



BODO RETAIL & OFFICE SPACES AVAILABLE



THE MERCANTILE BUILDING

404 South 8th Street
Boise, Idaho 83702

598 TO 5,105 RSF

PROPERTY HIGHLIGHTS

Available	598 to 5,105 RSF
Lease Rate	\$12.00 to \$22.00/SF
Lease Type	FSEJ
Proposed Use	Retail and Office
Building Size	75,031 SF Total
T.I. Allowance	Negotiable
Parking	Surrounded by Metered Street Parking & Garages
Lock Box	No, Contact Agents



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AVAILABILITIES

SUITE NUMBER	SQUARE FOOTAGE	LEASE RATE
Suite L105	1,239 RSF	\$12.00/SF FSEJ
Suite 162	598 RSF	\$19.00/SF FSEJ
Suite 170	5,105 RSF	\$19.50/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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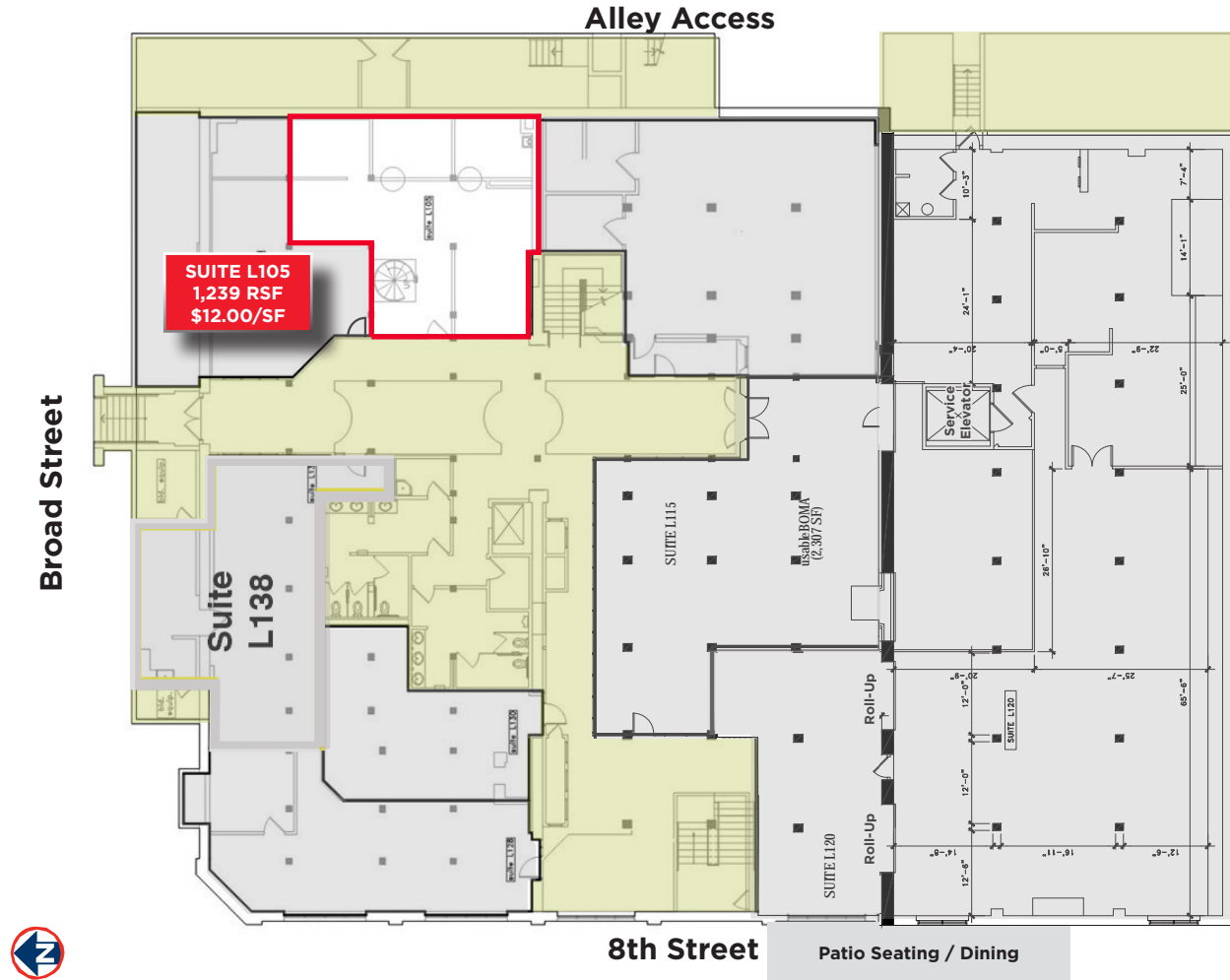
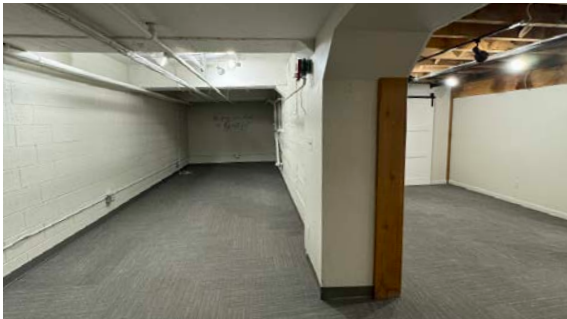
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LOWER LEVEL RETAIL / OFFICE SPACE - 1,239 RSF - \$12.00/SF FSEJ





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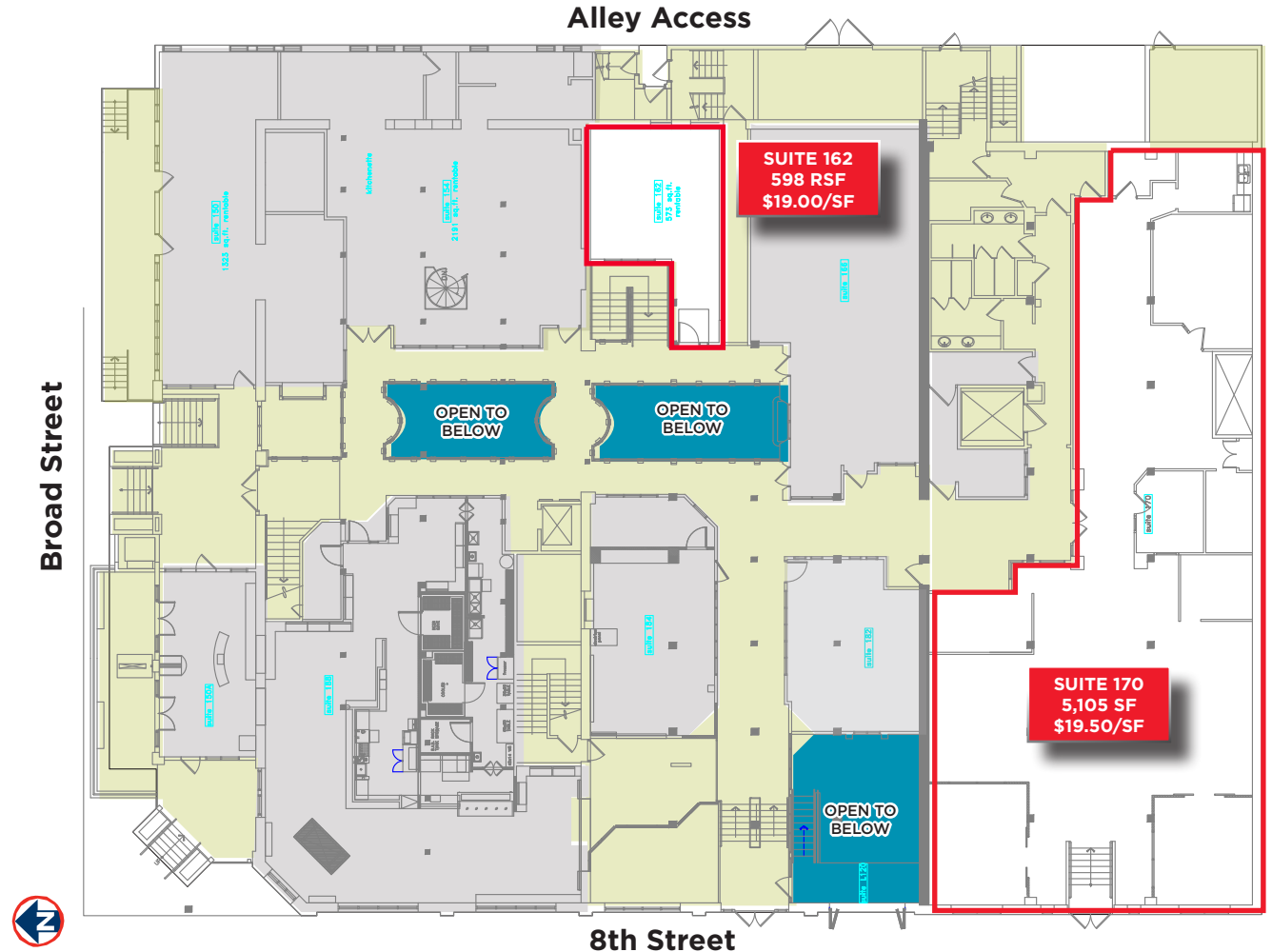
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MAIN LEVEL OFFICE SPACES - 598 TO 5,105 RSF - \$19.00-19.50/SF FSEJ





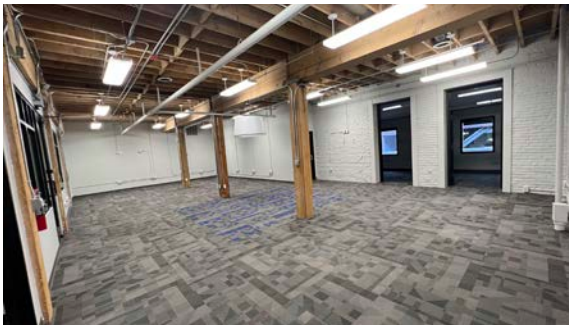
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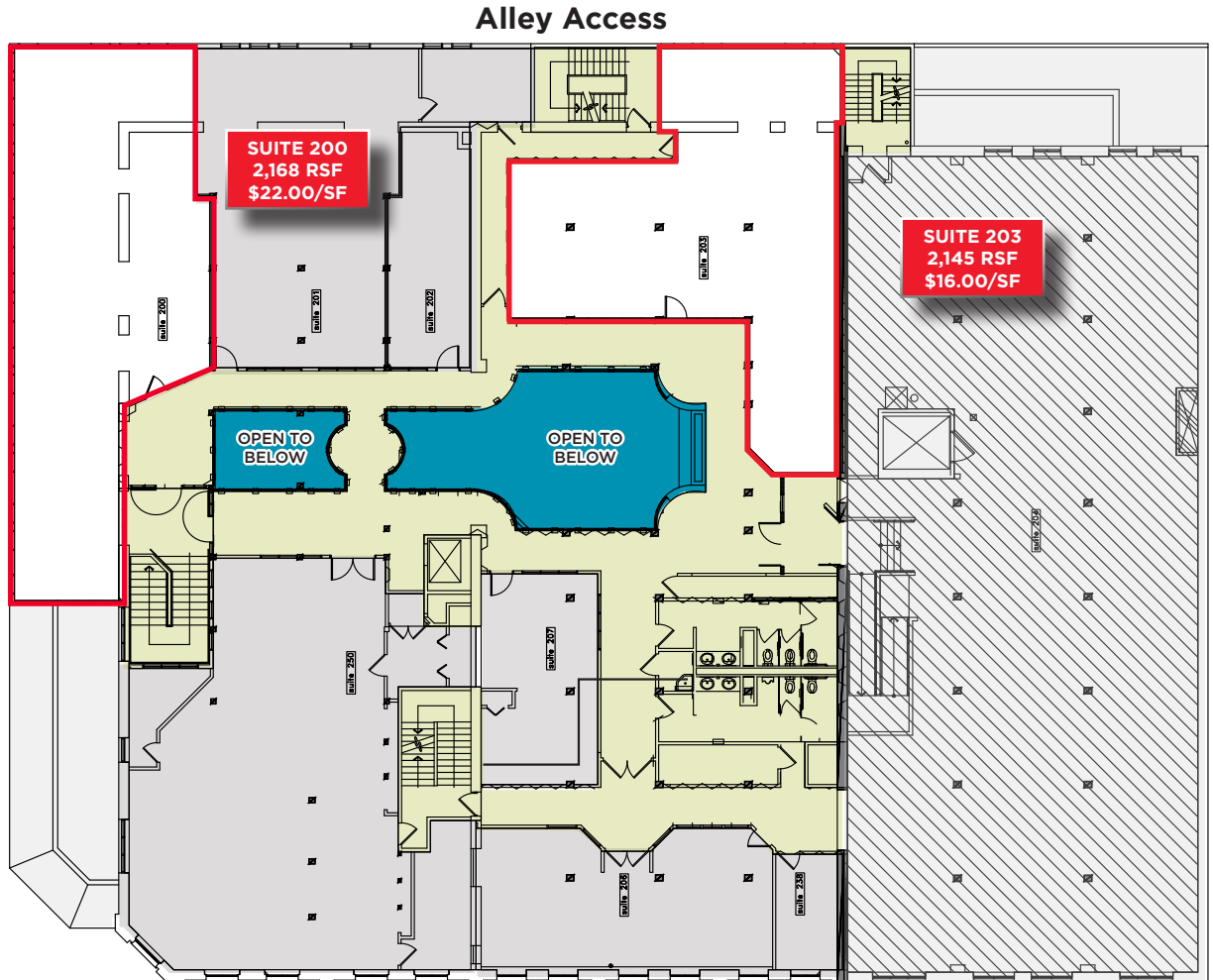
598 TO 5,105 RSF FOR LEASE



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



Broad Street





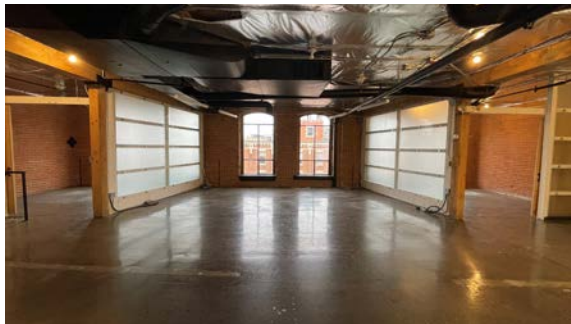
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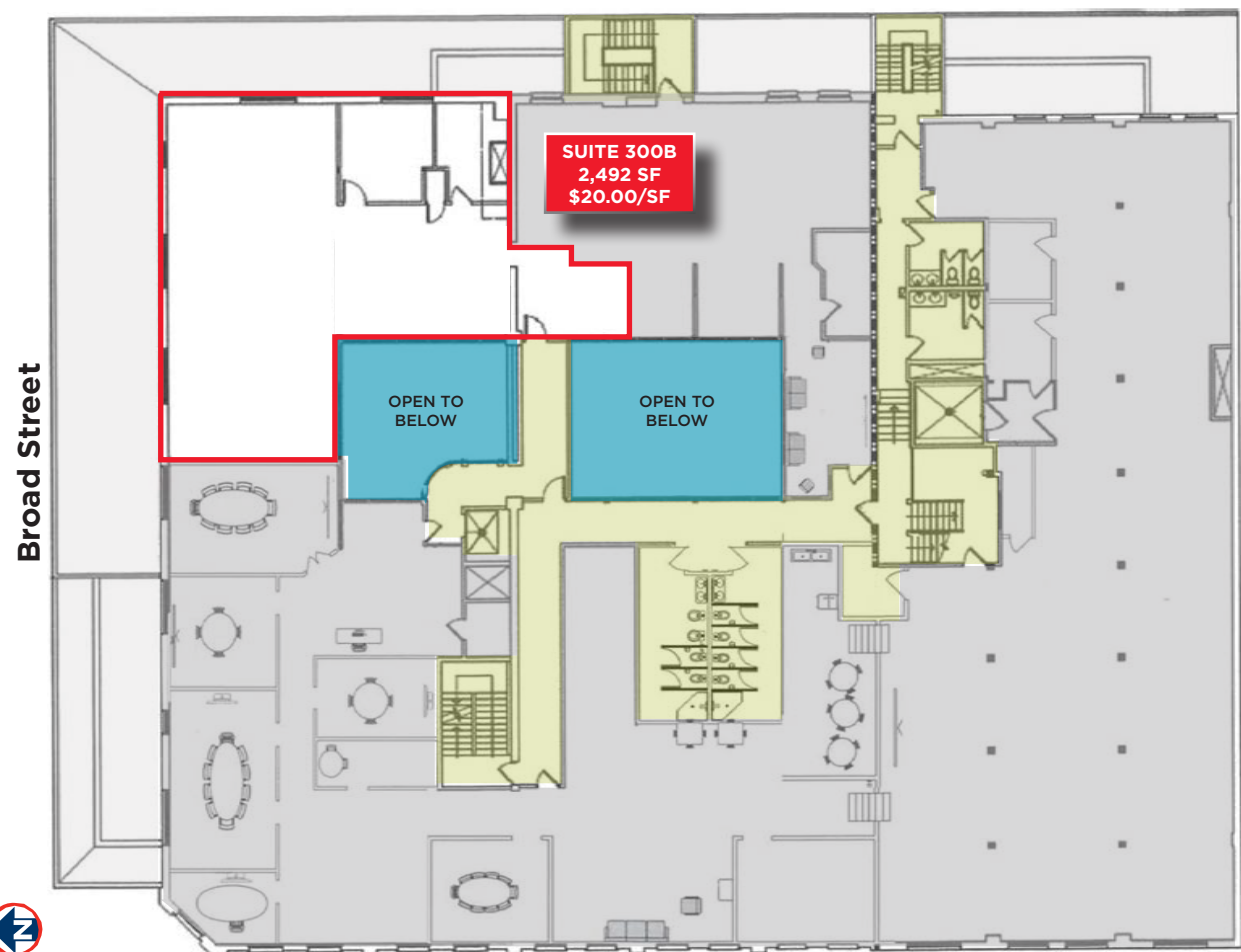
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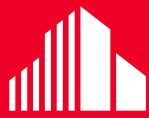


THIRD FLOOR OFFICE SPACE - 2,492 RSF - \$20.00/SF FSEJ



Alley Access





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LOCATION AERIAL





A photograph showing the interior of a modern building, likely a school or office. The view is from a mezzanine level looking down into a large open space. The space is characterized by tall, light-colored wooden columns and black metal railings. Large windows are visible on the left side, and the floor appears to be polished wood. The lighting is warm and modern, with pendant lights hanging from the ceiling.

598 TO 5,105 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

