



B O I S E
P L A Z A

Idaho's Landmark Office Property.



AN OPPORTUNITY DECADES IN THE MAKING

For decades, Boise Plaza has been home to one of the nation's leading corporations. Now, your firm can enjoy the status, conveniences and luxuries of this premiere property.

Boise Plaza, Idaho's largest office building, features more than 300,000 square feet of spectacular class A office space situated on a full city block in downtown Boise, Idaho's vibrant and growing capital city.



Map Legend

 BOISE PLAZA PARKING

BOISE PLAZA FEATURES

- 300,000+ square feet of true class A office space
- Stunning panoramic views of downtown and the Boise foothills.
- Six-story interior atrium
- On-site fitness center and locker room
- Full-time, concierge service stationed at the atrium reception desk to greet your clients
- Ample adjacent parking
- Within walking distance of the city's best restaurants and business services

BOISE FACTS

- Ranked #4 by Forbes for business and careers
- #2 on Inc. magazine's "Best Places for Doing Business in America" list
- Ranked by Money Magazine as one of the top ten "Best Places to Live"
- Population: MSA = approx. 600,000
- Major employers: Micron Technology, Inc., Hewlett-Packard Company, J.R. Simplot Co., Washington Group International, Boise Cascade
- Corporate headquarters: thirteen
- Annual days of sun: 234
- Distance to ski resort: 18 miles





A VIEW FROM THE TOP

Few office developments anywhere provide the panoramic views found from Boise Plaza. Look north and you enjoy unobstructed views of the Boise Foothills. To the east, take in the downtown skyline and Idaho State Capitol. A broad Treasure Valley vista—including the Owyhee Mountains in the distance—stretches out to the west and south.



TIMELESS DESIGN

Designed by the internationally-renowned architectural and engineering firm Skidmore, Owings and Merrill, Boise Plaza features some of the region's most striking corporate architecture.

It begins with the stately exterior, featuring a beautiful 360-degree entry plaza. Inside, Boise Plaza is centered on a lush, 10,000 square foot, six-story interior atrium capped by a fully-encompassing skylight. The result is a flood of natural light, as well as dramatic view corridors that can be enjoyed by the floor-to-ceiling windows.



LOCATION IS EVERYTHING

Just a few blocks from the center of the Northwest's most vibrant city, Boise Plaza positions you at the State's civic and economic core. The State Capital Building, a wide range of business services, fine dining and casual restaurants are all within a short walk. Interstate-184 is only a few blocks away. In addition, ample amounts of parking are available. And best of all, Boise Plaza puts you near the recreational and cultural activities that have made the city a magnet for affluent, highly-educated professionals in search of a high quality of life.



ABOUT THE DEVELOPER

Rafanelli and Nahas is one of the region's premier real estate developers. Over the past 20 years, Rafanelli and Nahas has developed over two million square feet of landmark properties, including nearly one million square feet in the Treasure Valley. Key projects in the Boise Area include River Quarry at Parkcenter, Central Valley Corporate Park, United Heritage Corporate Headquarters and River Quarry Apartments—all of which demonstrate Rafanelli and Nahas' dedication not only to a spectacular initial design, but also to exceptional management and maintenance for many years to come.

**Rafanelli
& Nahas**

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DEVELOPMENT

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BOISE
PLAZA

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AMENITIES

*Boise Plaza
features practical
amenities to
make your business
life even more
productive:*

- On-site security during business hours
- Break room and additional meeting space
- Exercise facility with strength and cardiovascular equipment
- Shower and locker room facility
- Adjacent parking
- Wrap-around entry promenade
- 360-degree views of downtown and the foothills
- Six-story, 10,000 sq. ft. lushly landscaped indoor atrium



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& Nahas



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SURROUNDINGS

*Downtown Boise
is, quite simply,
a great place to
do business.
And Boise Plaza's
central location
puts you near it
all, including:*

- Dozens of restaurants from fine dining to grab-and-go lunch spots
- Corporate and regional headquarters of some of the region's largest and most-respected firms
- The Idaho State Capital building and other key government offices
- Boise City Hall and administrative offices
- Over 100 retailers including unique boutiques and national chains
- Nightclubs and nightlife including comedy and live music clubs
- Movies theaters and a number of downtown museums
- The Idaho State Library
- The Boise Centre on the Grove and Convention Center
- Qwest Arena featuring hockey, basketball, concerts and more
- The I-184 "Connector" for quick freeway access
- The Boise Front Foothills with miles of hiking and mountain biking trails
- A range of hotels, from simple to upscale
- Ample garage and on-street parking

**Rafanelli
& Nahas**



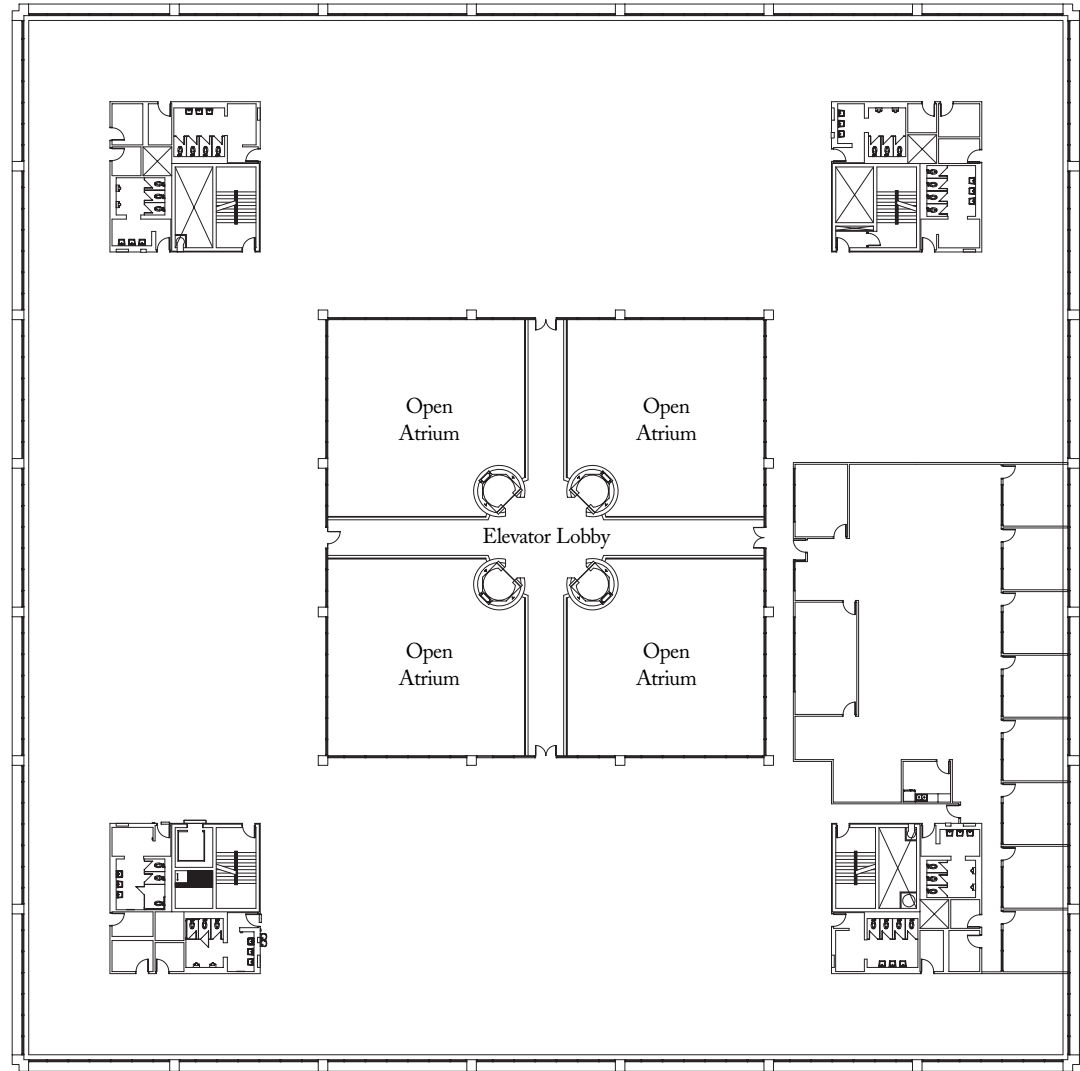
BOISE PLAZA

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FLOORPLATE

Whether you seek to occupy an entire floor or just a portion, Boise Plaza floorplate can be easily customized for your needs.



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