



# Idaho Wheat Commission

821 W. STATE ST. | BOISE, ID

*2,173 - 8,506 SF  
Office + Retail  
For Lease*

**CBRE**



# Highlights



## 31,006 SF New Build

Estimated completion Q3 2026



## Top-Notch Amenities

Rooftop deck & conference facilities on 4th floor



## High Visibility

Prime State Street exposure



## Walker & Biker Paradise

Walking & biking distance to the Capitol, YMCA, shopping, restaurants and downtown core



## Easily Accessible

Multiple bus routes along State Street



## Lease Rate

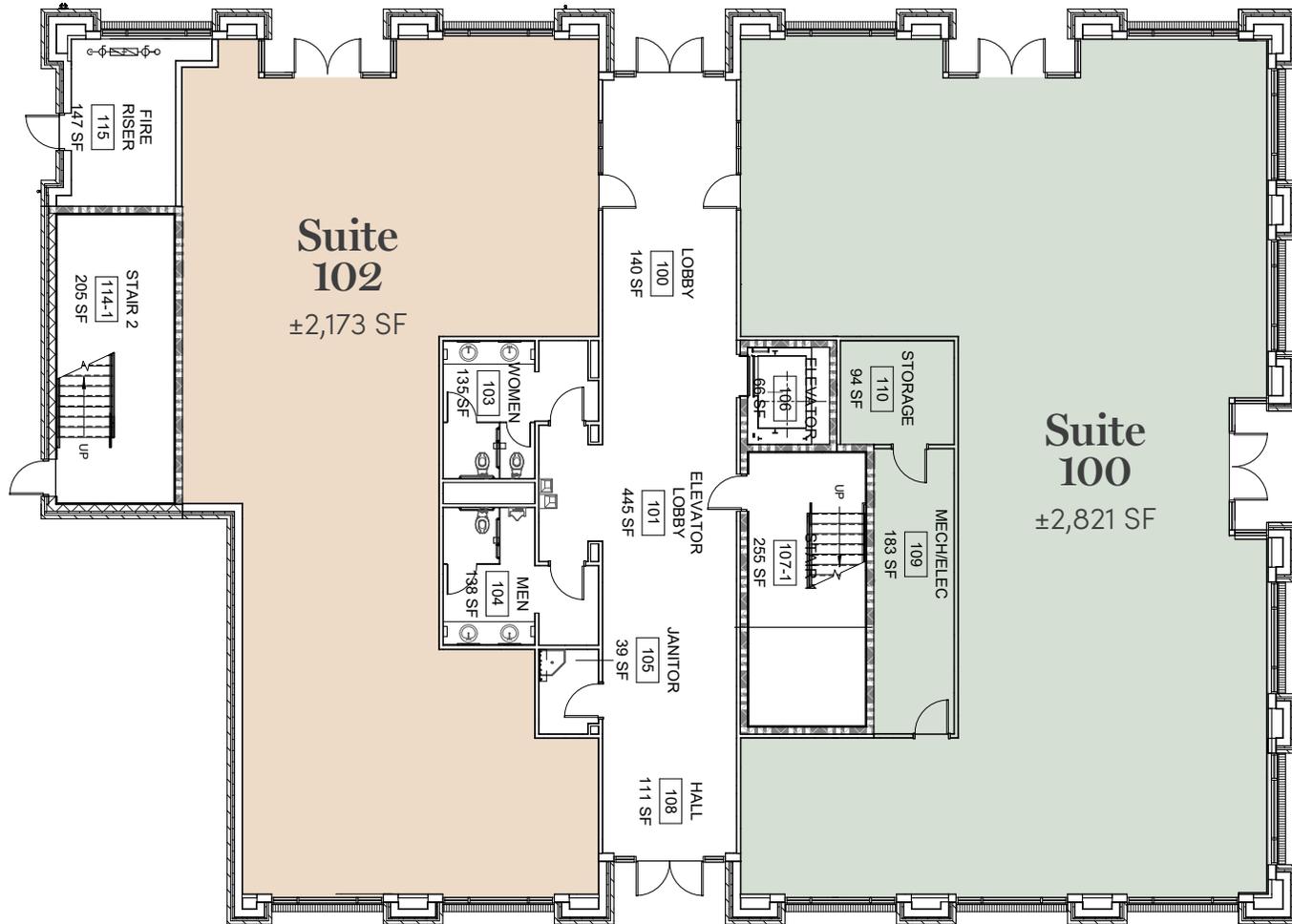
Contact brokers (Office: FSEJ / Retail: NNN)

# Ground Floor | Retail

Suite 100: ± 2,821 SF

Suite 102: ± 2,173 SF

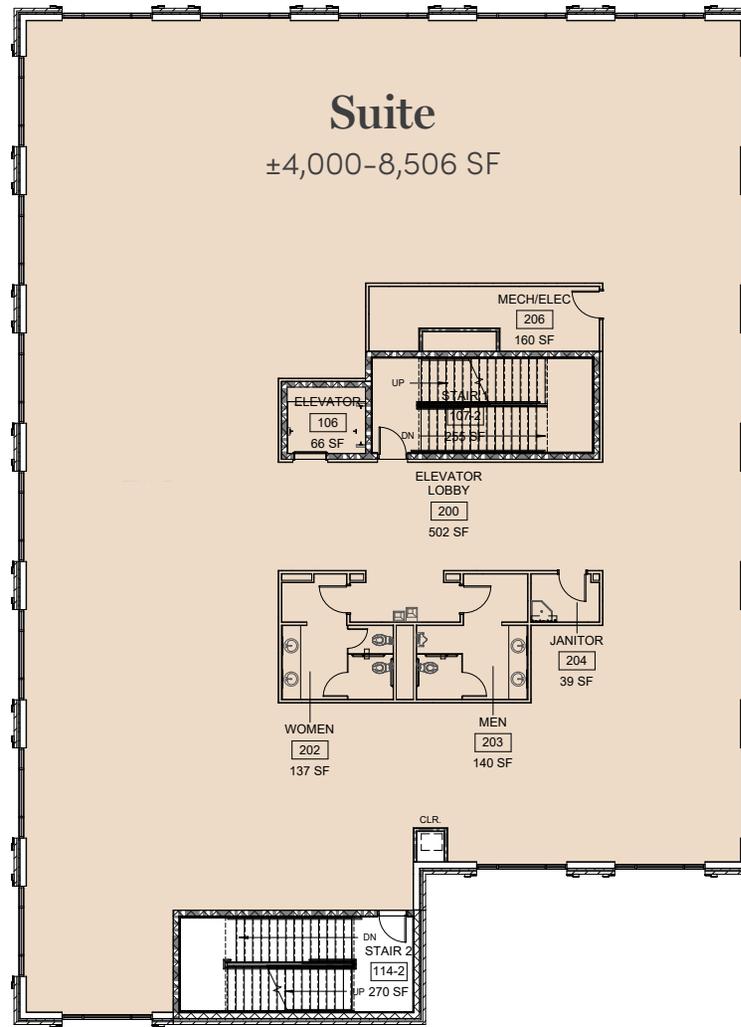
Lease Rate  
\$25/SF, NNN



# Second Floor | Office

±8,506 SF Available,  
Divisible to ±4,000 SF

**Lease Rate**  
\$28/SF, FSEJ



# Area Amenities



- 1 mile to Boise State University
- 1.1 miles to Julie Davis Park
- 1.2 miles to Ann Morrison Park

# Area Parking



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## CONTACTS

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