

# River Front Plaza

Office Space for Lease

3101 W Main Street Boise, ID 83702



## Available Space:

Suite	RSF	Asking Rate	Lease Type
110	±5,521 SF	\$23/SF	FLSVEJ

<b>Lease Term:</b>	5+ Years
<b>Date Available:</b>	Immediately
<b>Building Type:</b>	Office
<b>Building Size:</b>	20,830 SF
<b>Class:</b>	Class "A" Building

## Highlights:

- Rare office space bordering Downtown Boise, is now available for lease.
- Property offers ample parking spaces, which compliment the multiple building access points
- Located along the Boise Greenbelt, a paved trail system offering access to over 20 miles of scenic pathways along the Boise River.
- Centrally located with convenient access for employees and clients via Whitewater Boulevard, I-84 Connector (with Freeway connectivity), Chinden Boulevard, and Main Street/Fairview Avenue.
- The floor plan includes perimeter offices and with a central creative office space, reception, and a large conference room.

## 2023 Demographics

	2 miles	5 miles	10 miles
Population	57,909	207,677	429,685
Avg HH Income	\$ 80,530	\$ 86,912	\$ 97,420
Daytime Population	26,736	89,008	168,008

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**Rocky Mountain**  
Real Estate Services, LLC  
350 N. 9th Street, Ste 200, Boise ID 83702

# Property Photos



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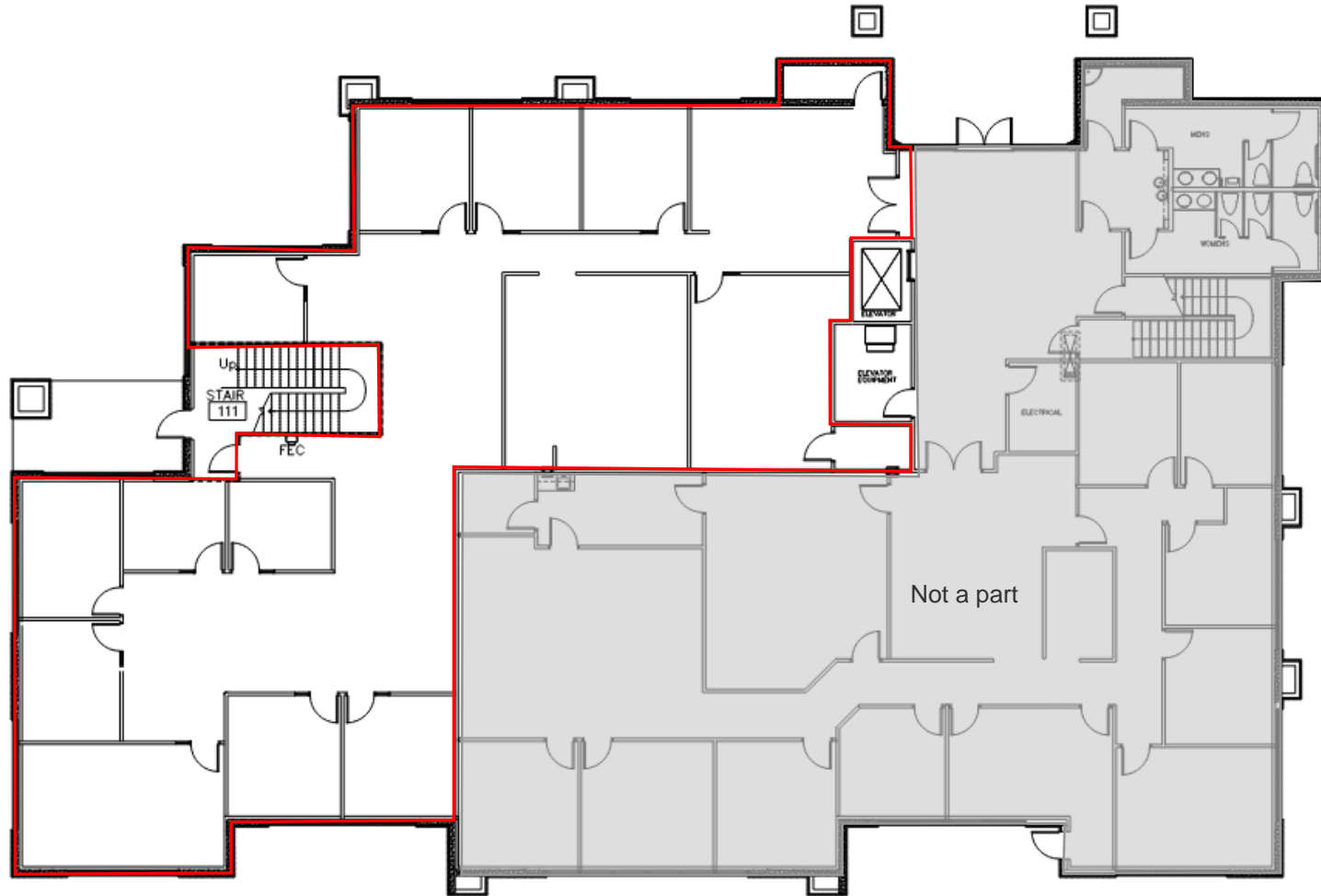
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# Premises Floor Plan



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# Aerial Map - Close Up



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