



BODO RETAIL & OFFICE SPACES AVAILABLE



THE MERCANTILE BUILDING

404 South 8th Street
Boise, Idaho 83702

2,145 TO 3,609 RSF

PROPERTY HIGHLIGHTS

Available	2,145 to 3,609 RSF
Restaurant	3,609 SF - \$25.00/PSF NNN
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



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.mcentee@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

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



**CUSHMAN &
WAKEFIELD**

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!!

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.mcentee@cushwake.com

BRAYDON TORRES

Associate
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

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



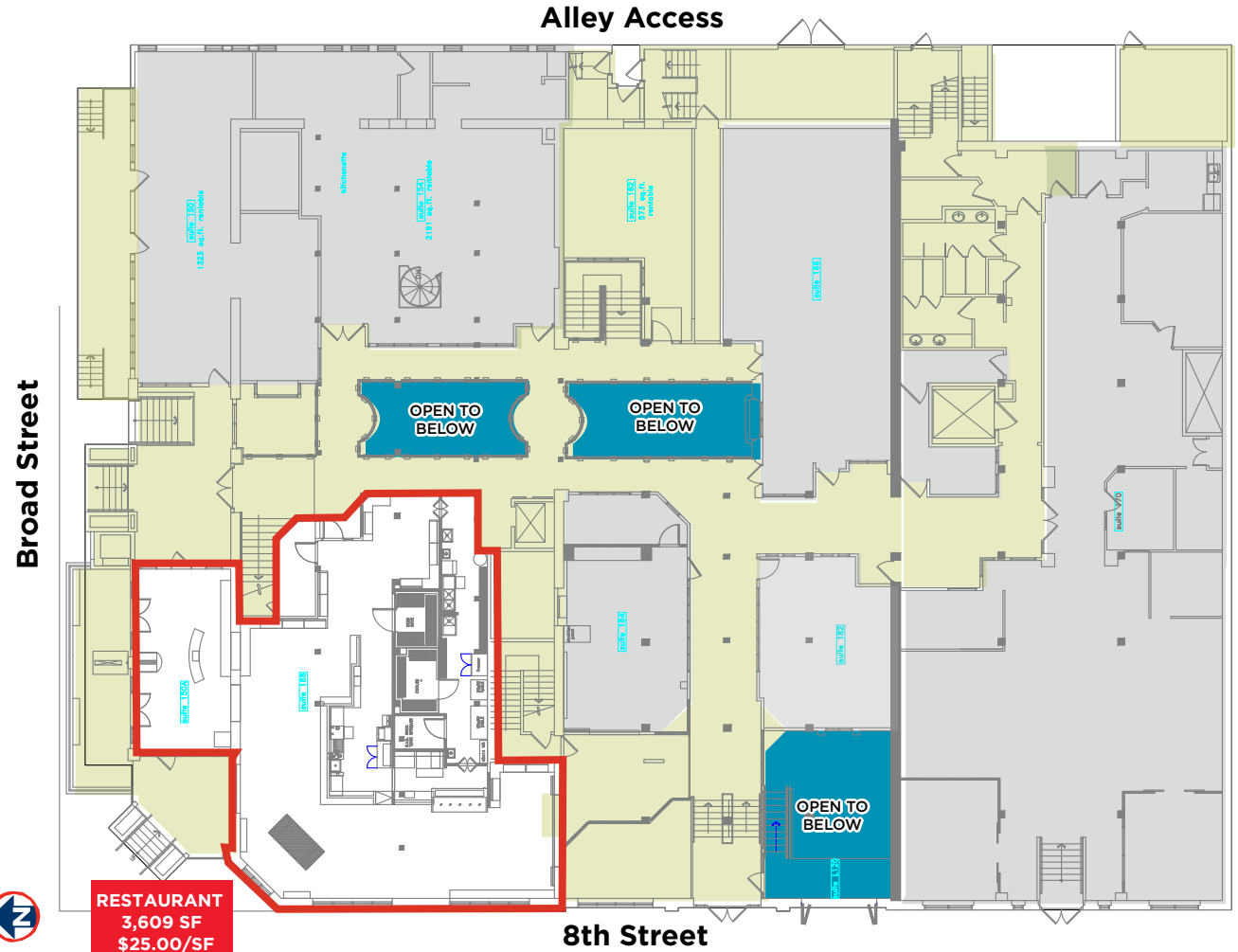
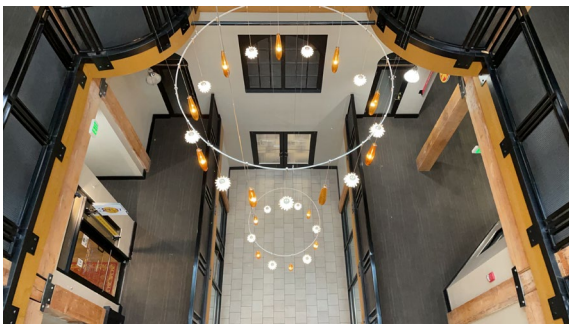
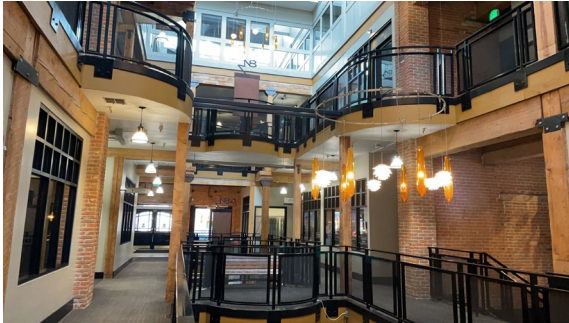
THE MERCANTILE BUILDING

404 South 8th Street, Boise, Idaho 83702

2,145 TO 3,609 RSF RSF FOR LEASE



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





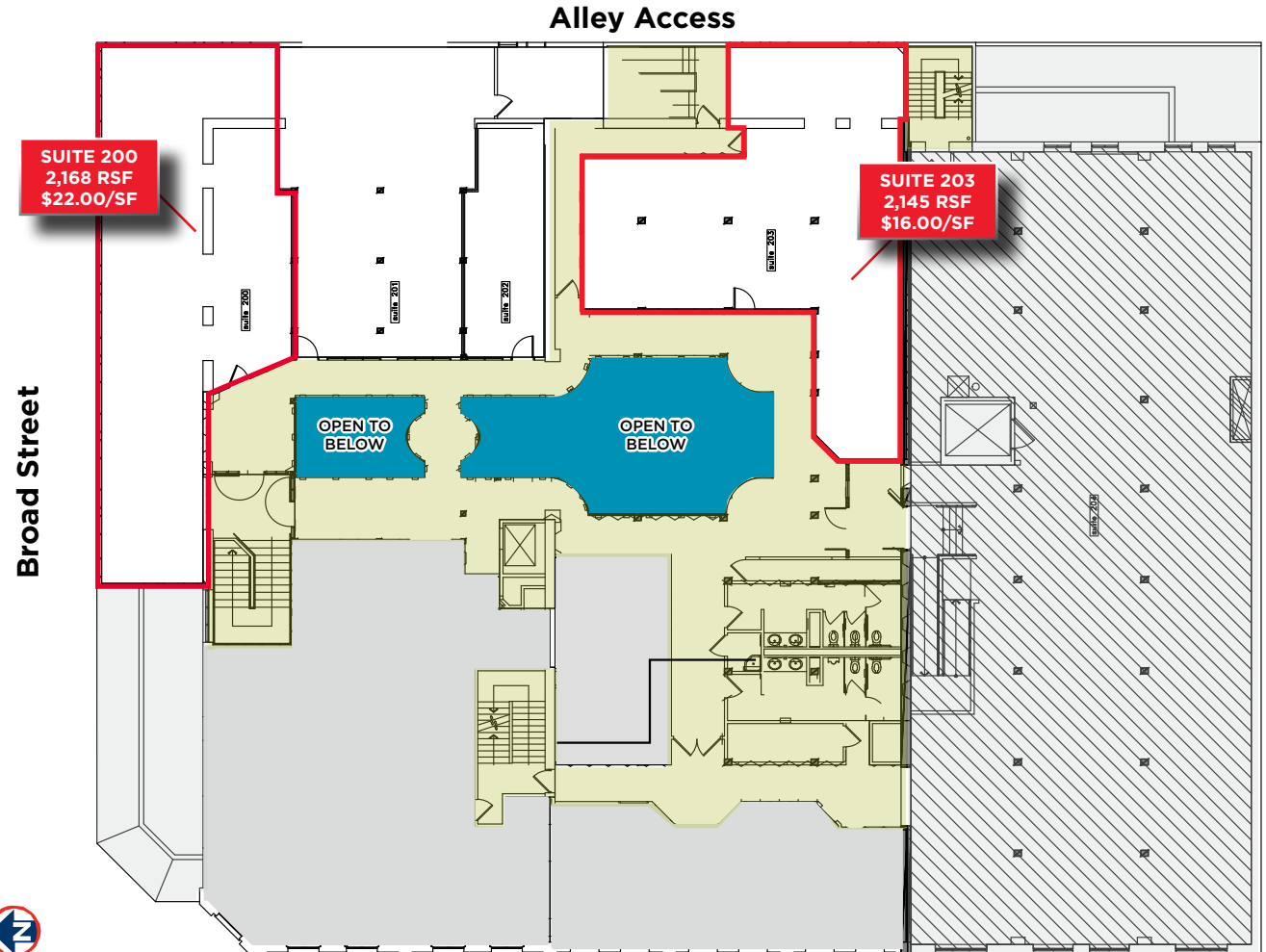
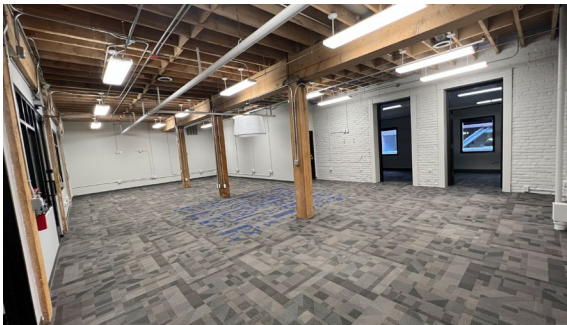
THE MERCANTILE BUILDING

404 South 8th Street, Boise, Idaho 83702

2,145 TO 3,609 RSF FOR LEASE



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





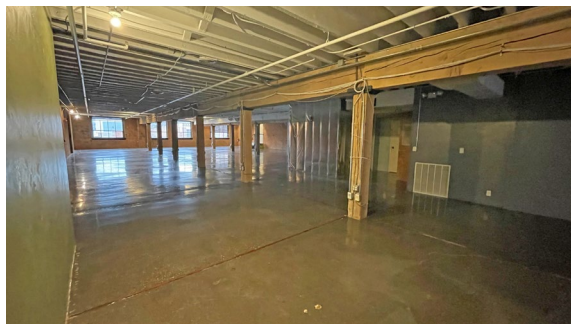
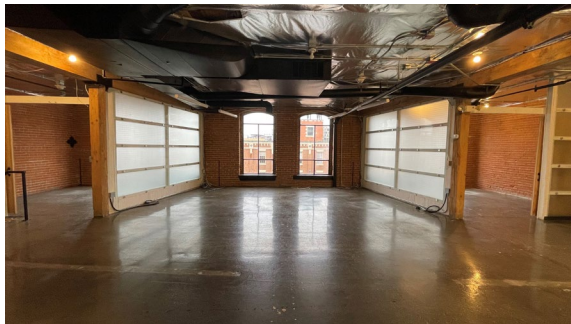
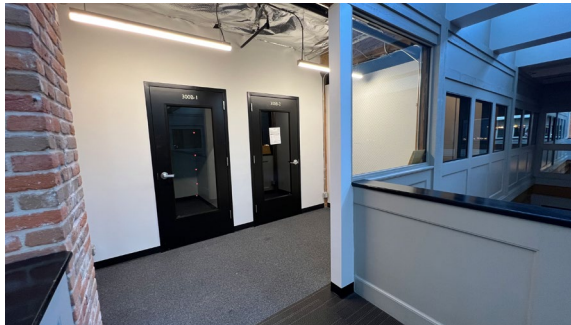
THE MERCANTILE BUILDING

404 South 8th Street, Boise, Idaho 83702

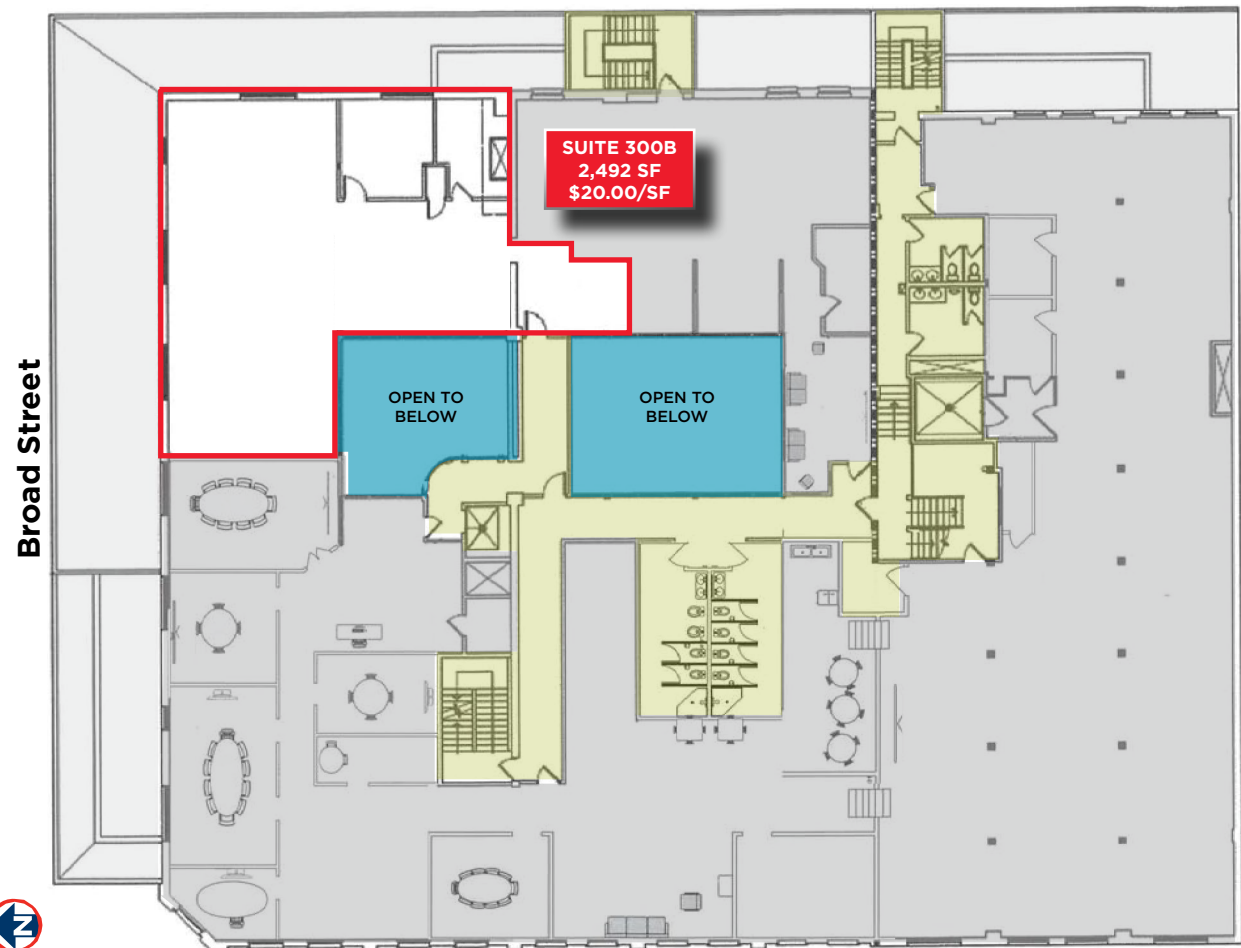
2,145 TO 3,609 RSF FOR LEASE



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



Alley Access





**CUSHMAN &
WAKEFIELD**

THE MERCANTILE BUILDING

404 South 8th Street, Boise, Idaho 83702

2,145 TO 3,609 RSF FOR LEASE



LOCATION AERIAL





404 South 8th Street, Boise, Idaho 83702

2,145 TO 3,609 RSF FOR LEASE



- 1 RED LION - 182 ROOMS
- 2 BUDGET INN - 44 ROOMS
- 3 HOTEL 43 - 112 ROOMS
- 4 HAMPTON INN - 186 ROOMS
- 5 TOWNEPLACE 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

- 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

- 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**

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

