



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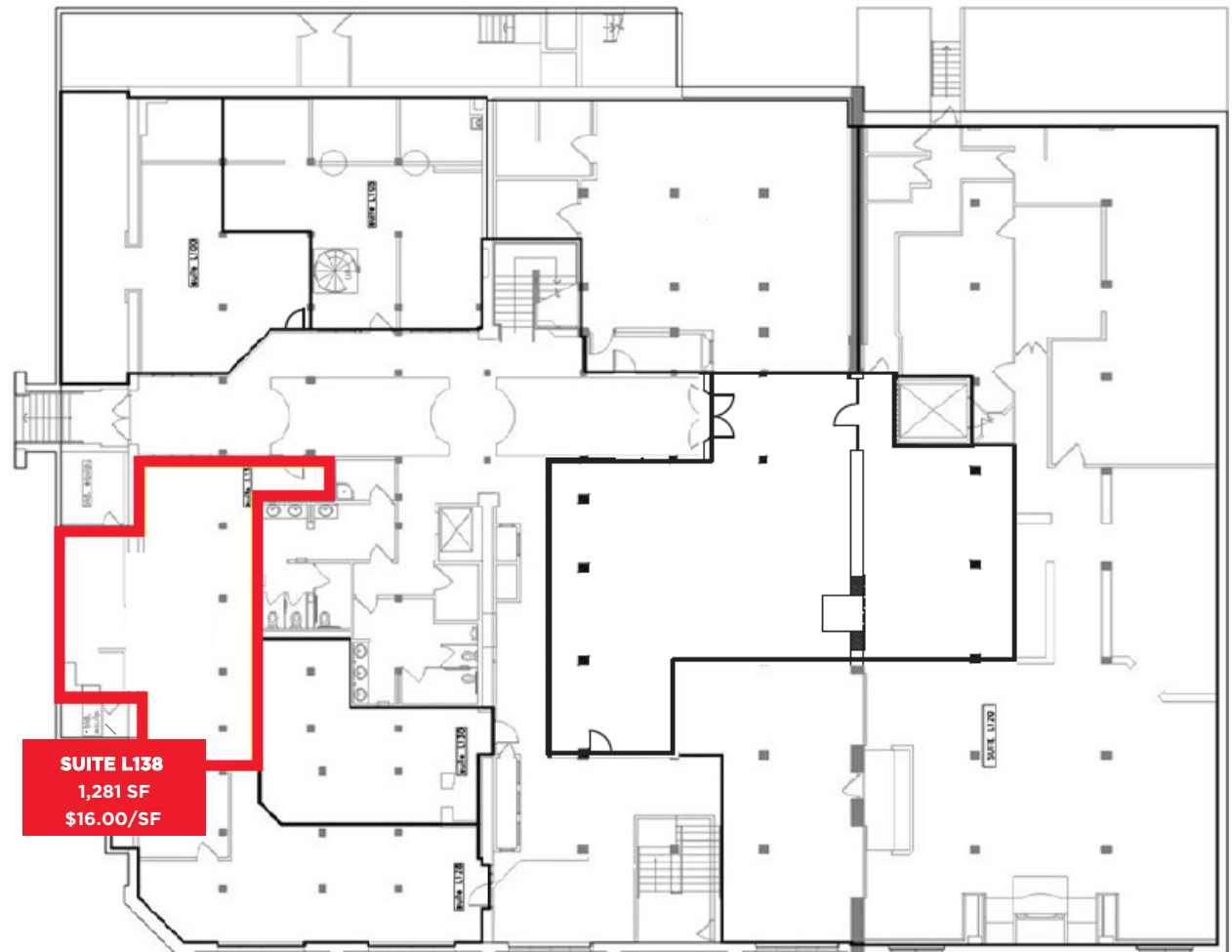
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LOWER LEVEL OFFICE SPACE - 1,281 RSF - \$16.00/SF FSEJ AVAILABLE 3/1/26



SUITE L138
1,281 SF
\$16.00/SF



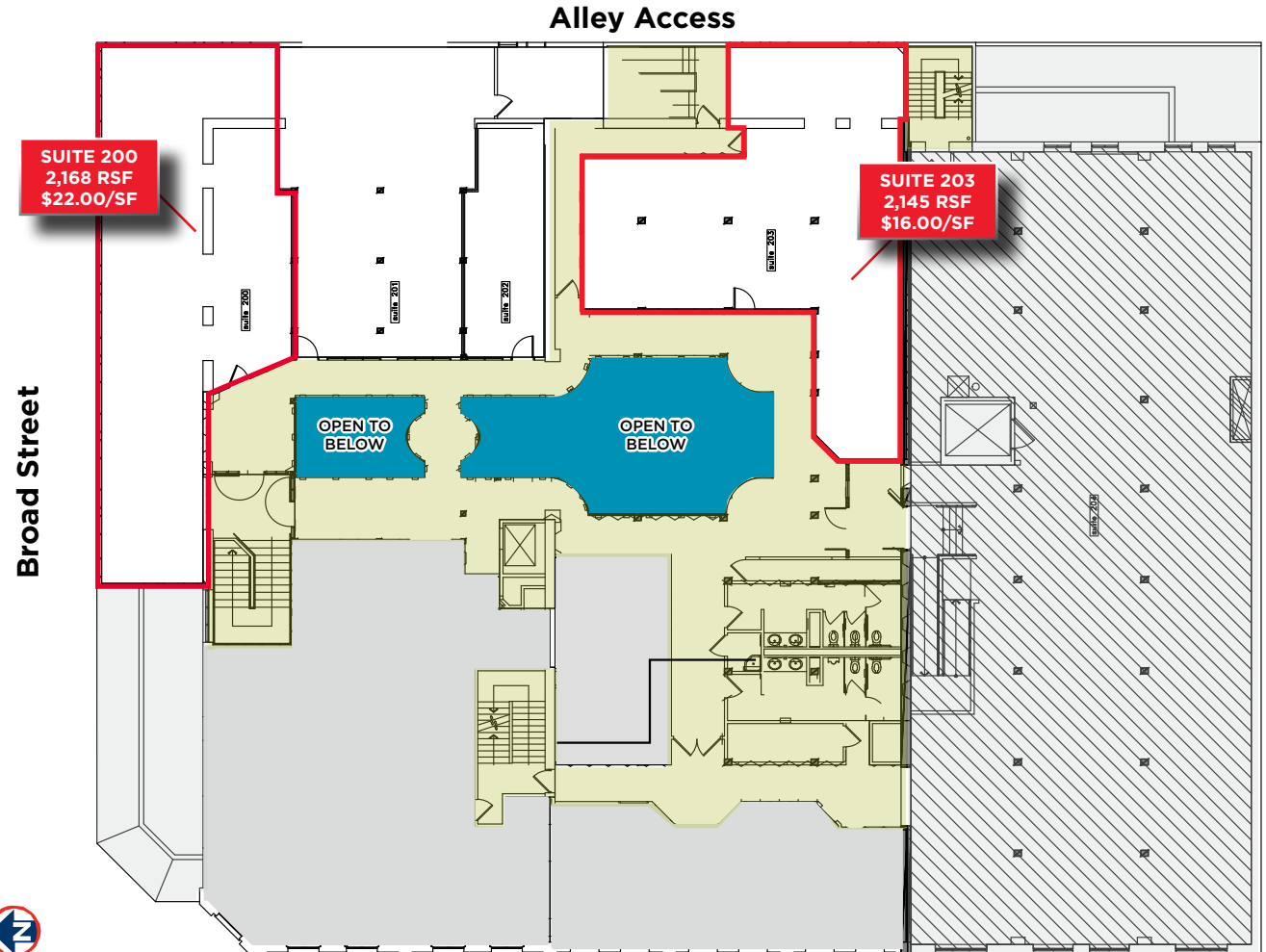
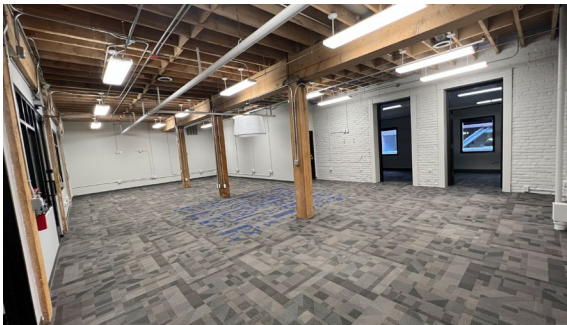
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2ND FLOOR RETAIL / OFFICE SPACE - 2,145 TO 2,168 RSF - \$16-22.00/SF FSEJ





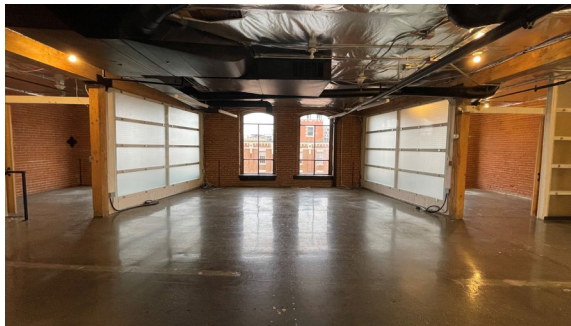
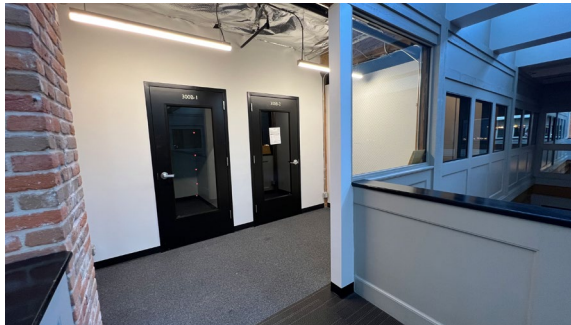
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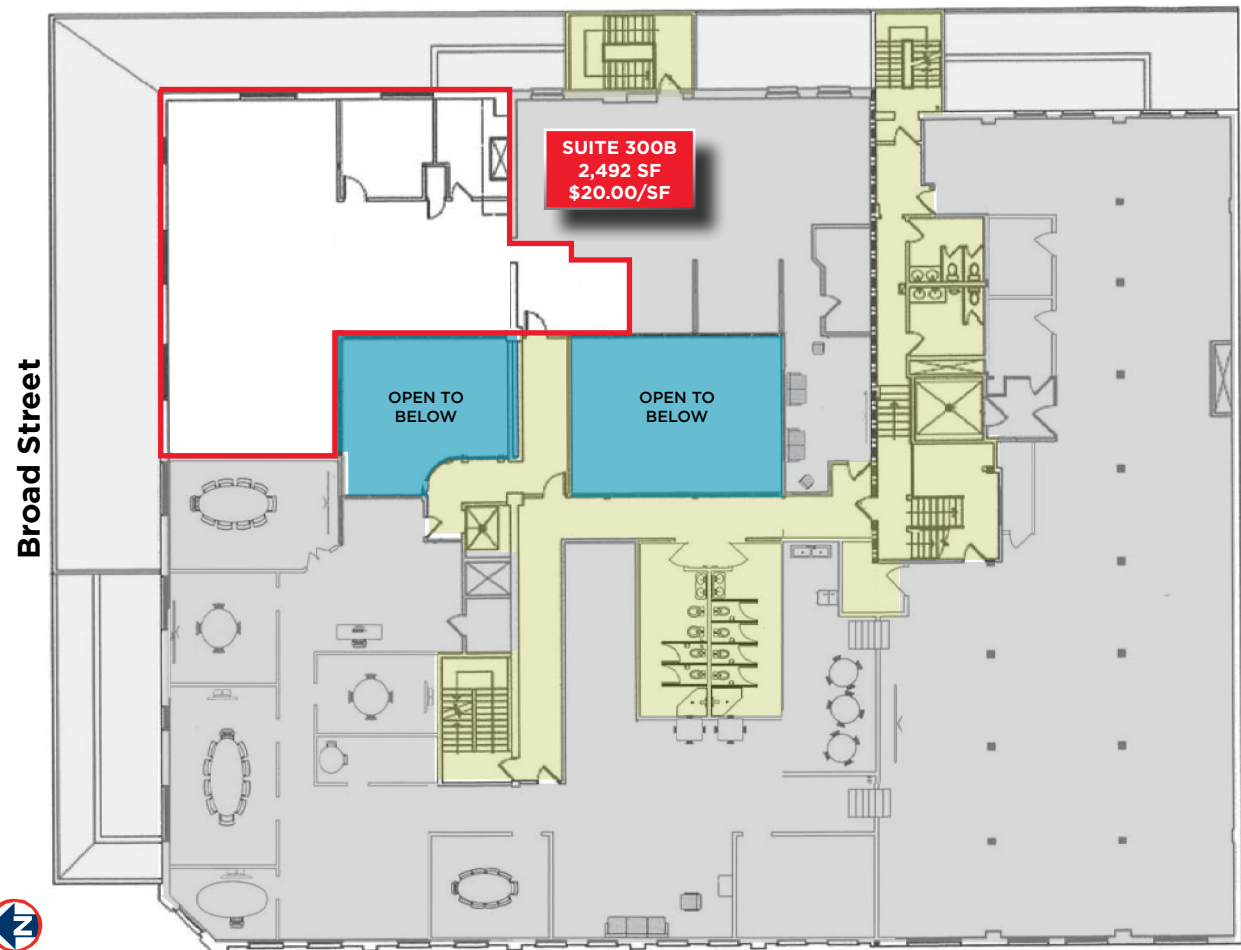
1,281 TO 2,492 RSF FOR LEASE



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



Alley Access





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LOCATION AERIAL





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- EXISTING HOTELS**
- 1 RED LION - 182 ROOMS
 - 2 BUDGET INN - 44 ROOMS
 - 3 HOTEL 43 - 112 ROOMS
 - 4 HAMPTON INN - 186 ROOMS
 - 5 TOWNPLACE SUITES - 121 ROOMS
 - 6 RESIDENCE INN - 104 ROOMS
 - 7 THE MODERN - 41 ROOMS
 - 8 SAFARI INN - 103 ROOMS
 - 9 THE GROVE - 234 ROOMS
 - 10 COURTYARD - 162 ROOMS
 - 11 THE ANNIVERSARY INN - 40 ROOMS
 - 12 MARRIOTT RESIDENCE INN - 185 ROOMS
 - 13 HYATT PLACE - 150 ROOMS
 - 14 INN AT 500 CAPITAL - 111 ROOMS
 - 15 HILTON GARDEN INN - 175 ROOMS
 - 16 HOME2SUITES BY HILTON - 140 ROOMS

- EVENT CENTERS**
- 1 CONVENTION CENTER EXPANSION
40,000 SF
 - 2 JUMP - \$70 MIL URBAN ART CENTER
 - 3 BOISE CONVENTION CENTER
200+ EVENTS 120,000 PEOPLE YEARLY
 - 4 CENTURY LINK ARENA
300,000 PEOPLE PER YEAR

- NEW DEVELOPMENTS**
- 1 CITY CENTER PLAZA
CLEARWATER ANALYTICS
400+ EMPLOYEES
BSU COMPUTER SCIENCE PROGRAM
53,549 SQ FT, 2 FLOORS
 - 2 SIMPLOT HQ - 800 EMPLOYEES
 - 3 DOWNTOWN RESIDENTIAL 600+ UNITS
 - 4 132,000 SF OFFICE BUILDING

- DOWNTOWN BY THE NUMBERS**
- 94,223 WORKERS
 - 91,199 PEOPLE LIVE WITHIN 3 MILES
 - 17,000 PUBLIC PARKING SPACES
 - 725,168 MSA POPULATION
 - \$66,310 AVG. H.H. INCOME

