

**CUSHMAN &
WAKEFIELD**



**DOWNTOWN BOISE
OFFICE & STORAGE SPACES
40 TO 2,758 SF FOR LEASE**

816 West Bannock Street, Boise, Idaho 83702

cushmanwakefield.com



PROPERTY HIGHLIGHTS

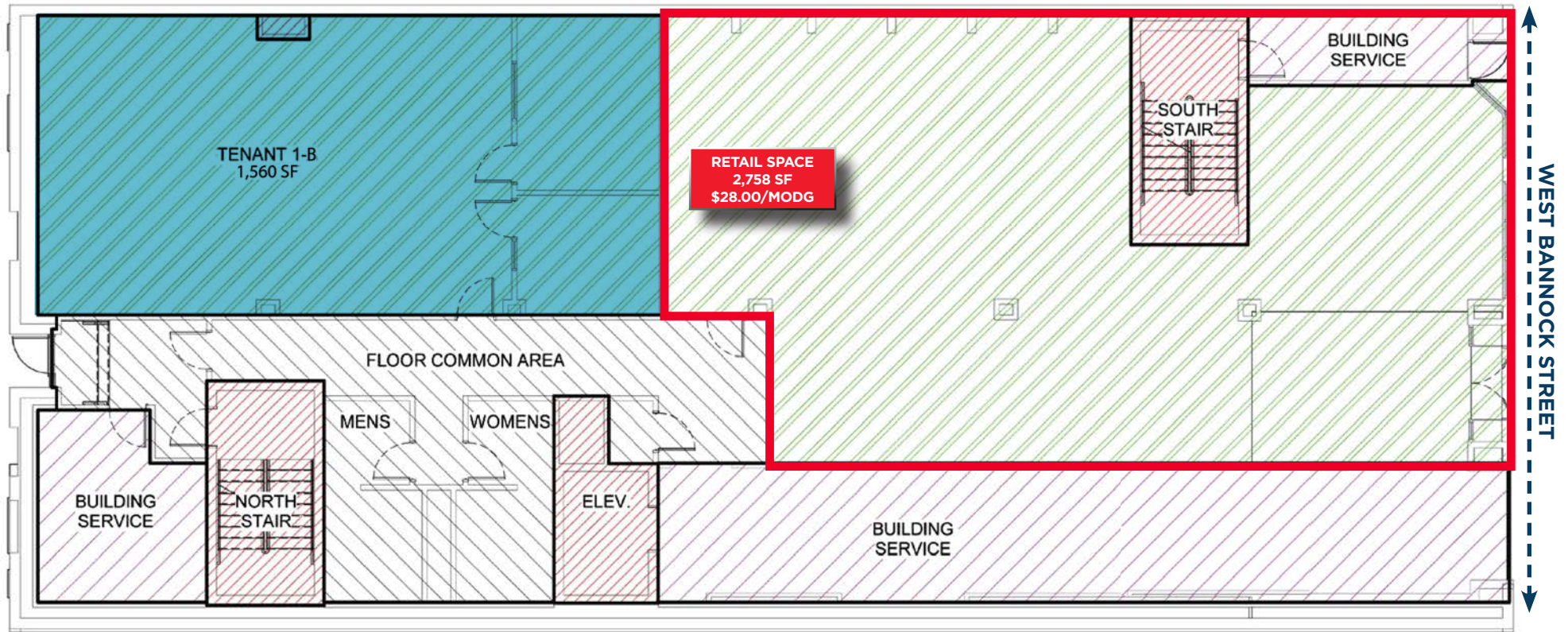
Street Level Retail Space	2,758 SF	\$28.00/SF MODG
Lower Level Office - B70	605 SF	\$700/Month FS
Basement Storage	40 to 128 SF	\$75 - 175/Month

Building	34,207 SF
Parcel Size	0.14 Acres
Parking	Adjacent Paid Parking & Street Side
Zoning	City of Boise C-5DD
Parcel	R1013003571
Built/Remodeled	1908/2020
Tour Access	Offices Open During Business Hours

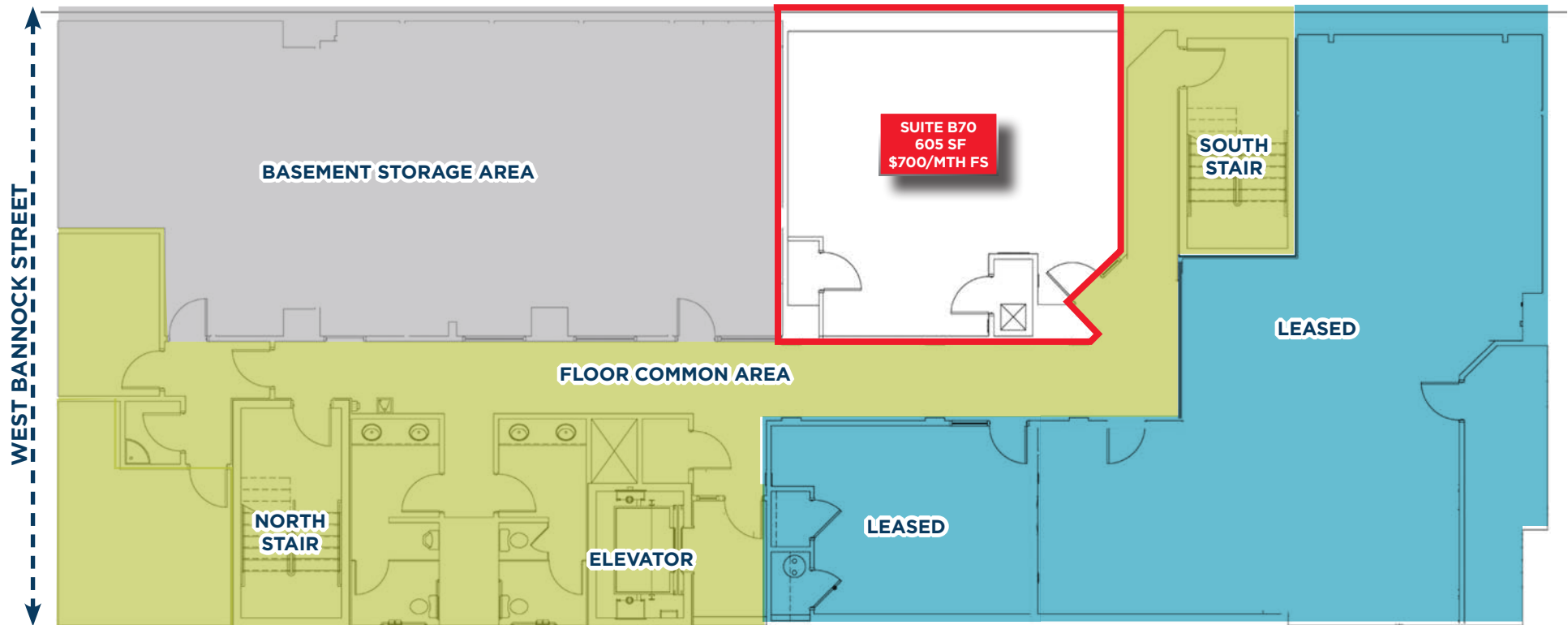
LISTING DETAILS

- Prime street-level retail space with excellent visibility
- Newly remodeled office suites and storage spaces
- Office spaces consist of open work areas and private offices
- Lower level storage spaces offer secure and controlled access
- Located in downtown Boise on Bannock Street between 8th and 9th Streets - high foot traffic area - **Google 360 View**
- Building offers common area entry area and lobby, restrooms, elevator and stair access, and paid parking
- Surrounded by hotels, restaurants & complimentary services, easily accessible parking garages nearby
- Please do not disturb current tenants, view with discretion or contact agents to schedule a tour today!

STREET LEVEL RETAIL SPACE - 2,758 SF AVAILABLE \$28.00/SF - MODIFIED GROSS - LANDLORD PAYS UTILITIES

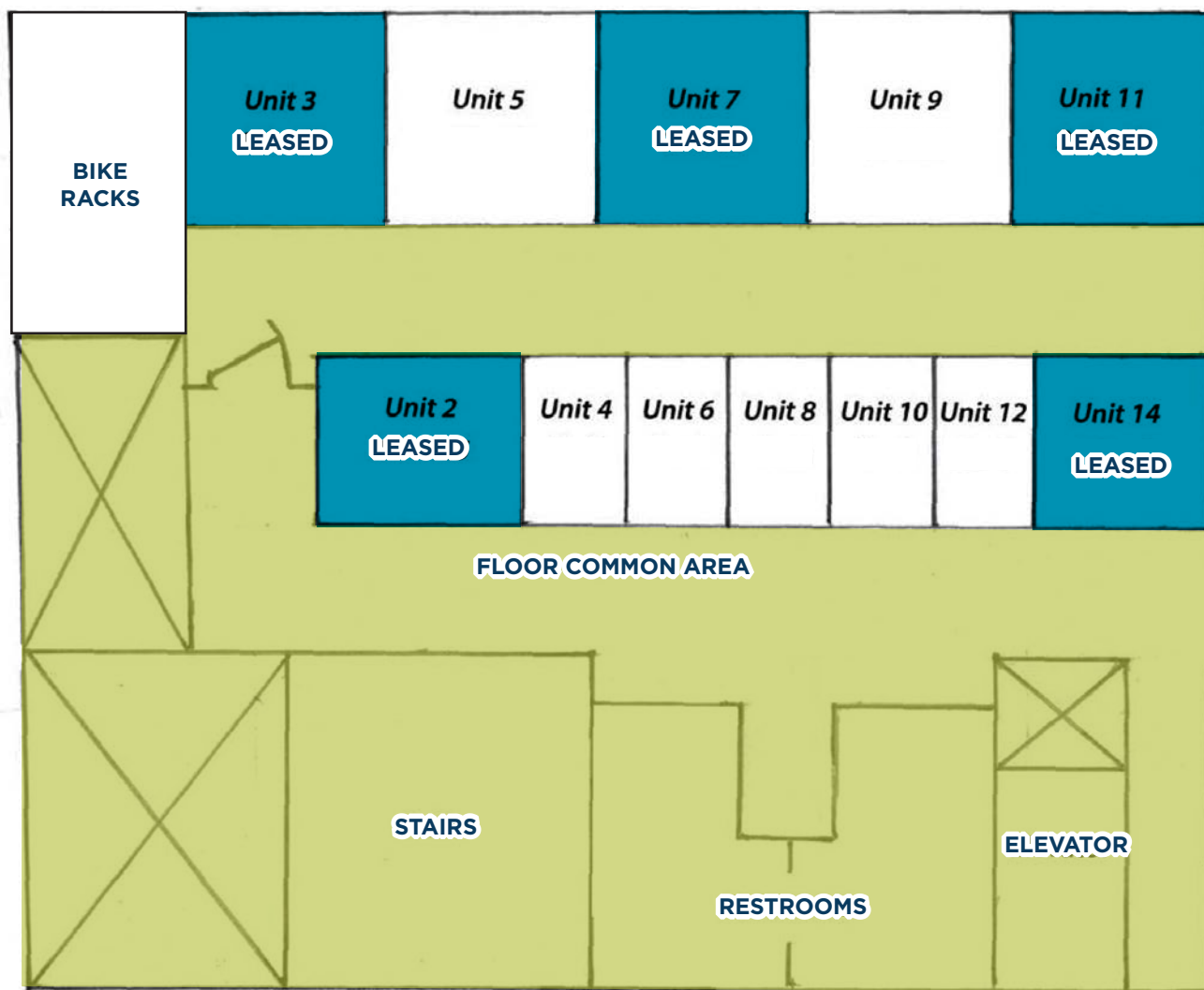


BASEMENT OFFICE SUITE - 605 SF AVAILABLE INCLUDES COMMON AREA RESTROOMS, AND ELEVATOR AND STAIRWELL ACCESS



BASEMENT STORAGE ROOMS - SECURE ACCESS INCLUDES COMMON RESTROOMS, AND ELEVATOR AND STAIRWELL ACCESS

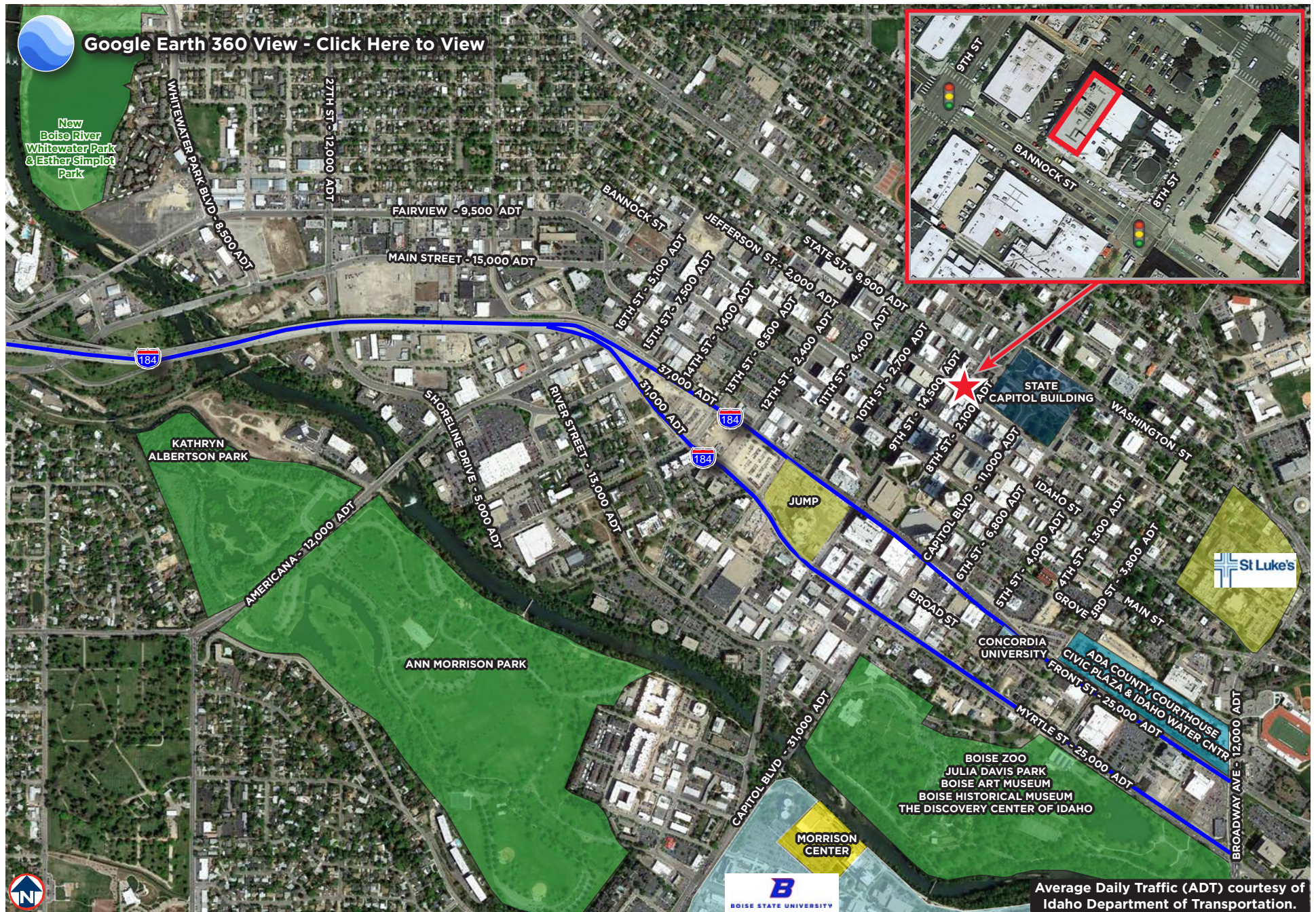
BASEMENT STORAGE SPACES		
UNIT #	DIMENSIONS	MONTHLY RATE
2	7.5 x 9.5	LEASED
3	10 x 10	LEASED
4	5 x 8	\$75.00
5	10 x 10	\$175.00
6	5 x 8	\$75.00
7	10 x 10	LEASED
8	5 x 8	\$70.00
9	10 x 10	\$175.00
10	5 x 8	\$75.00
11	9.5 x 10	LEASED
12	5 x 8	\$75.00
14	6 X 8	LEASED



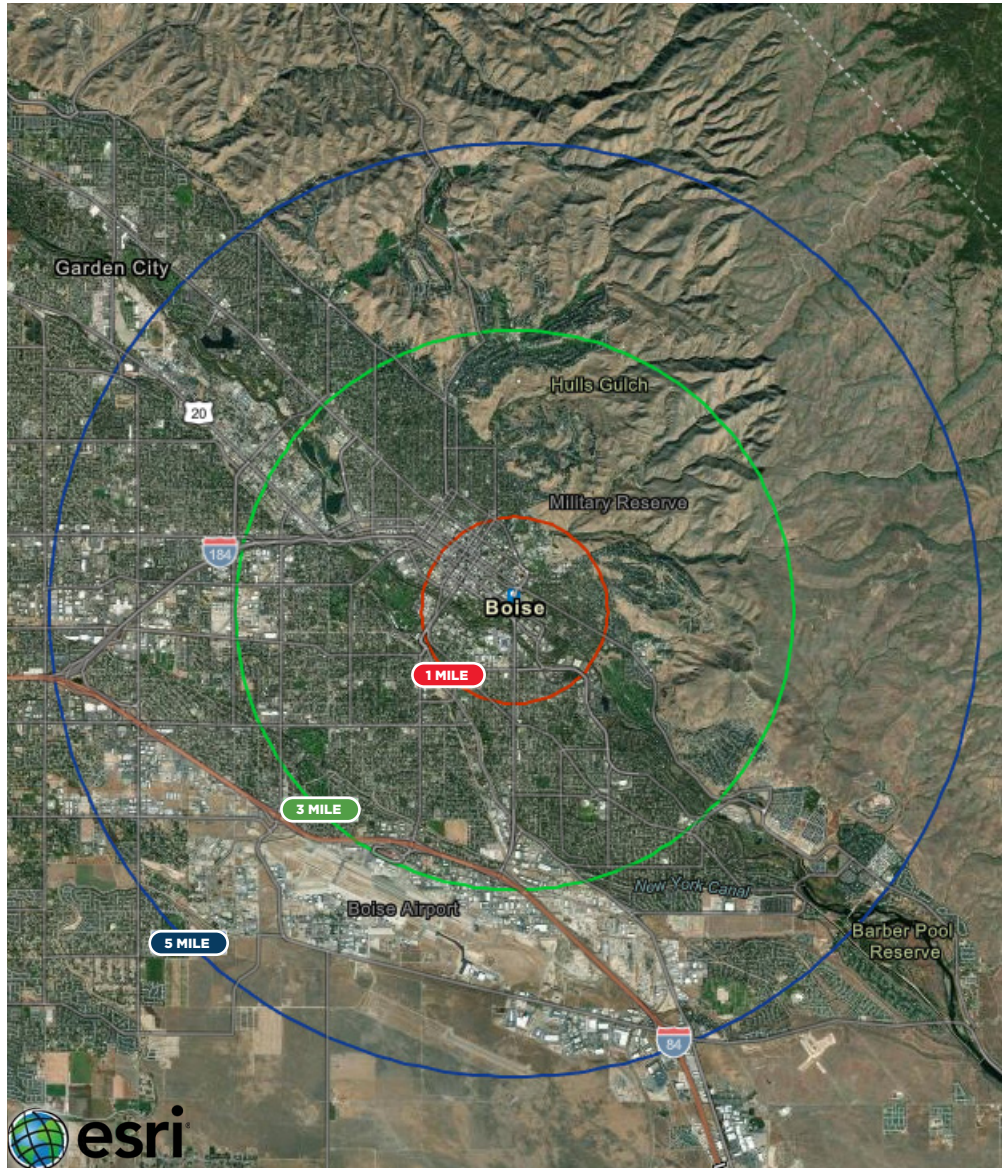
BUILDING RECENTLY REMODELED LOBBY AREA, RESTROOMS, ELEVATOR ACCESS AND PARKING NEARBY



LOCATED IN DOWNTOWN BOISE ON BANNOCK STREET BETWEEN 8TH AND 9TH STREETS - HIGH FOOT TRAFFIC AREA



1, 3 AND 5 MILE DEMOGRAPHICS REPORT



In the identified area, the current year population is 160,321. In 2020, the Census count in the area was 156,633. The rate of change since 2020 was 1.04% annually. The five-year projection for the population in the area is 170,382 representing a change of 1.22% annually from 2022 to 2027.



14,741
1 MILE
POPULATION



\$47,139
1 MILE
MEDIAN INCOME



28
1 MILE
MEDIAN AGE



89,775
3 MILE
POPULATION



\$64,631
3 MILE
MEDIAN INCOME



36
3 MILE
MEDIAN AGE



160,321
5 MILE
POPULATION

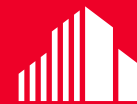


\$67,133
5 MILE
MEDIAN INCOME



37
5 MILE
MEDIAN AGE

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2022 and 2027. Esri converted Census 2000 data into 2010 geography.



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