

UNIVERSITY PLAZA

PROJECT OVERVIEW

<i>Project</i>	Five-story Class A suburban office building with an adjacent two level parking structure. Building features include a two-story atrium lobby and large brick plaza with zoning for an additional office building.	<i>Construction</i>	Reinforced, cast in place and post-tension concrete with high performance reflective blue-tinted glass exterior.
<i>Year Built</i>	1983, renovated 1998	<i>Location</i>	Located in Southeast Boise on Broadway Avenue, directly across from Boise State University and adjacent to the Boise River.
<i>Total SF</i>	89,142± SF	<i>Access</i>	Broadway Avenue is the primary north-south artery connecting University Plaza to Downtown Boise, the Airport, and Interstate 84.
<i>Site</i>	3.42 Acres (Lots 1 & 2)		

DESIGN FEATURES

<i>HVAC</i>	An efficient energy management system ensures the heating and cooling of all tenant floors. Cooling is generated by a central 100 HP-fan system and heating by a 3500 MBH boiler.	<i>Elevators</i>	The building is serviced by two hydraulic elevators which allow tenants and visitors direct access to office floors from the garage and street level.
<i>Life Safety</i>	The complex is fire sprinklered. A card-key system allows tenants 24-hour access to the building. A roving patrol is provided after-hours.	<i>Floorplates</i>	Floor 1 - 13,074 SF Floor 2 - 14,206 SF Floor 3 - 20,274 SF Floor 4 - 20,478 SF Floor 5 - 21,110 SF
		<i>Load Factor</i>	Approximately 15% Multi-tenant.

AMENITIES

<i>Parking</i>	A total of 281 parking stalls, providing at a ratio of 3.2 spaces per 1,000 SF.	<i>Building Services</i>	Renovated lobby and common areas.
<i>Building Hours</i>	Building hours and services are from 7:00 a.m. to 6:00 p.m. Monday through Friday.	<i>View</i>	University Plaza's location adjacent to the Boise River affords tenants excellent views of the river and direct access to the "greenbelt" recreation path.
<i>Retail Services</i>	The surrounding ParkCenter submarket offers a full range of amenities, including three business class hotels, a variety of restaurants, a health club, and a retail shopping mall. Both high-end and mid-range housing options are located within minutes.		