

David Broman/Special to The Idaho Statesman

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## Forest River IX will join complex by the Greenbelt

By Jana Pewitt  
The Idaho Statesman

Work will begin next month on a \$5.5 million office building near the north bank of the Boise River, developers said Tuesday.

The three-story building, called Forest River IX, is the third such building in the Forest River complex developed by Winston Moore and Richard Hormaechea.

The Forest River project, which is planned to eventually include a 130-room hotel, is bounded by the Boise Greenbelt and River, 9th and 13th streets.

A third of the 50,000-square-foot Forest River IX has been pre-leased, Moore said. Tenants include a law firm, accounting firm and insurance offices. Forest River IX will be located just west of the Arid Club. The building will be ready for occupancy by late winter or early spring.

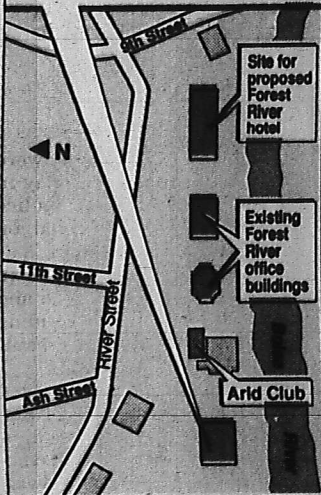
The new building joins Forest River VI and VIII, both three-story buildings, in the complex. Forest River VI is 100 percent leased and Forest River VIII is 92 percent leased, Moore said.

Also in the works at Forest River: a \$8 million all-suites hotel on a four-acre site at the southwest corner of 9th and River streets.

The hotel will be built by a

### Greenbelt office building

A Forest River business project is proposed for a site next to the Arid Club on River Street. Forest River also proposes to build a hotel at the noted site below.



national hotel chain, Moore said, but he won't disclose its name until negotiations are complete. Moore said he expects construction to start next spring.

While Boise does have a surplus of office space, Moore said

he has been able to fill Forest River by offering high-quality buildings in a desirable location along the Greenbelt.

"You're four blocks from Main Street, but you have a park-like setting," Moore said. "We're near downtown, but without the parking problems and congestion."

"Every building we do will be class A," Moore said. "You can't build finer buildings than these."

Forest River office buildings are built with showers and lockers in the restrooms for tenants who wish to exercise on the Greenbelt during breaks, and a computerized electronic security system.

State-of-the-art heating and air conditioning systems allow tenants to control temperatures for 1,000 square feet at a time. The design of Forest River also allows four to five parking spaces per 1,000 square feet of office space instead of 2.5 parking spaces per 1,000 square feet, which is the city's requirement.

The Forest River project, including the hotel, restaurants and office buildings, is expected to be completed in two to three years at a cost of \$25 million, he said.

Billy Ray Strite is the architect for the project and the Russell Corp. will be the general contractor.

## Trea not c

By Paul Beebe  
The Idaho Statesman

Treasure Valley lost money for its no year, is not for sa national magazine-bank's chairman sa

"We are not active Treasure Valley B no investment ba group involved as the sale of a financ We have no bidden James McLaughlin

He added: "You h that if somebody ca an offer we would h er it," which is nor ily held company law.

Business Week m July 30 issue sa Corp., a Pittsburg holding company, load the bank it acq ary 1989 because money-loser.

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Business

Pacific Steel I  
Inc.

Title

Owner/Manag

Business address:  
Cup St., Boise.

No. of employees:

Primary services y  
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iron, sandblasting.

When was your bu  
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How did you get st  
business? Manage

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How has your bus  
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Who are some of  
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Parks Department,

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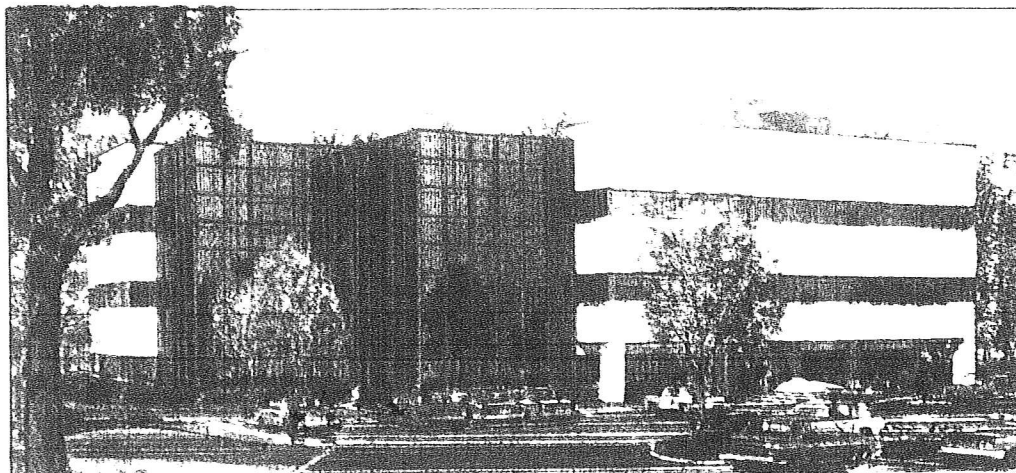
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Forest River IX, a new office building, will join the Forest River complex by the Greenbelt. The building is scheduled for completion in 1991.

The building is located on River Street, near the Arid Club. It will be a three-story structure with a modern design.

The building is part of a larger complex that includes a hotel and other office buildings. The project is being developed by Forest River.

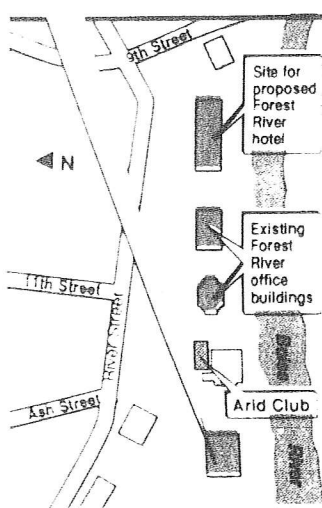
The building is expected to be completed in 1991. It will provide additional office space for the Forest River complex.

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### Greenbelt office building

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Moore said that the project's name and negotiations are complete. Moore said he expects construction to start next spring.

Moore said the project has a surplus of 15,000 square feet of space, Moore said.

Moore has been able to fill Forest River by offering high quality buildings in a desirable location along the Greenbelt.

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**John J. Verity**

Business  
**Pacific Steel & Inc.**

Title  
**Owner/Manager**

Business address:  
Cup St. Boise

No. of employees:  
**Primary services y**

ers: Structural steel  
iron sandblasting

When was your bu  
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How did you get st  
business? Manage

ness for several ye  
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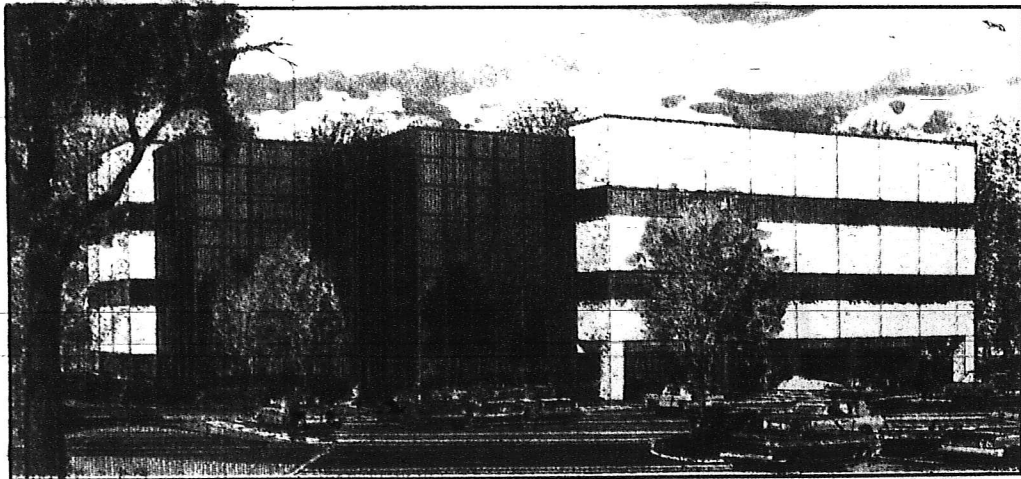
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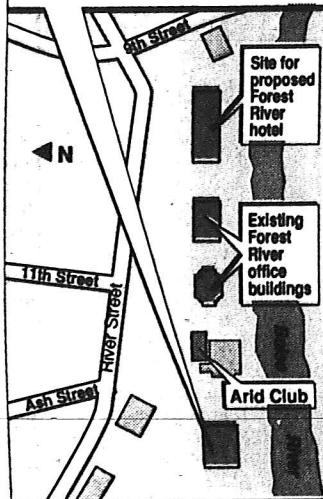
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Treasure Valley lost money for its first year, is not for sale, a national magazine bank's chairman said.

"We are not active," Treasure Valley Bank no investment bank group involved as the sale of a financial. We have no bidders, James McLaughlin said.

He added: "You know that if somebody can offer us a better price, we will accept it," which is normally held company law.

Business Week magazine July 30 issue said Corp., a Pittsburgh holding company, loaded the bank it acquired in 1989 because it was a money-loser.

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**John J. Verity**

Business

**Pacific Steel & Iron Inc.**

Title

**Owner/Manager**

**Business address:** Cup St., Boise.

**No. of employees:**

**Primary services offered:** Structural steel

iron, sandblasting.

**When was your business started?**

1975.

**How did you get started in business?** Managed

business for several years.

**Primary markets for business:** Commercial and residential

construction, both new and

reconstruction.

**How has your business in the last five years?**

Sales volume has increased

because of solid reputation

and experienced staff.

**Who are some of your customers?** Larry D. Co

Construction, McA

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Parks Department,

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