

KEY FINANCIAL CENTER

OFFERING PRICE
\$20,500,000

702 West Idaho Street, Boise, Idaho



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Originally developed in 1963 and extensively renovated in 1989, the Property has received significant upgrades to its interior common areas, placing it at the top of Downtown Boise's Class A office market. High occupancy, institutional quality maintenance, credit rent roll, immediate access to retail and entertainment amenities, on-site parking, and proximity to the State Capitol, place the property in a class by itself.

INVESTMENT HIGHLIGHTS

- The property is 96.8% leased as of December 2009, providing a stable cashflow to the new owner.
- Boise's best downtown location. It is located in the downtown core, adjacent to City Hall/County buildings, the State Capitol and related services.
- 82% of the building is leased to the credit-worthy tenant Key Bank, the prestigious law firm of Hall, Farley, Oberrecht, & Blanton, as well as the State Law Library and Federal Defenders office.
- Immediate access to retail and entertainment amenities that are adjacent to the Property.
- Exceptional views of downtown, the State Capitol, and the city of Boise.
- One of the highest on-site parking ratio provides significant up side in the cash flow as the CBD occupancy rises.
- Opportunity to acquire the property well below replacement cost.
- Boise is one of only six major US CBD markets in the second stage of recovery as defined by Integra Real Estate Services.

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