



Idaho Wheat Commission

821 W. STATE ST. | BOISE, ID

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

DELIVERY SUMMER 2026

CBRE



CONSTRUCTION PROGRESS | APRIL 2026

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)

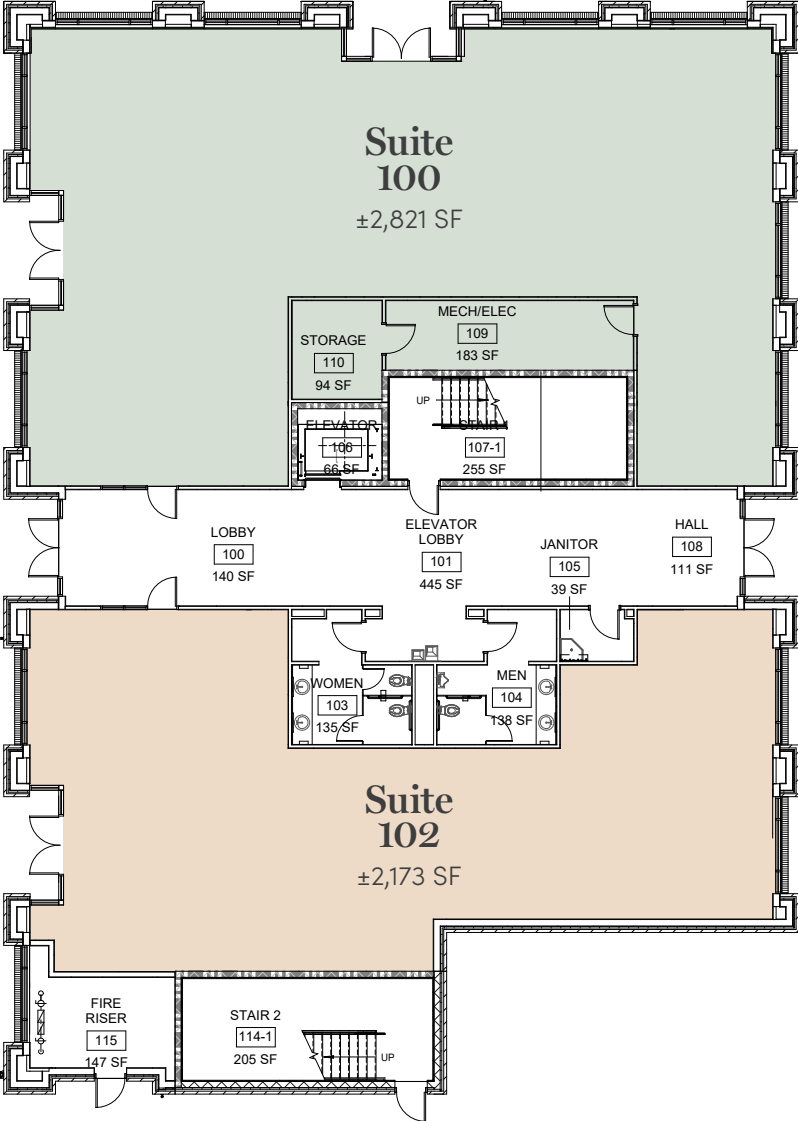
State St.

Ground Floor Retail

Suite 100: ± 2,821 SF Divisible
Suite 102: ± 2,173 SF

Lease Rate
\$25/SF, NNN

9th St.



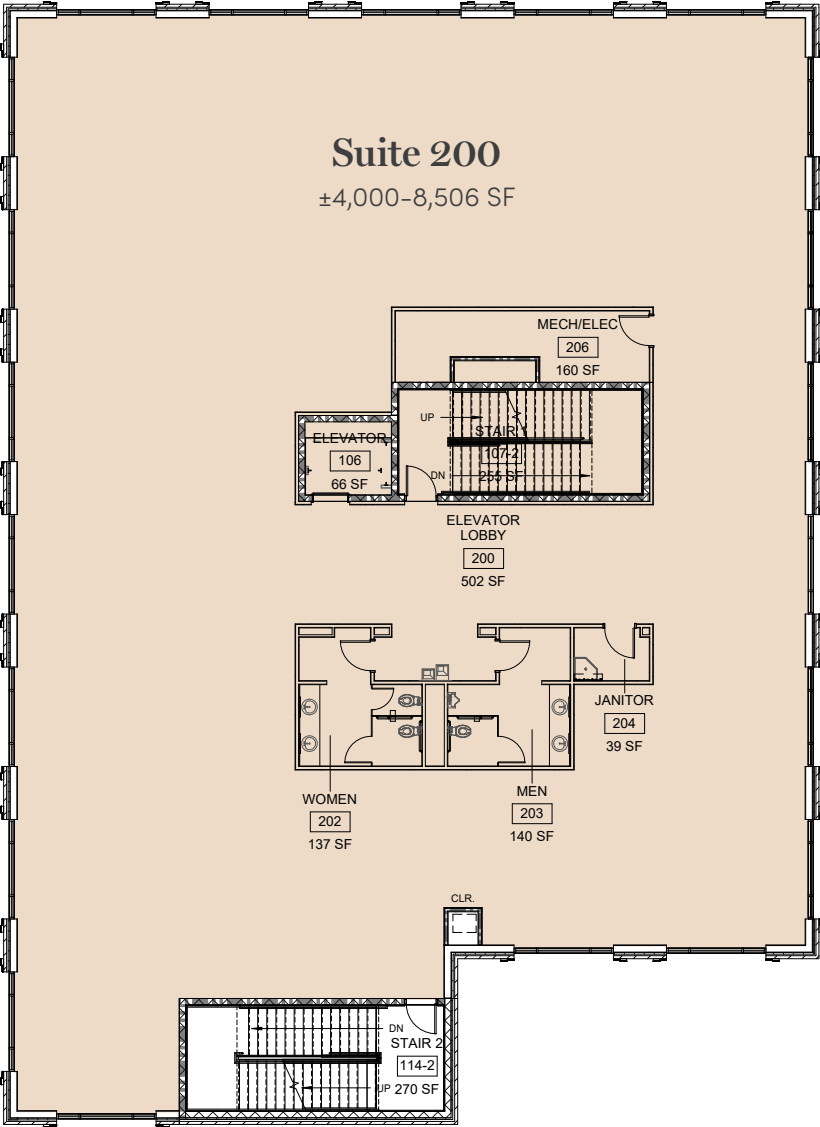
State St.

Second Floor Office

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

Lease Rate
\$28/SF, FSEJ

9th St.



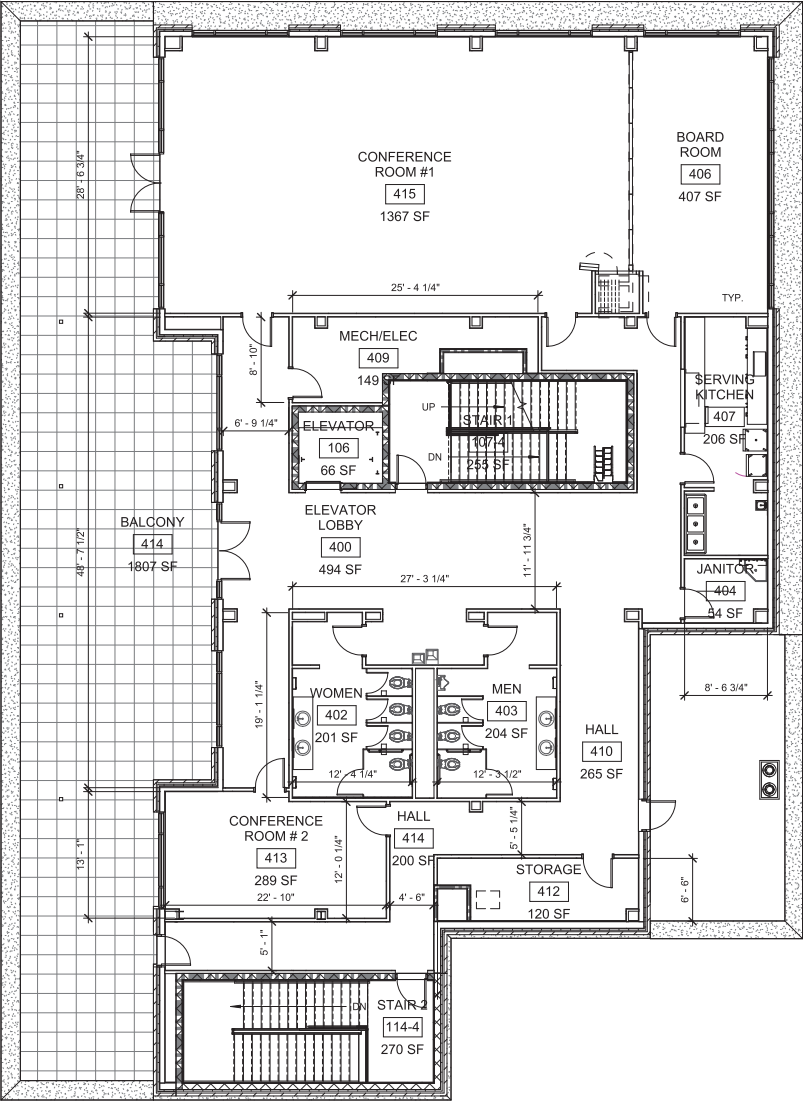
State St.

Fourth Floor Shared Amenities

(Floors 2 & 3)

- 2 Conference Rooms
- Board Room
- Serving Kitchen
- Rooftop Deck

9th St.



Amenities Map



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

Idaho Wheat Commission

821 W. STATE ST. | BOISE, ID



CONTACTS

OFFICE

KARENA GILBERT

Vice President

+1 208 488 3164

karena.gilbert@cbre.com

KYLE UHLENKOTT

Senior Associate

+1 208 488 3161

kyle.uhlenkott@cbre.com

SAMUEL LUNDY

Associate

+1 208 600 2684

samuel.lundy@cbre.com

RETAIL

MARK SCHLAG, CLS

Vice President

+1 208 850 8417

mark.schlag@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.
PMStudio_December2025

CBRE