



BODO RETAIL & OFFICE SPACES AVAILABLE



THE MERCANTILE BUILDING

404 South 8th Street
Boise, Idaho 83702

1,281 TO 2,492 RSF

PROPERTY HIGHLIGHTS

Available	1,281 to 2,492 RSF
Lease Rate	\$12.00 to \$22.00/SF
Lease Type	FSEJ
Proposed Use	Retail and Office
Building Size T.I.	75,031 SF Total
Allowance	Negotiable Surrounded by Metered Street Parking & Garages
Parking	
Lock Box	No, Contact Agents



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AVAILABILITIES

SUITE NUMBER	SQUARE FOOTAGE	LEASE RATE
Suite L138 AVAILABLE 3/1	1,281 RSF	\$16.00/SF FSEJ
Suite 200	2,168 RSF	\$22.00/SF FSEJ
Suite 203	2,145 RSF	\$16.00/SF FSEJ
Suite 300B	2,492 RSF	\$20.00/SF FSEJ

LISTING FEATURES

- Retail & office spaces at 8th Street Marketplace (central hub for Idaho technology firms)
- Available spaces currently consist of open collaborative work area/sales floors, private offices & small back areas
- Common area restrooms and elevator access & surrounded by metered street parking & public parking garages
- Co-tenants include Naturally, Stack Rock Group & Ink Spa
- Surrounded by various retailers, restaurants, financial institutions and other professional services -[Google 360 View](#)
- Contact agents to discuss various uses and layouts and to schedule a walkthrough today!!

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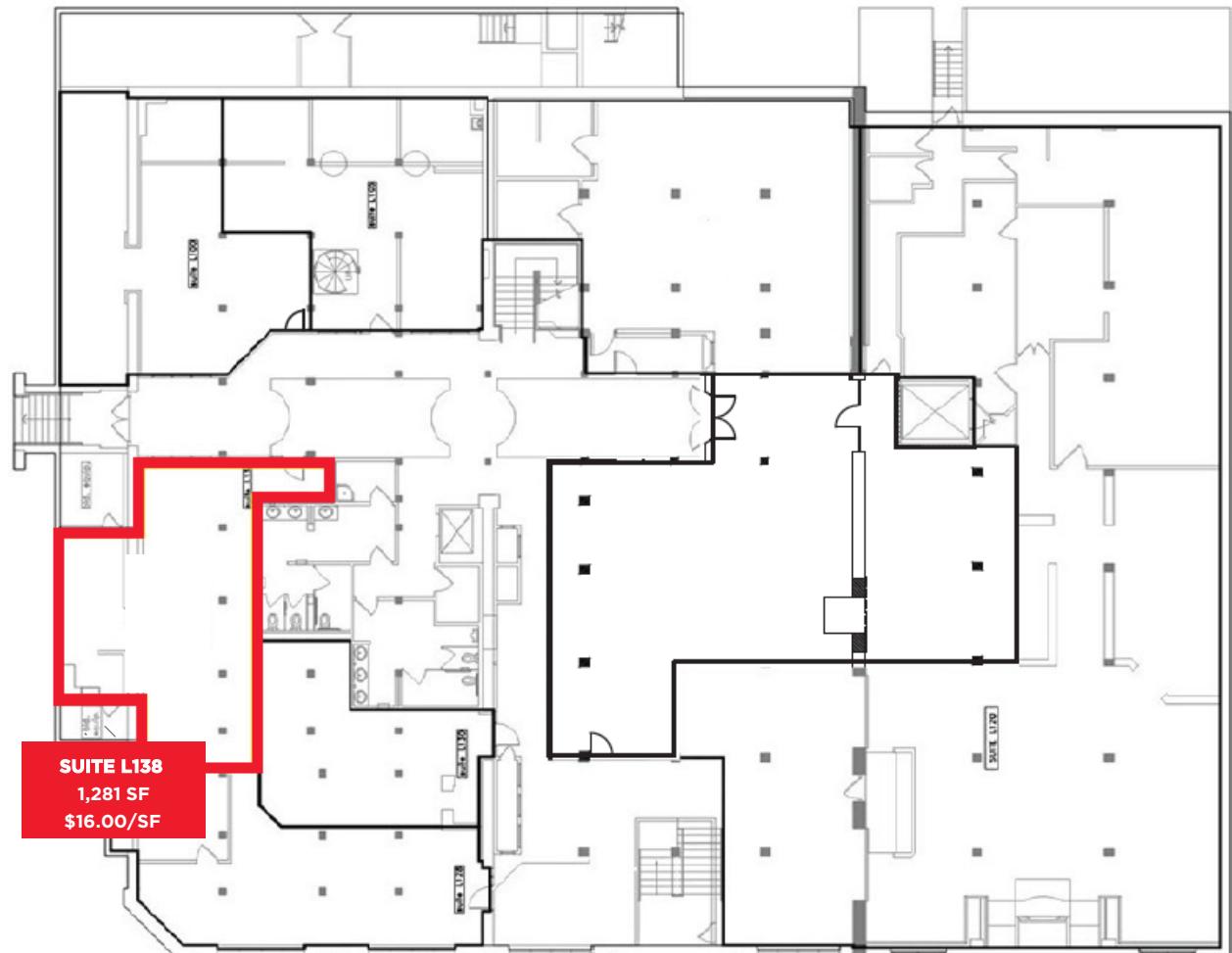
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LOWER LEVEL OFFICE SPACE - 1,281 RSF - \$16.00/SF FSEJ AVAILABLE 3/1/26





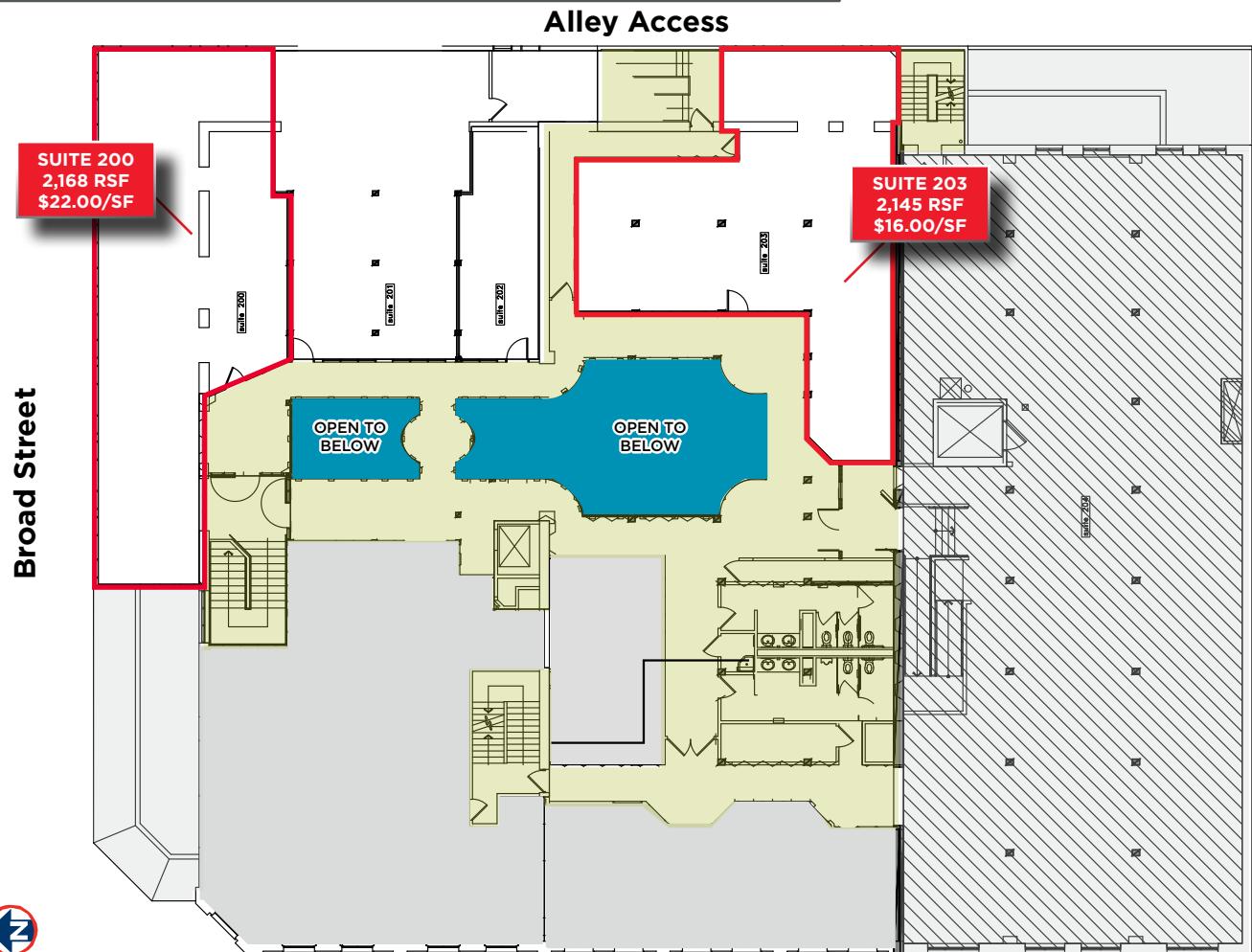
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2ND FLOOR RETAIL / OFFICE SPACE - 2,145 TO 2,168 RSF - \$16-22.00/SF FSEJ





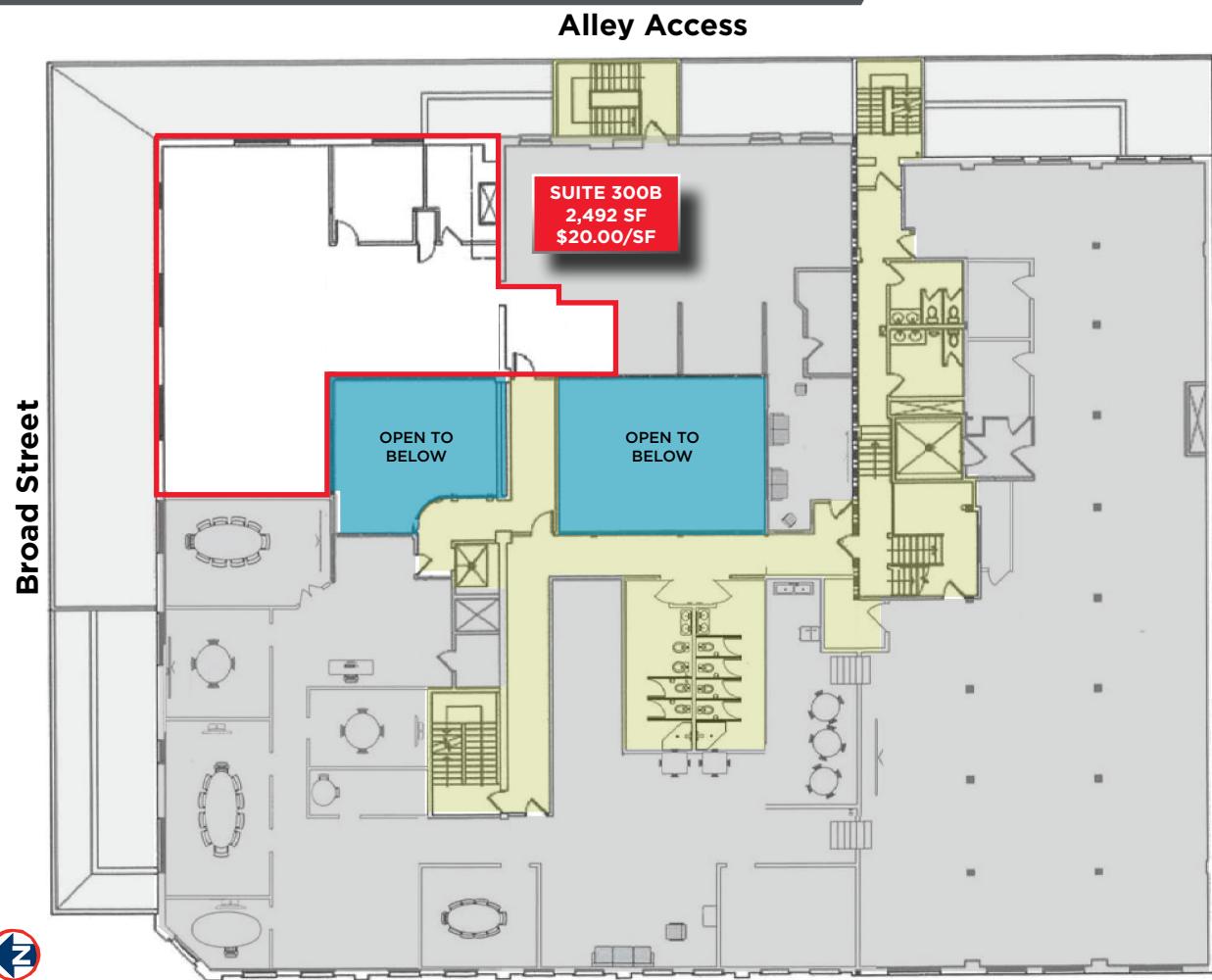
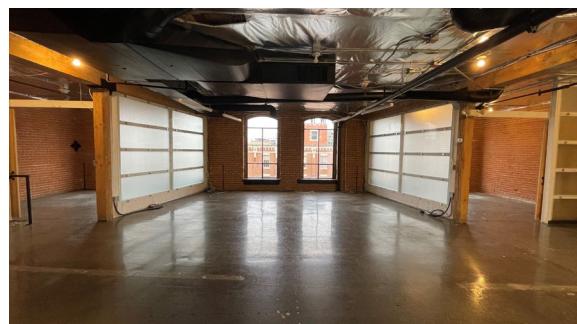
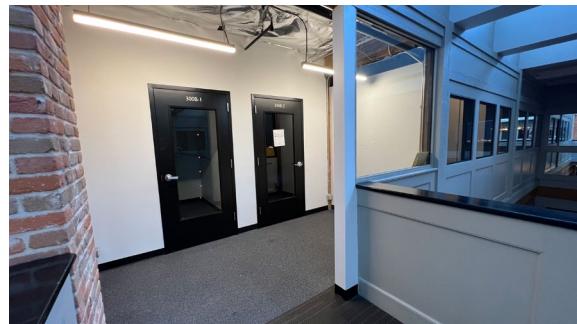
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THIRD FLOOR OFFICE SPACE - 2,492 RSF - \$20.00/SF FSEJ





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LOCATION AERIAL



[Google Earth 360 View - Click Here to View](#)





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