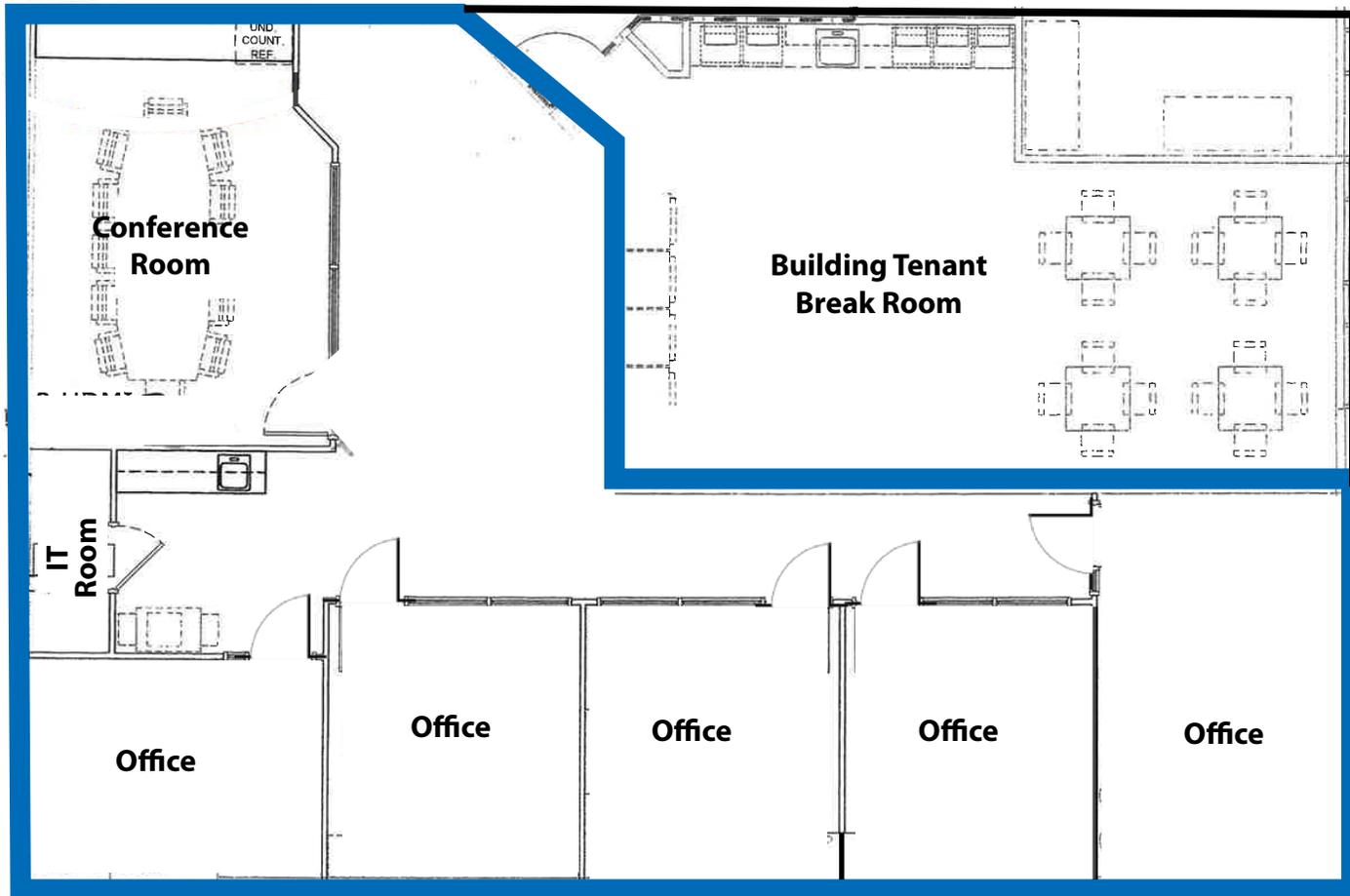




PREMIER OFFICE SPACE FOR LEASE OR SUBLEASE

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SECOND FLOOR
SUITE 270 | 2,040 SF

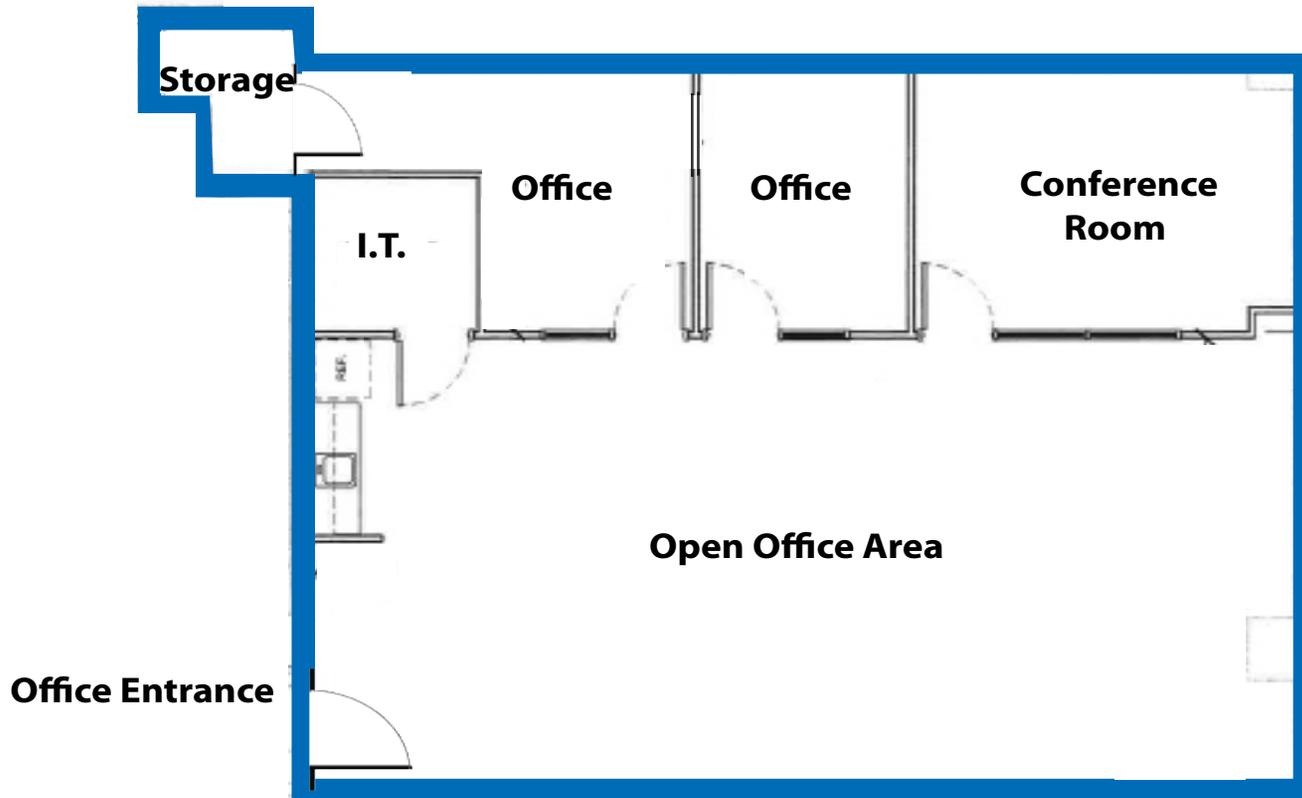




PREMIER OFFICE SPACE FOR LEASE OR SUBLEASE

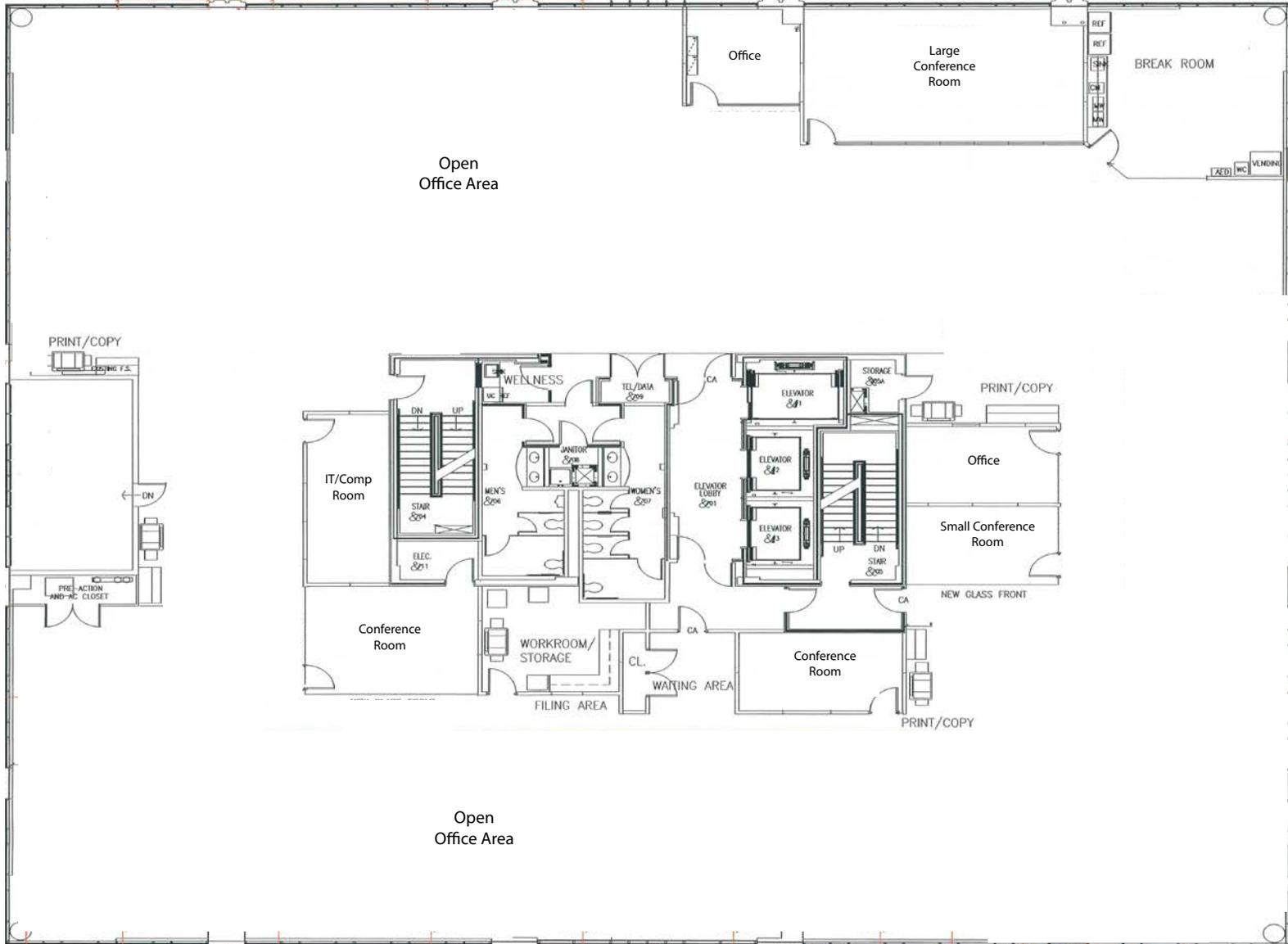
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FOURTH FLOOR
SUITE 470 | 1,495 SF



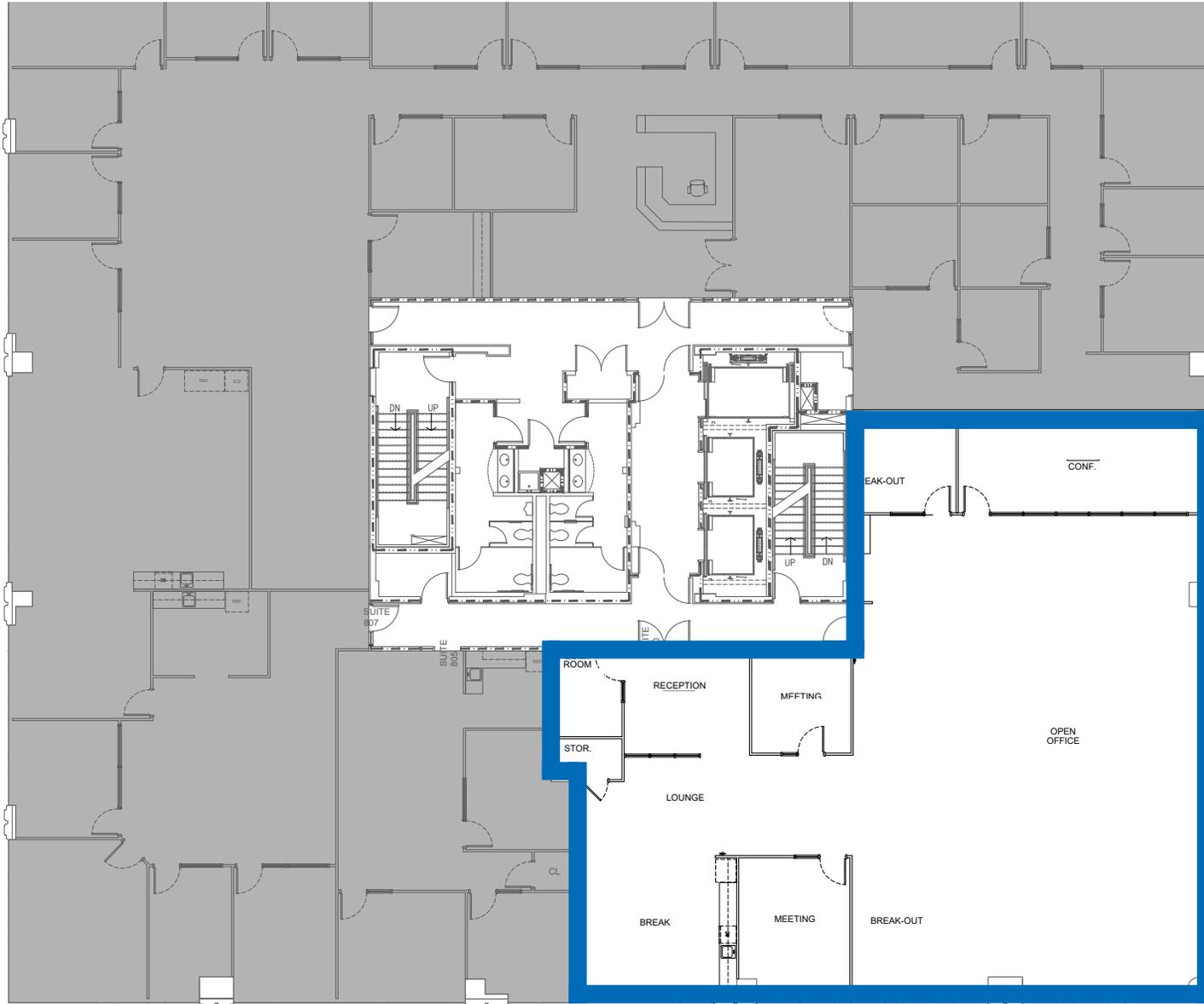
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SEVENTH FLOOR SUITE 700 | 17,020 SF



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EIGHTH FLOOR
SUITE 800 | 4,790 SF



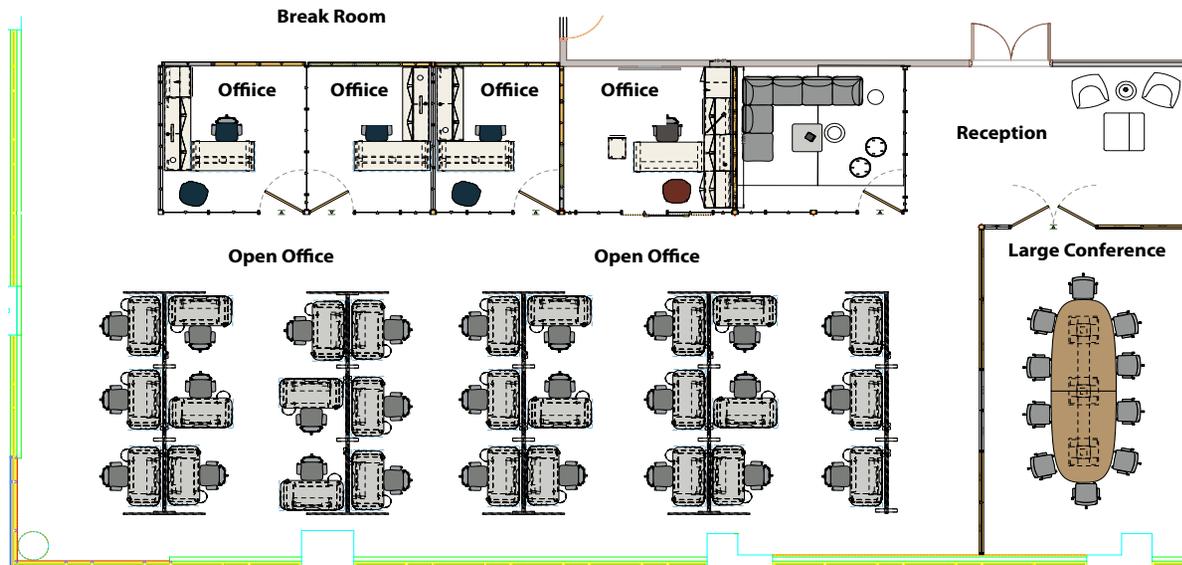
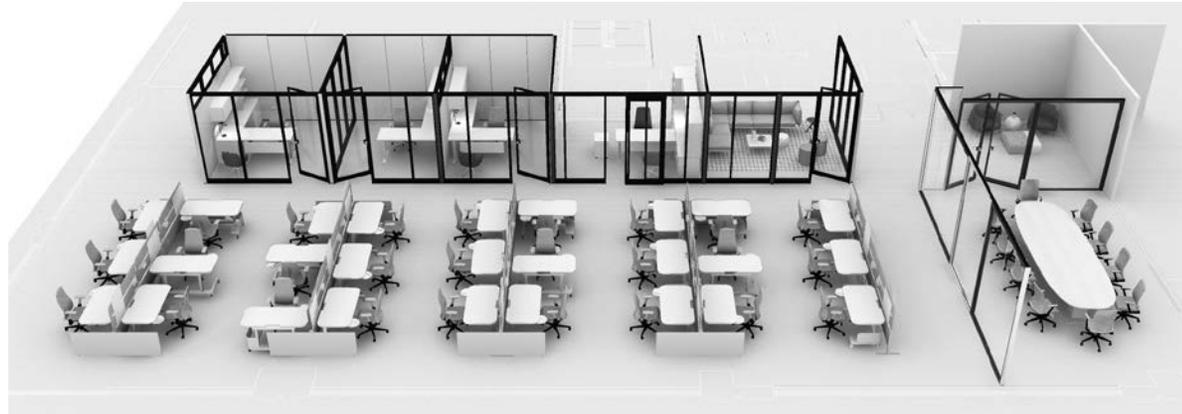
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TENTH FLOOR

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.

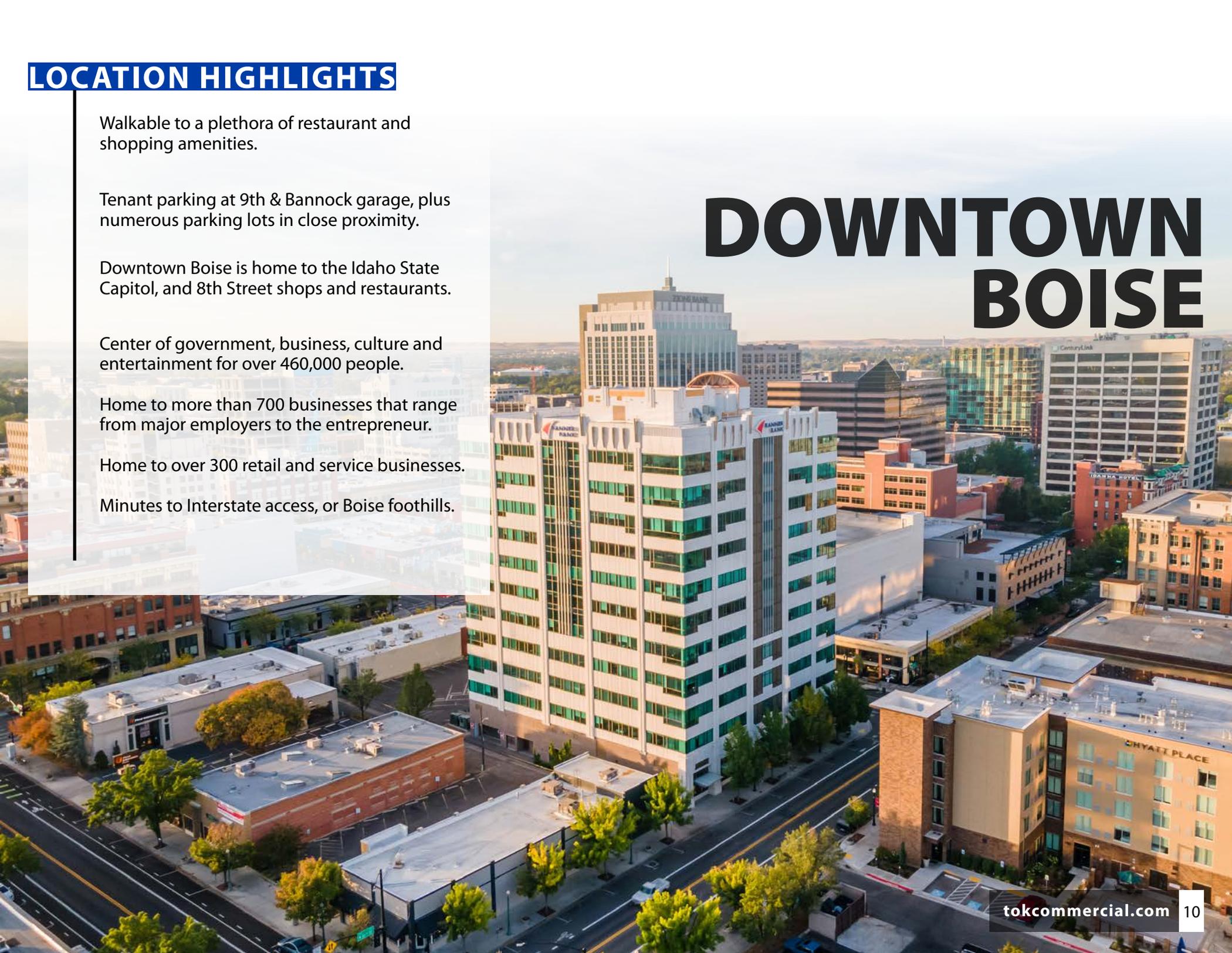
Center of government, business, culture and entertainment for over 460,000 people.

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

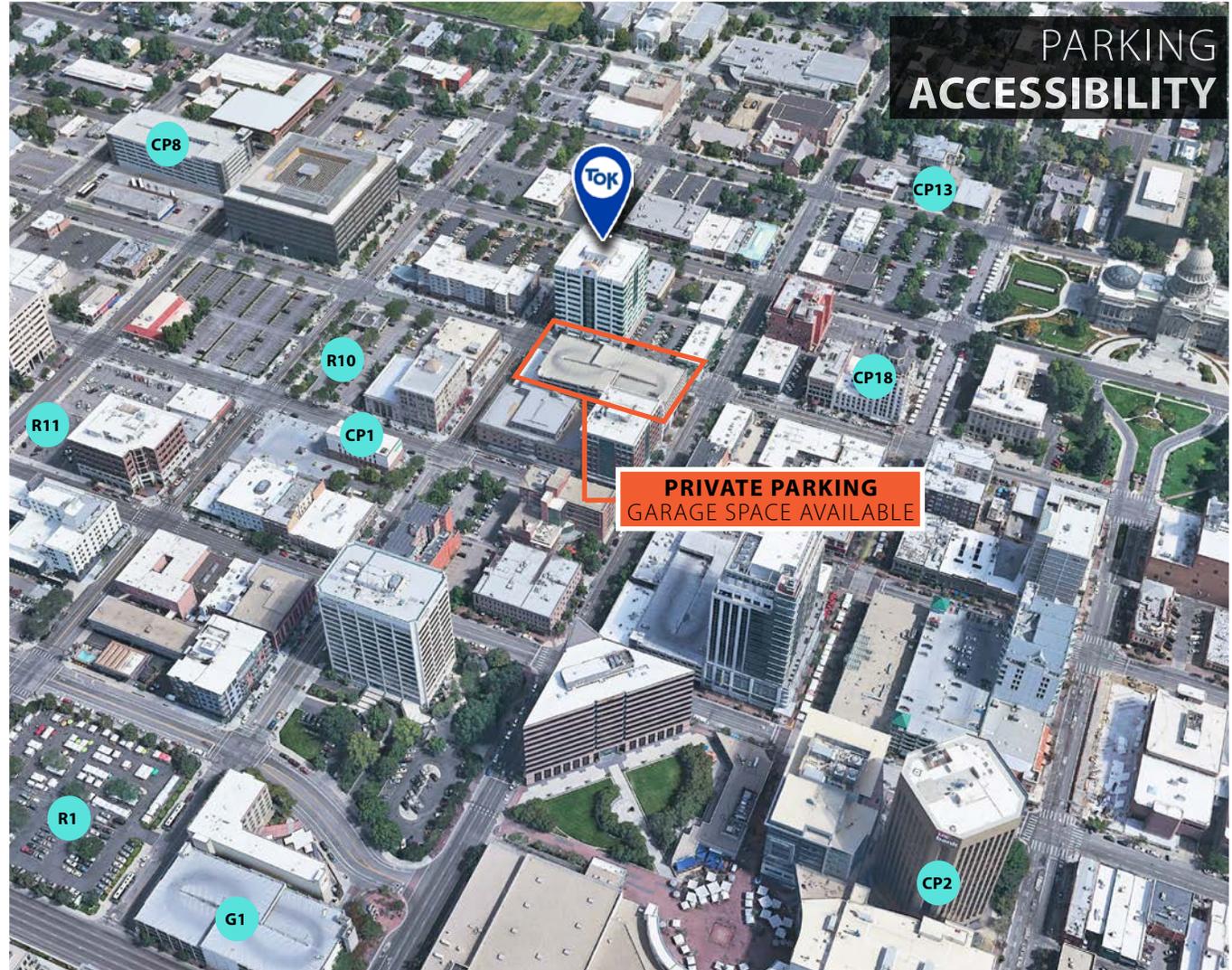


BANNER BANK BUILDING PARKING

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





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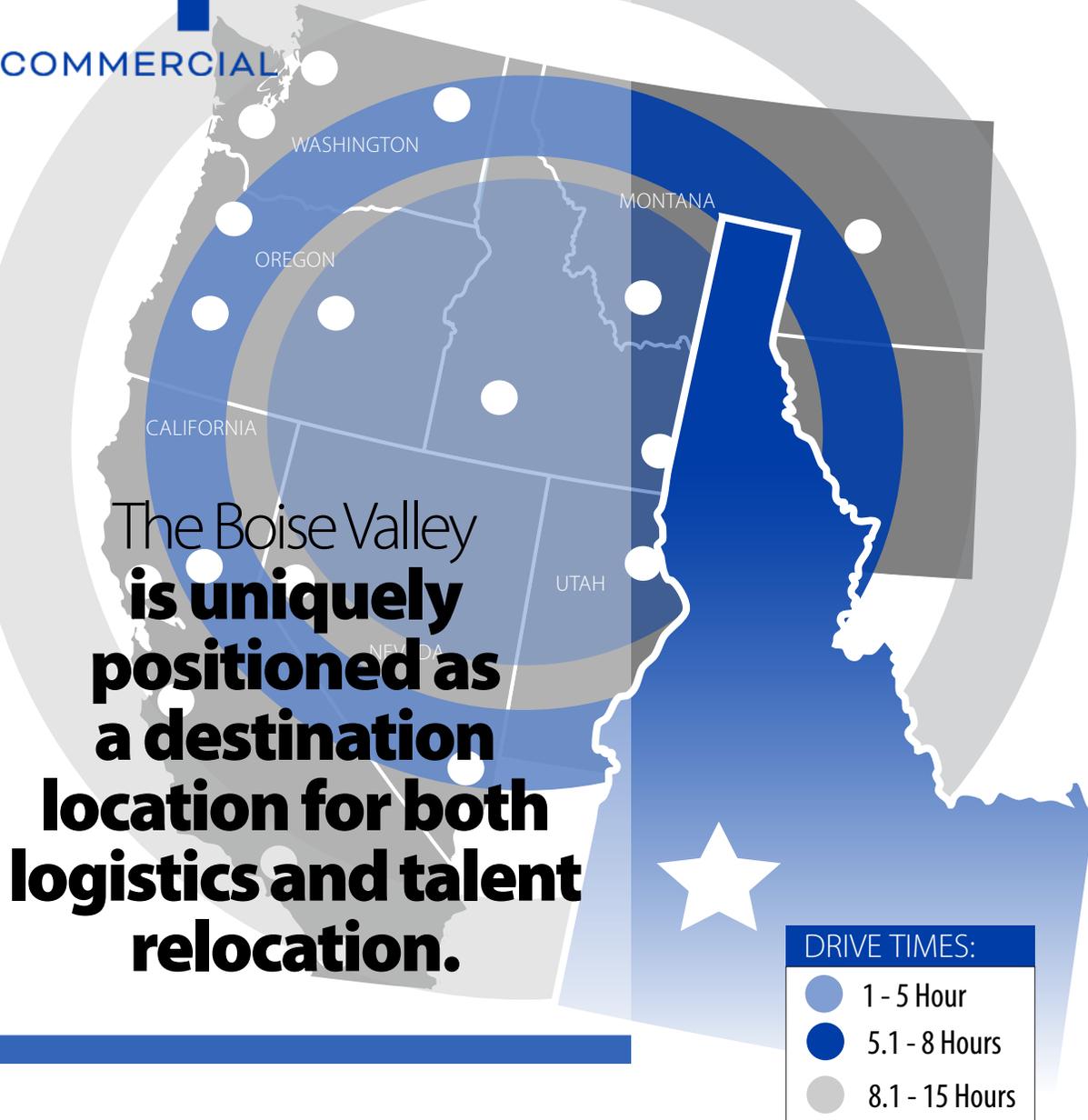
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18

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)

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

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