



## BODO RETAIL & OFFICE SPACES AVAILABLE



# THE MERCANTILE BUILDING

404 South 8th Street  
Boise, Idaho 83702

**2,145 TO 3,609 RSF**

## PROPERTY HIGHLIGHTS

<b>Available</b>	2,145 to 3,609 RSF
<b>Restaurant</b>	3,609 SF - \$25.00/PSF NNN
<b>Lease Rate</b>	\$12.00 to \$22.00/SF
<b>Lease Type</b>	FSEJ
<b>Proposed Use</b>	Retail and Office
<b>Building Size T.I.</b>	75,031 SF Total
<b>Allowance</b>	Negotiable Surrounded by Metered Street Parking & Garages
<b>Parking</b>	
<b>Lock Box</b>	No, Contact Agents



### BREE WELLS

Director  
Office | Capital Markets  
+1 208 287 9492  
bree.wells@cushwake.com

### JENNIFER MCENTEE

Senior Director  
Office | Capital Markets  
+1 208 287 9495  
jennifer.mcatee@cushwake.com

### BRAYDON TORRES

Associate  
Office | Capital Markets  
+1 208 207 9485  
braydon.torres@cushwake.com

999 W MAN ST. SUITE 1300, BOISE, IDAHO 83702  
[CUSHMANWAKEFIELD.COM](http://CUSHMANWAKEFIELD.COM)

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# THE MERCANTILE BUILDING

404 South 8th Street, Boise, Idaho 83702

2,145 TO 3,609 RSF FOR LEASE



## AVAILABILITIES

SUITE NUMBER	SQUARE FOOTAGE	LEASE RATE
Restaurant	3,609 RSF	\$25.00/SF NNN
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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Office | Capital Markets  
+1 208 207 9485  
braydon.torres@cushwake.com

999 West Main Street, Ste 1300

Boise, Idaho 83702  
Main +1 208 287 9500  
Fax +1 208 287 9501  
**cushmanwakefield.com**



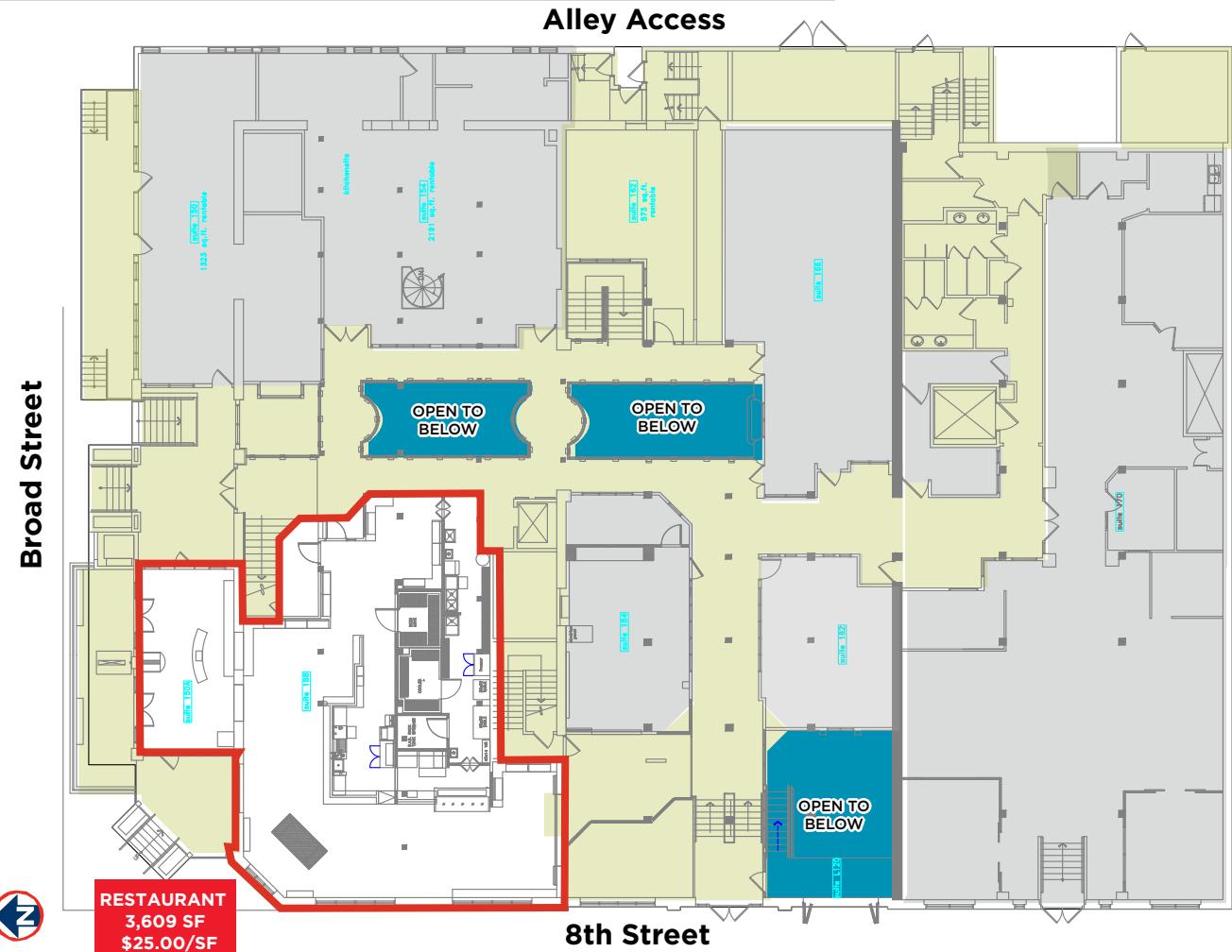
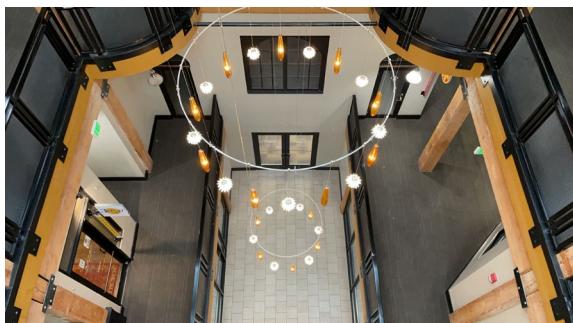
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## MAIN LEVEL OFFICE SPACES - 3,609 RSF - \$19.00-25.00/SF FSEJ





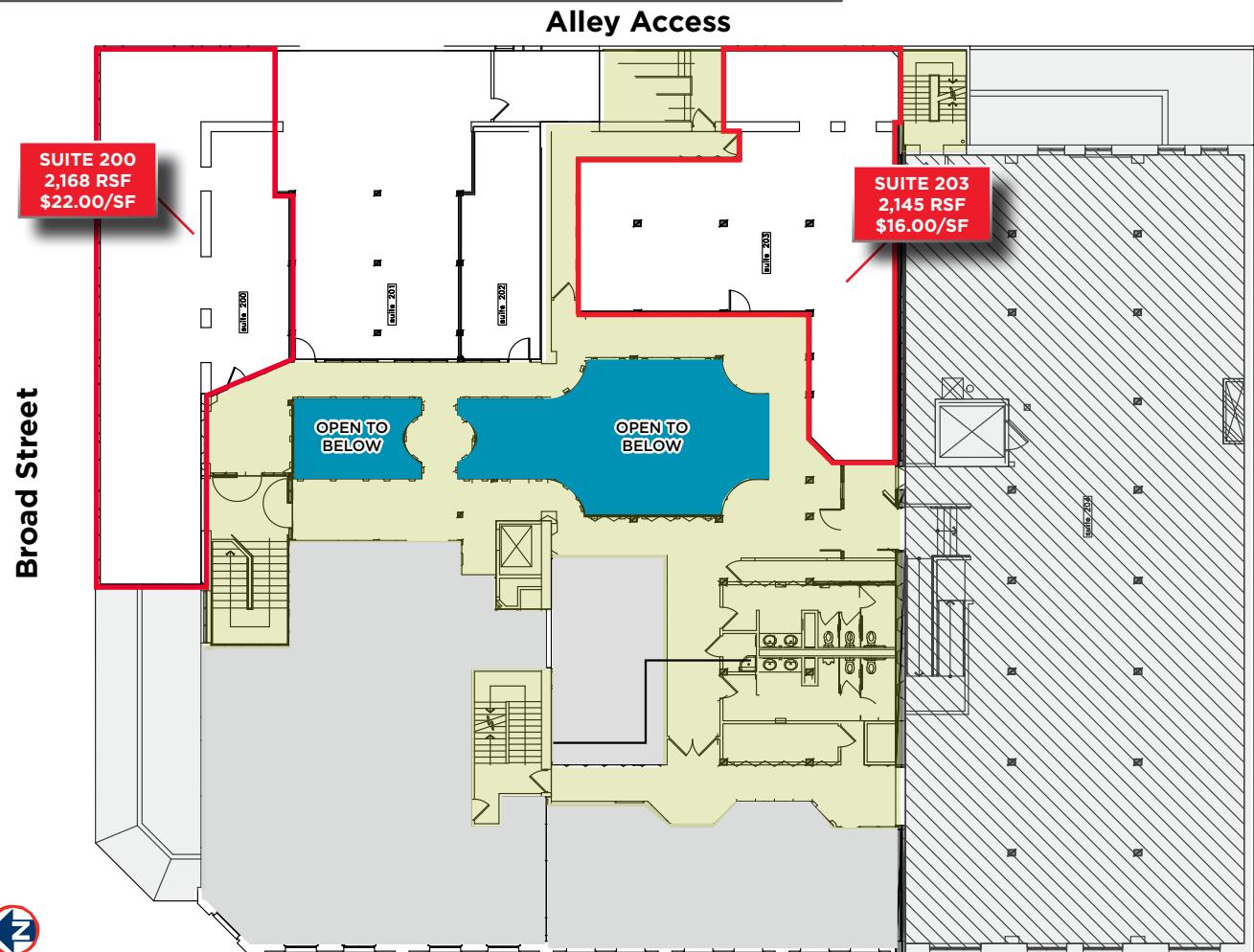
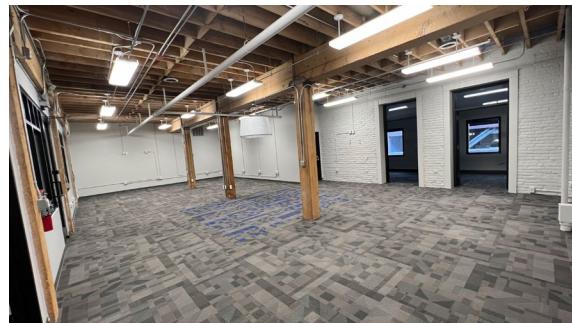
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2ND FLOOR RETAIL / OFFICE SPACE - 2,145 TO 2,168 RSF - \$16-22.00/SF FSEJ





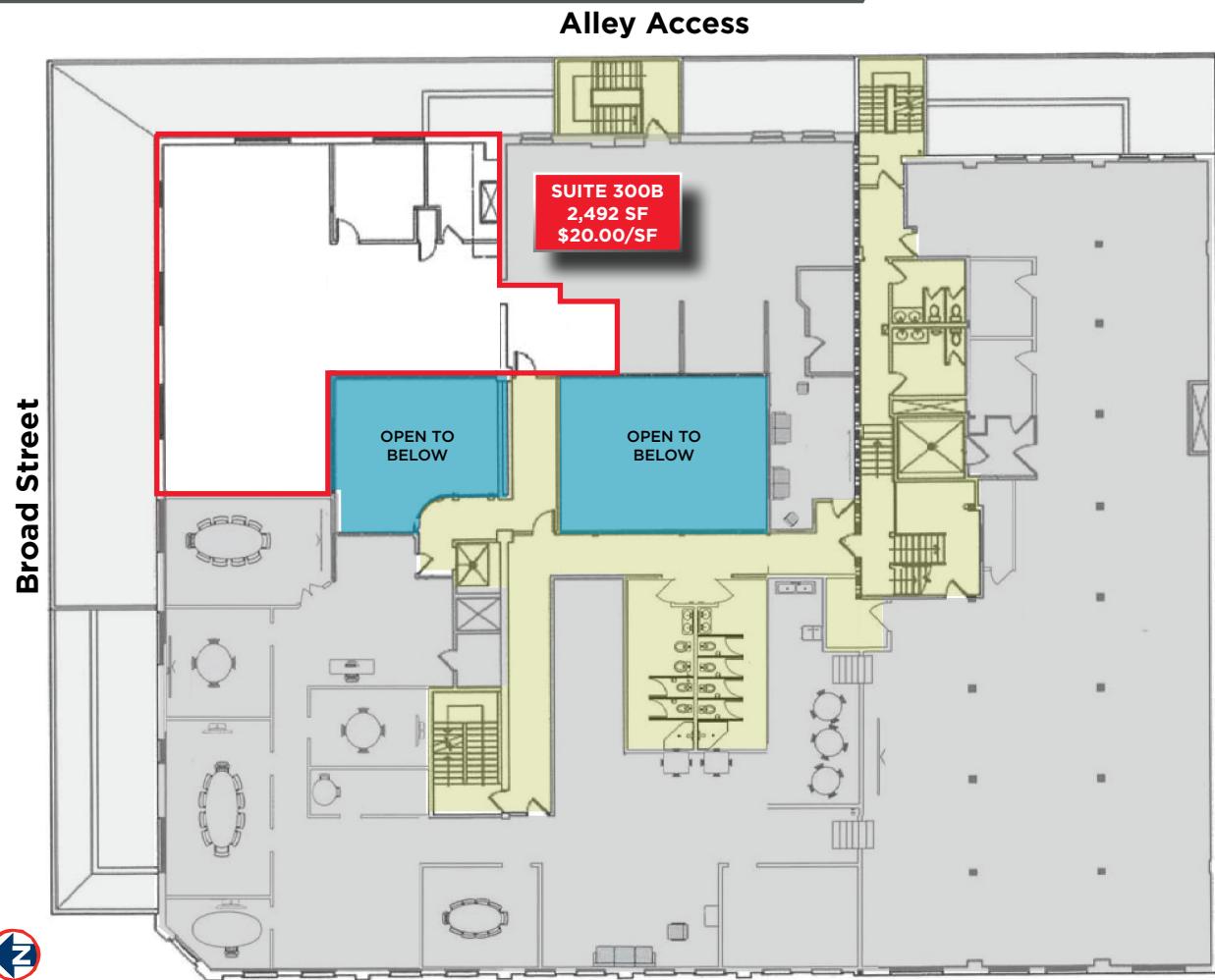
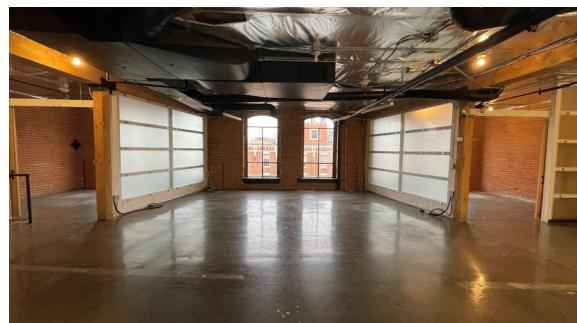
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THIRD FLOOR OFFICE SPACE - 2,492 RSF - \$20.00/SF FSEJ





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