



Colliers

For Lease

The Empire Building

205 N. 10th Street | Boise, ID

Scott Raeber, MBA, CCIM
+1 208 472 2817
scott.raeber@colliers.com

Lance Millington
+1 208 890 4359
lance.millington@colliers.com

Accelerating success.

For Lease

The Empire Building

The Empire Building has been an icon of the Boise skyline for 100 years. This heritage Chicago style building boasts modern amenities and luxurious interiors at the center of Downtown Boise.

Property Information

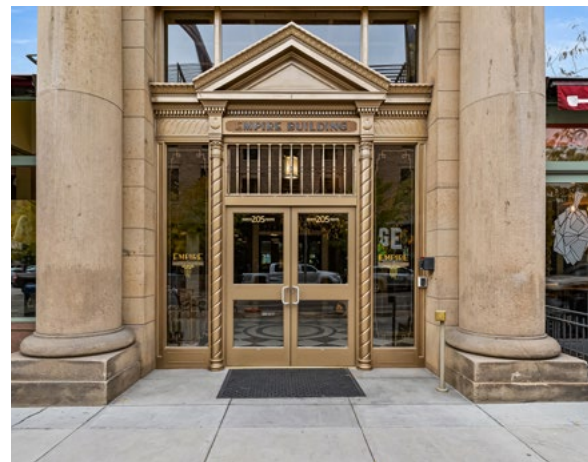
Building Size	61,051 SF
Building Type	Historic Class A Office / Retail
Parking	On-site; Negotiable
Year Built	1908 — Renovated 2000
Building Load Factor	12%
Ceiling Heights	9'
Lease Type	Full Service
Tenant Improvements	Contact Agent

Space Available

Suite	Size	Rate
200	8,244 SF	\$21.00 PSF FS
540	2,125 SF	\$23.00 PSF FS
600	8,386 SF	\$26.00 PSF FS

Key Highlights

- Class A Office Space in Downtown Boise
- Walking distance to shopping, restaurants, and the Downtown YMCA
- Amenities on-site include restaurant and shopping, common area conference rooms
- Surface and street parking available
- Fiber into the building
- Call broker for showing



[Click here to view
Available Retail
Suite Flyer](#)

For Lease

The Empire Building

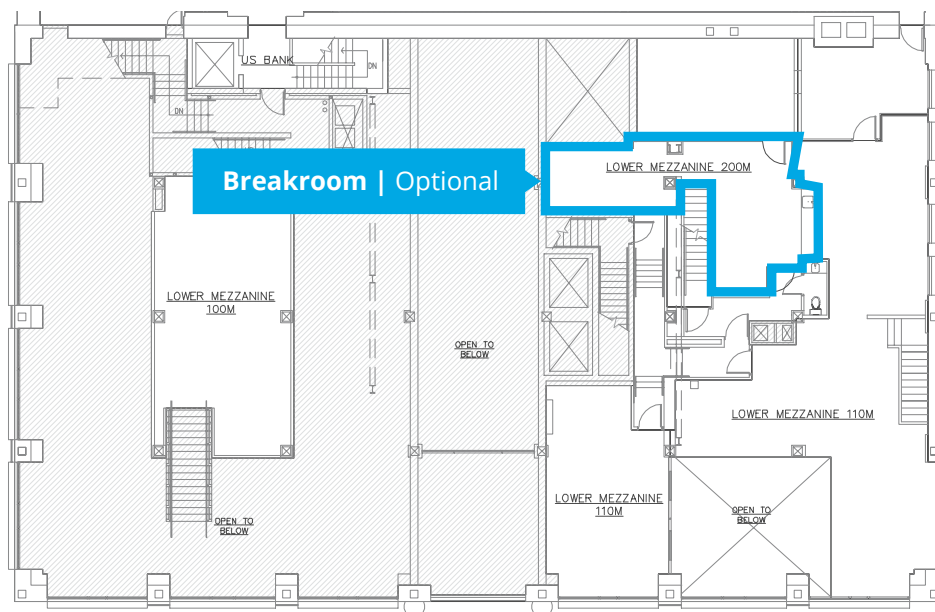
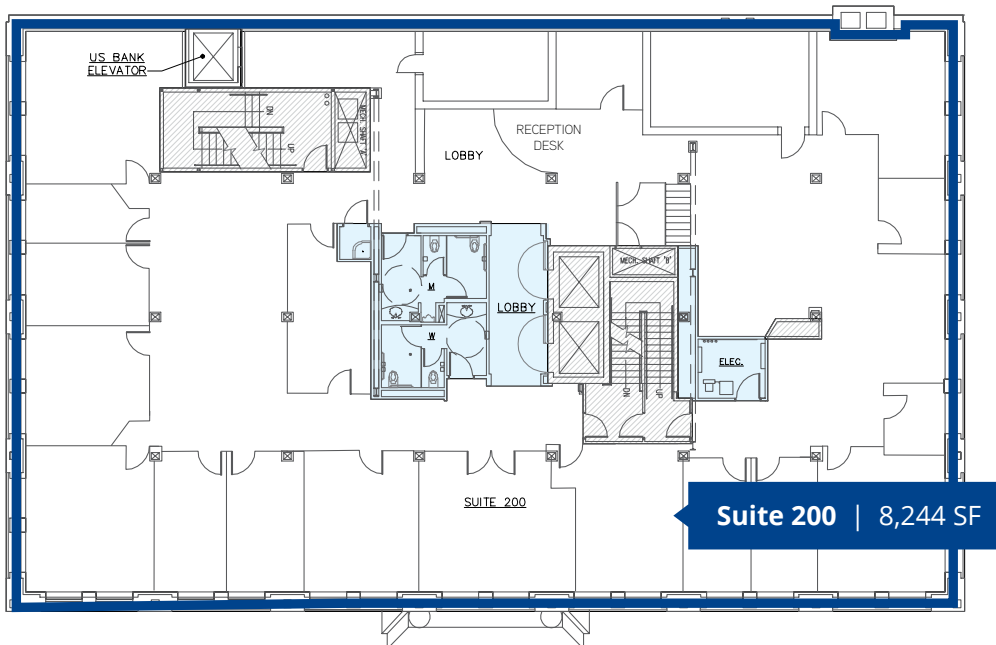
2nd Floor Plan | Suite 200

Additional Office Breakroom Space Optional

Exterior building signage available for full floor user



View Virtual Tour!

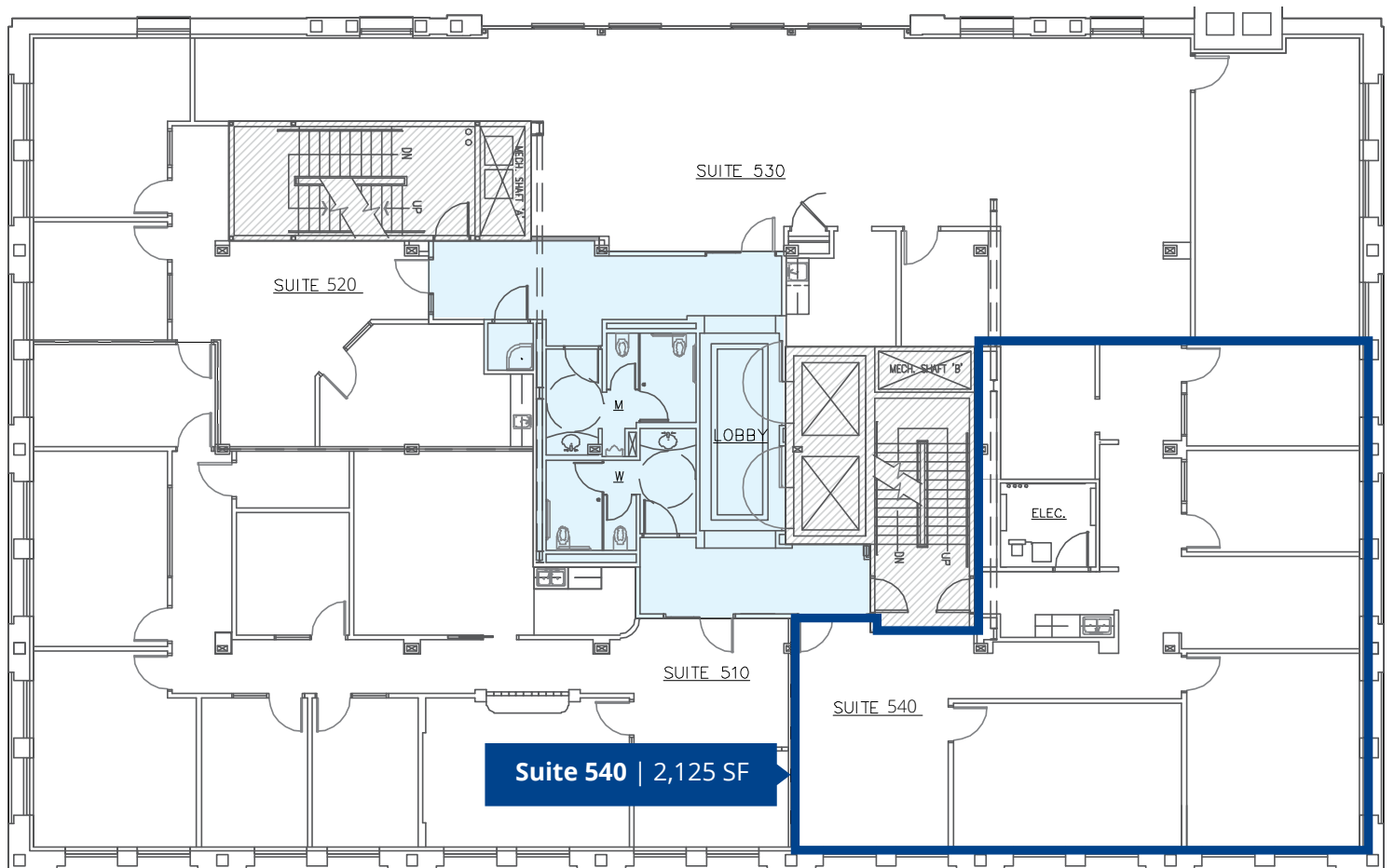


For Lease

The Empire Building

5th Floor Plan | **Suite 540**

Available immediately!

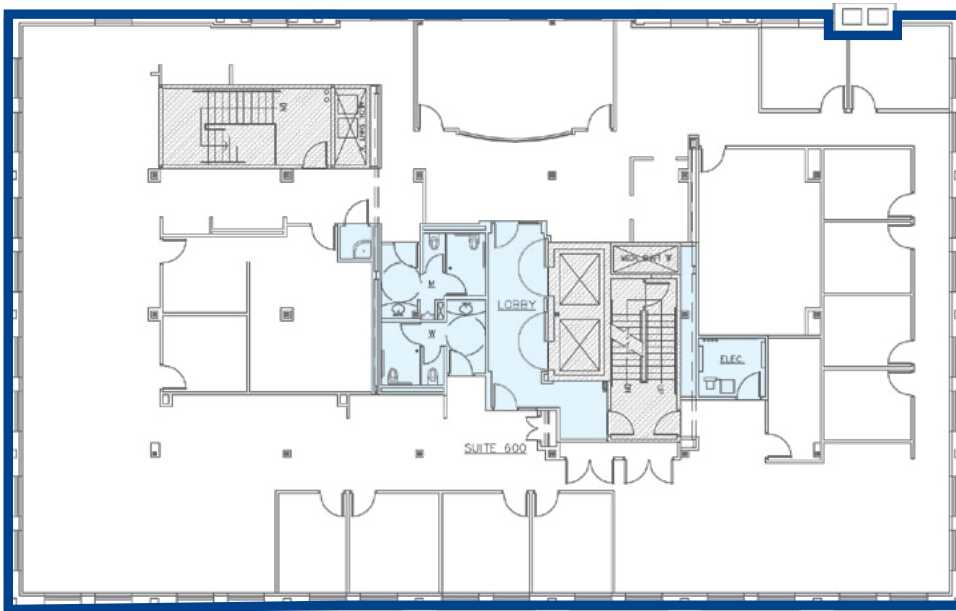


For Lease

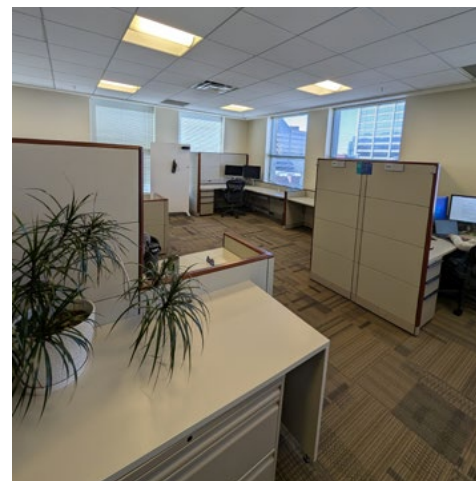
The Empire Building

6th Floor Plan | **Suite 600**

Available Spring 2026

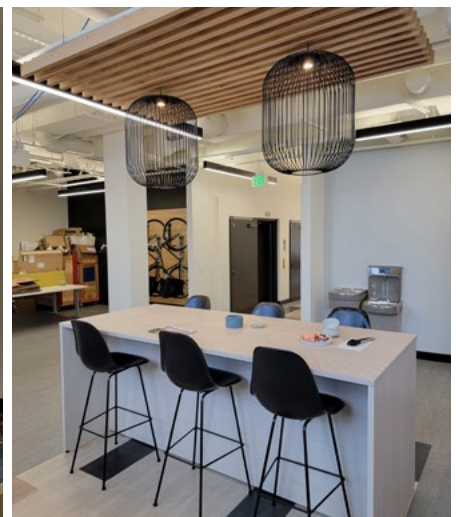
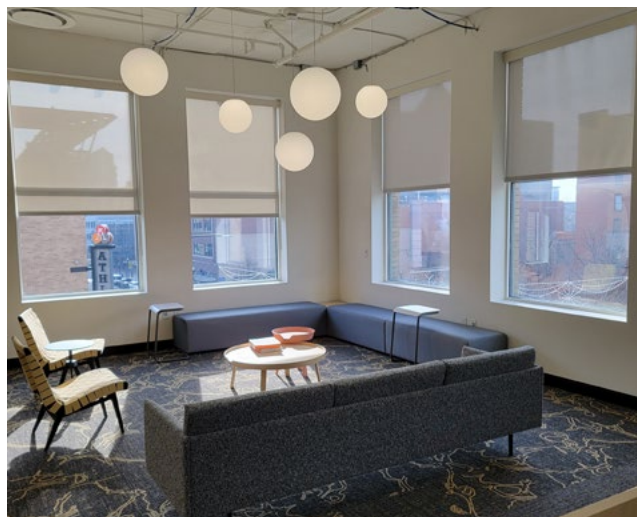
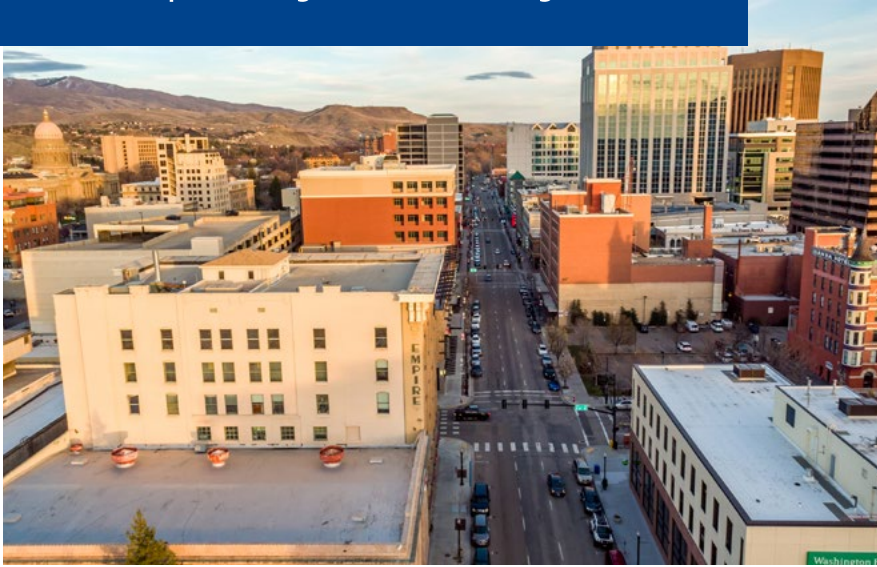


Suite 600 | 8,368 SF



The Empire Building | For Lease

Property Gallery



Nearby Amenities



The Empire Building | For Lease

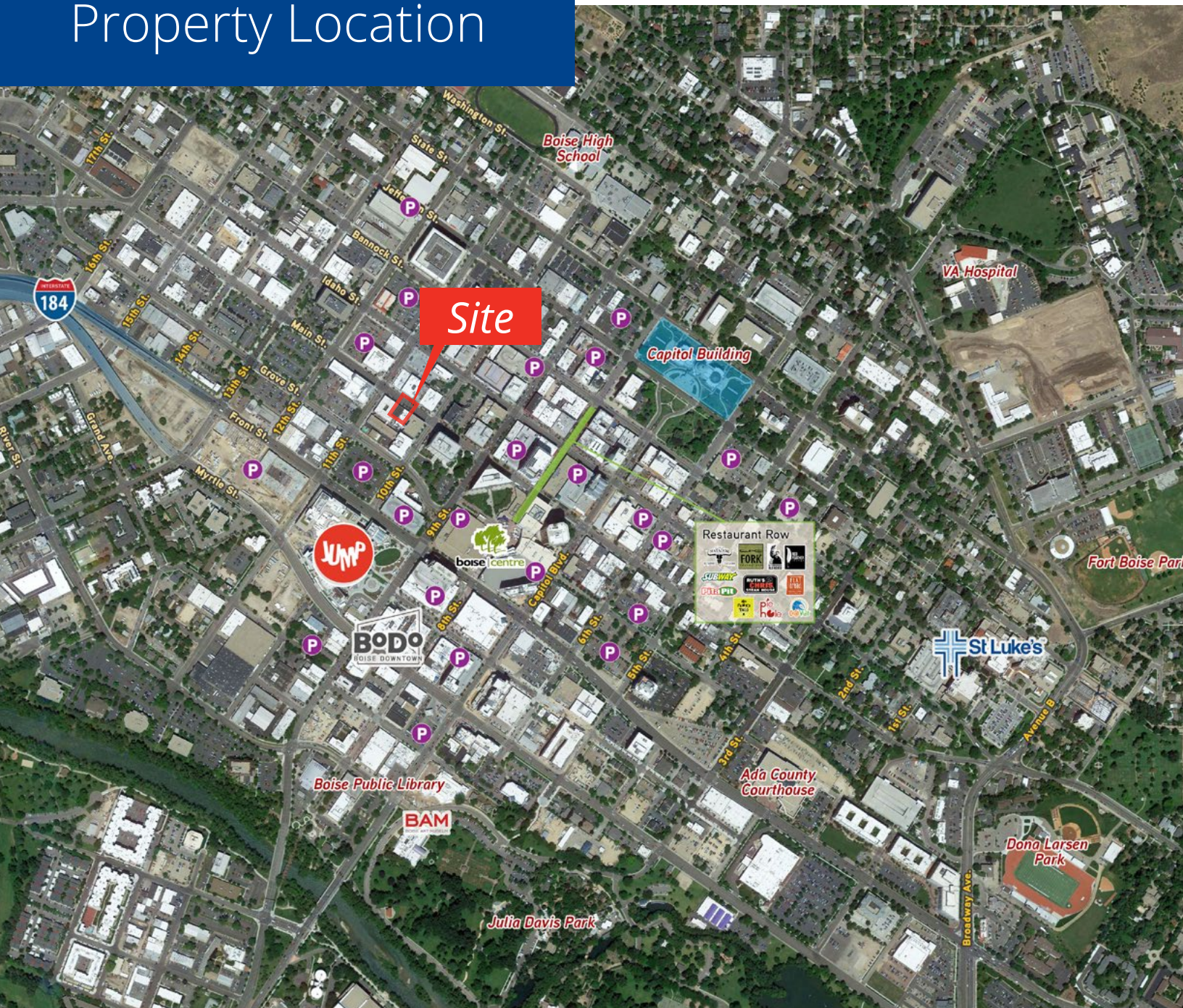


Google Map



Street View

Property Location



Scott Raeber, MBA, CCIM
+1 208 472 2817
scott.raeber@colliers.com

Lance Millington
+1 208 890 4359
lance.millington@colliers.com



OWNED & MANAGED BY:
Tomlinson & Associates



755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.