

BANNER BANK BUILDING 5TH FLOOR FOR LEASE

950 W. Bannock St., Suite 500
Boise, ID 83702



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



INVESTMENT HIGHLIGHTS



This LEED Certified Platinum office building consists of 17,019 SF of fully built-out offices, located in the heart of Downtown Boise.

Lee & Associates is pleased to present this 17,019 SF office space for sublease. Enjoy the entire fifth floor in Idaho's only LEED Certified Platinum building. This property offers 50 fully built-out offices, 3 conference rooms, large lounge area, with multiple open office areas. Within a prime business environment, there are multiple options for surface and garage parking nearby.

The Banner Bank building is found in a vibrant location surrounded by many restaurants and retail amenities. Great foothills and Downtown city views on all sides make this a productive environment for your office to excel. The office is within a close proximity to the I-184 and the BOI Airport.

LEASE RATE:	Contact Agent
AVAILABLE SF:	17,019 SF
TOTAL BUILDING SF:	182,950 SF
SUITE:	500
YEAR BUILT:	2005
ZONING:	C-5DD
PARCEL:	R1013003480



QUICK STATS

INCOME

\$61,109

Estimated median household income

LABOR FORCE

63.3%

% of population in civilian labor force

GROWTH

2.3%

Projected annual growth in population (2022-2027)

BOISE, IDAHO



228,057

2022 Population

3.8 mi

to Airport

0.7 mi

to I-84 FWY



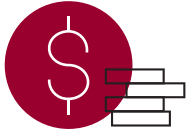
INTERIOR PHOTOS



FLOOR PLANS



NEARBY RETAILERS



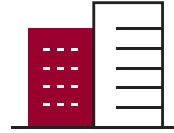
FINANCE

Wells Fargo
Chase Bank
US Bank



GROCERY

Trader Joes
Co-Op
Winco



OTHER

Mister Car Wash
Boise Centre
The Grove Hotel
Boise Art Glass
Record Exchange
Alpine Surgical Arts
Pioneer Title



FOOD

Matador
10 barrel brewing
Even Stevens
Lemon Tree Co.
District Coffee
Panera



RETAIL

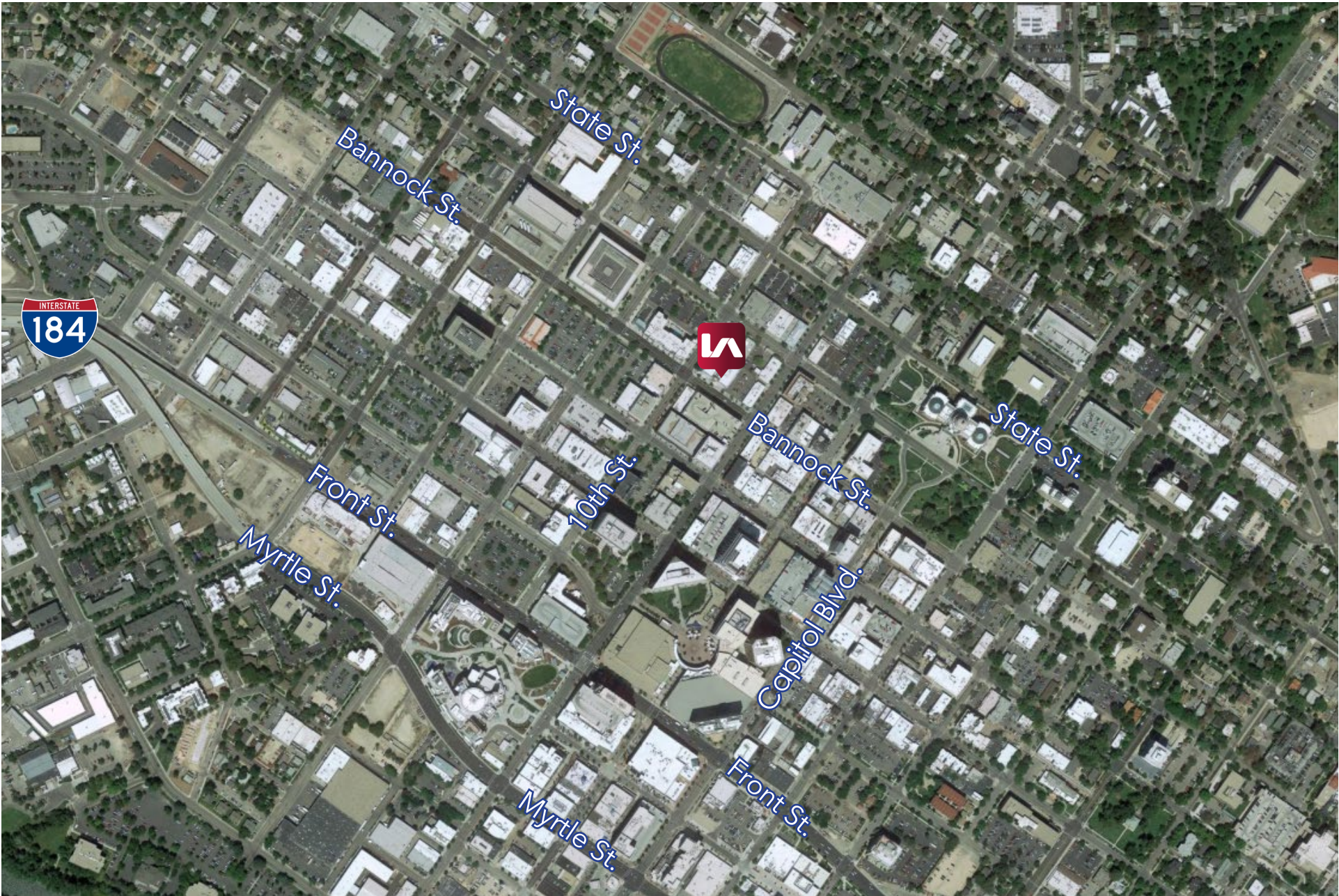
JUMP
Knitting Factory
Hilton Garden Inn
Capital City Public
Market
Pivot



Jack's Urban Meeting Place



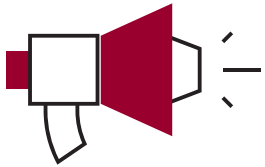
AERIAL



SUBMARKET

DEMOGRAPHIC HIGHLIGHTS

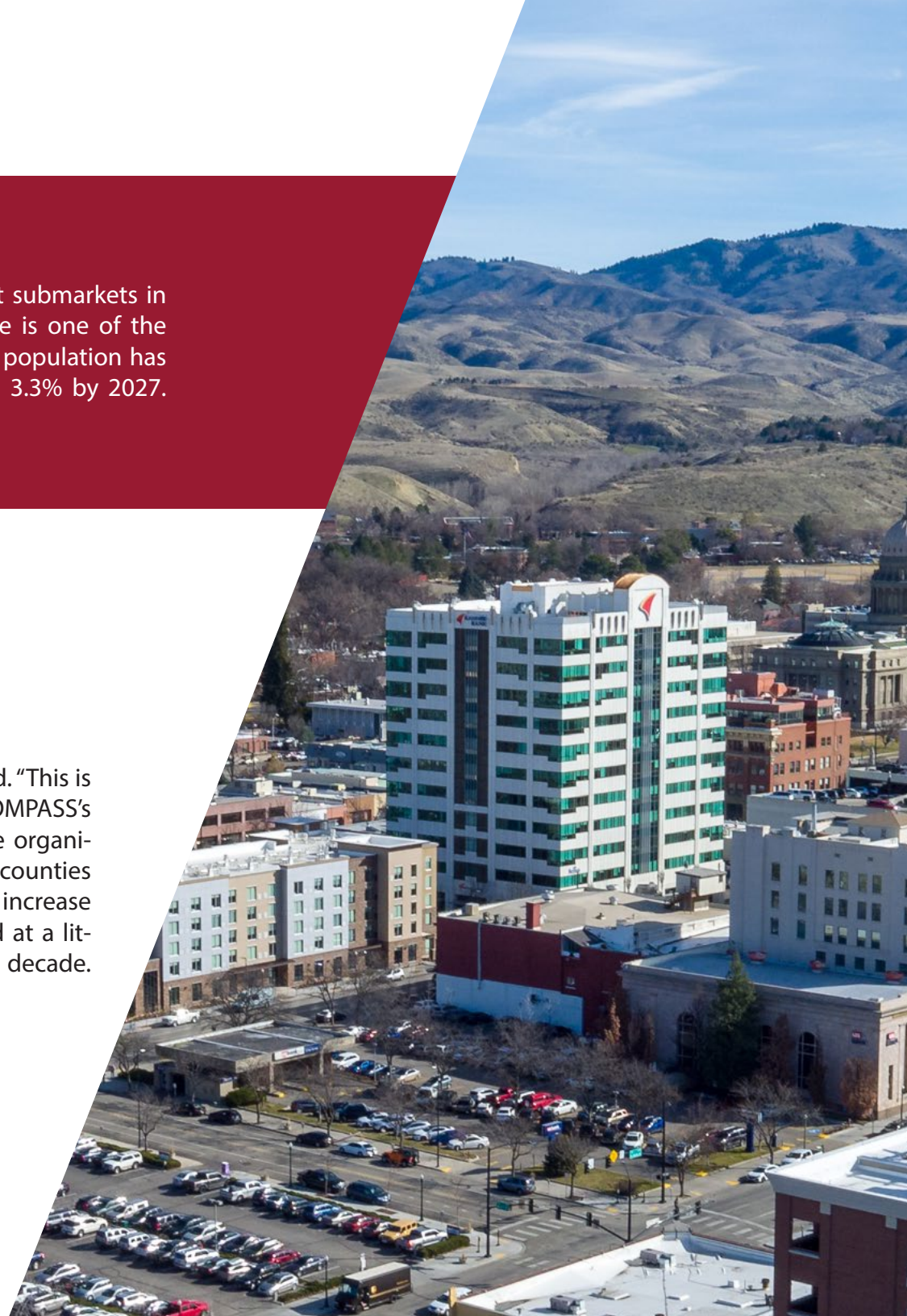
The Banner Bank building is positioned in one of the busiest submarkets in the Boise MSA with a population of 228,057 residents. Boise is one of the fastest growing cities in the metropolitan statistical area. The population has increased by 15% and is expected to increase an additional 3.3% by 2027.



BOISE METROPOLITAN STATISTICAL AREA IN THE NEWS:

“We’ve seen our ebbs and flows and swings in the valley,” Miller said. “This is definitely a high-growth era.” For Miller, the biggest surprise in COMPASS’s 2022 population estimates is the tremendous rate of growth. The organization creates population estimates each year. Ada and Canyon counties grew 7.8% from 2020 to 2022, from 726,000 to over 781,000, an increase of about 55,000 people. For context, if the growth rate continued at a little over 7%, the Treasure Valley’s population would double in a decade.

boisedev.com



LOCATION AND DEMOGRAPHICS

RESIDENTIAL DEVELOPMENT

The Treasure Valley area has experienced strong growth in demand and steadily increased pricing in single family residences since 2010. In addition, the city of Boise has experienced strong residential growth and grew 15% between 2010-2022.

LOCATION HIGHLIGHTS

The Banner Bank building is uniquely positioned within the Boise Downtown Central Business District. This unique position offers unmatched branding opportunities for corporations. This has attracted century old businesses and Fortune 100 companies alike. The property is the "A" location in the Boise CBD.

TREASURE VALLEY AREA

1 min.
0.3 mi.

to Downtown Boise

11 min.
3.8 mi.

to Boise Airport



"The state has led the country in population growth for the fifth year in a row. From 2020 to 2021, Idaho's population grew 2.9%, according to U.S. Census Bureau population estimates. Idaho welcomed 53,000 new residents, bringing its population up to about 1.9 million, the Spokesman Review reported. The main reason was people moving from other states. Neighboring states Utah and Montana ranked just behind Idaho, growing 1.7% each. Washington ranked 23rd, gaining about 0.3% in population."

usnews.com





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