

# FOR LEASE

## *Downtown Office Building on Historic Registry*

**509 W. Hays Street  
Boise, Idaho**

**Beautifully converted 1908  
John E. Tourtellotte Design  
sandstone building listed on  
*National Historic Registry***

### ***BUILDING SIZE***

Total building size 3,217 SF\* as follows:

- 1st Floor 1,150 SF
- 2nd Floor 958 SF
- Finished Lower Level 1,109 SF

### ***LEASE RATE***

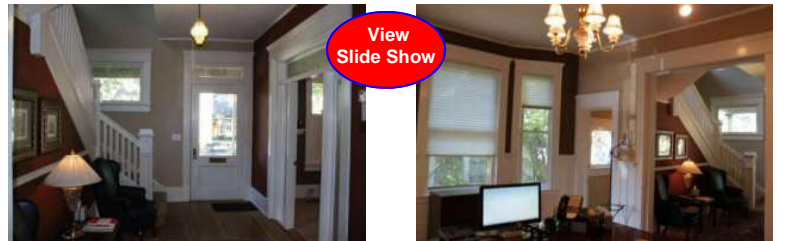
\$10 PSF, NNN

### ***COMMENTS***

- Conference Room
- Break Area / Kitchen
- Storage Area
- Five Offices
- Reception Area
- Located close to Downtown Services, Capitol Building, Federal Courthouse, and St. Luke's Hospital
- On-site Parking plus Free Street Parking



**PLEASE DO NOT DISTURB TENANT  
Shown by Appointment Only!**



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## **ARTHUR BERRY & COMPANY**

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\*The information above has been obtained from sources deemed reliable, however, Arthur Berry & Company makes no representation as to its completeness and accuracy. Tenant to verify square footages. Price, terms subject to change at seller's discretion. File 4305