



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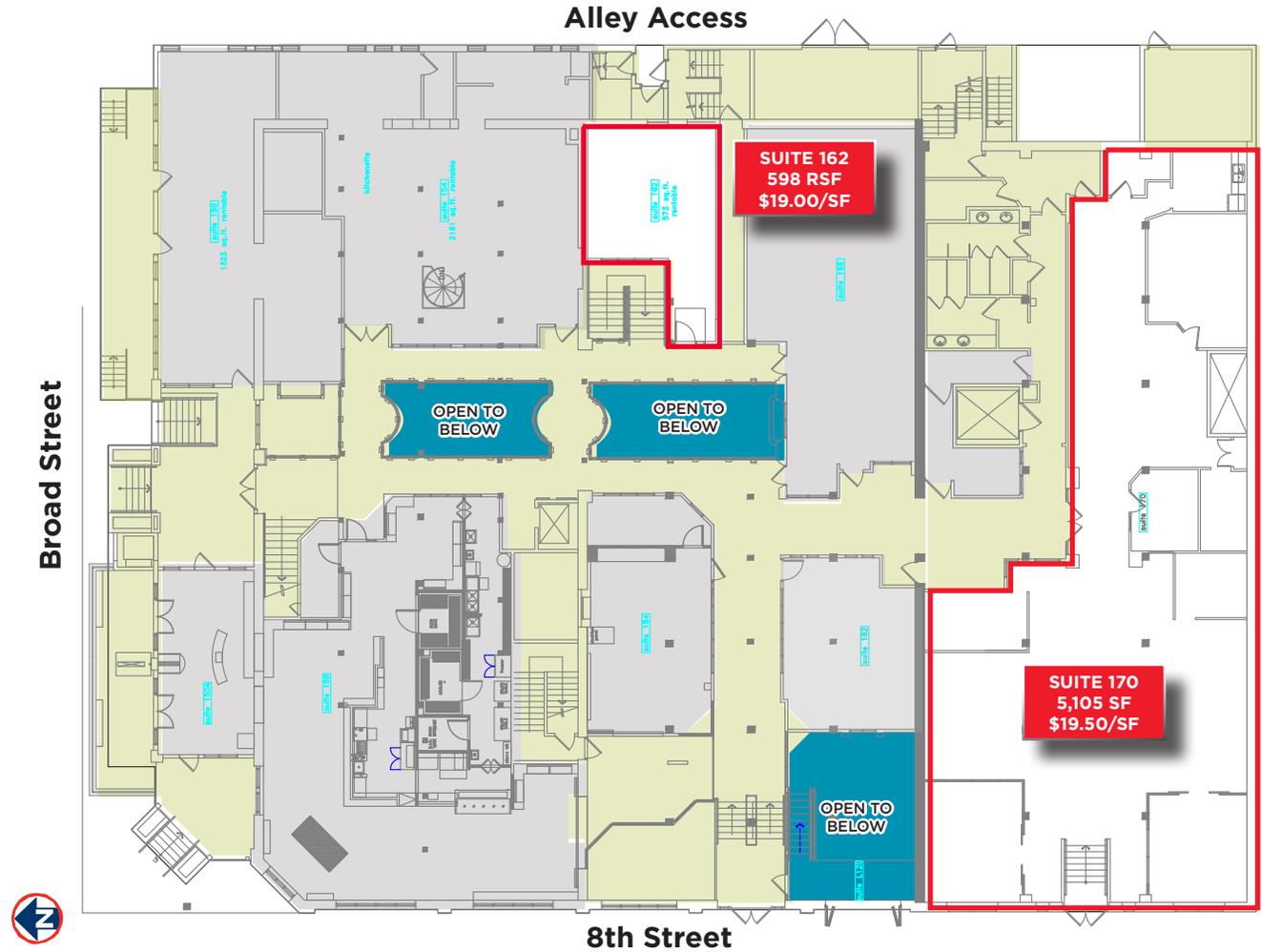
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MAIN LEVEL OFFICE SPACES - 598 TO 5,105 RSF - \$19.00-19.50/SF FSEJ





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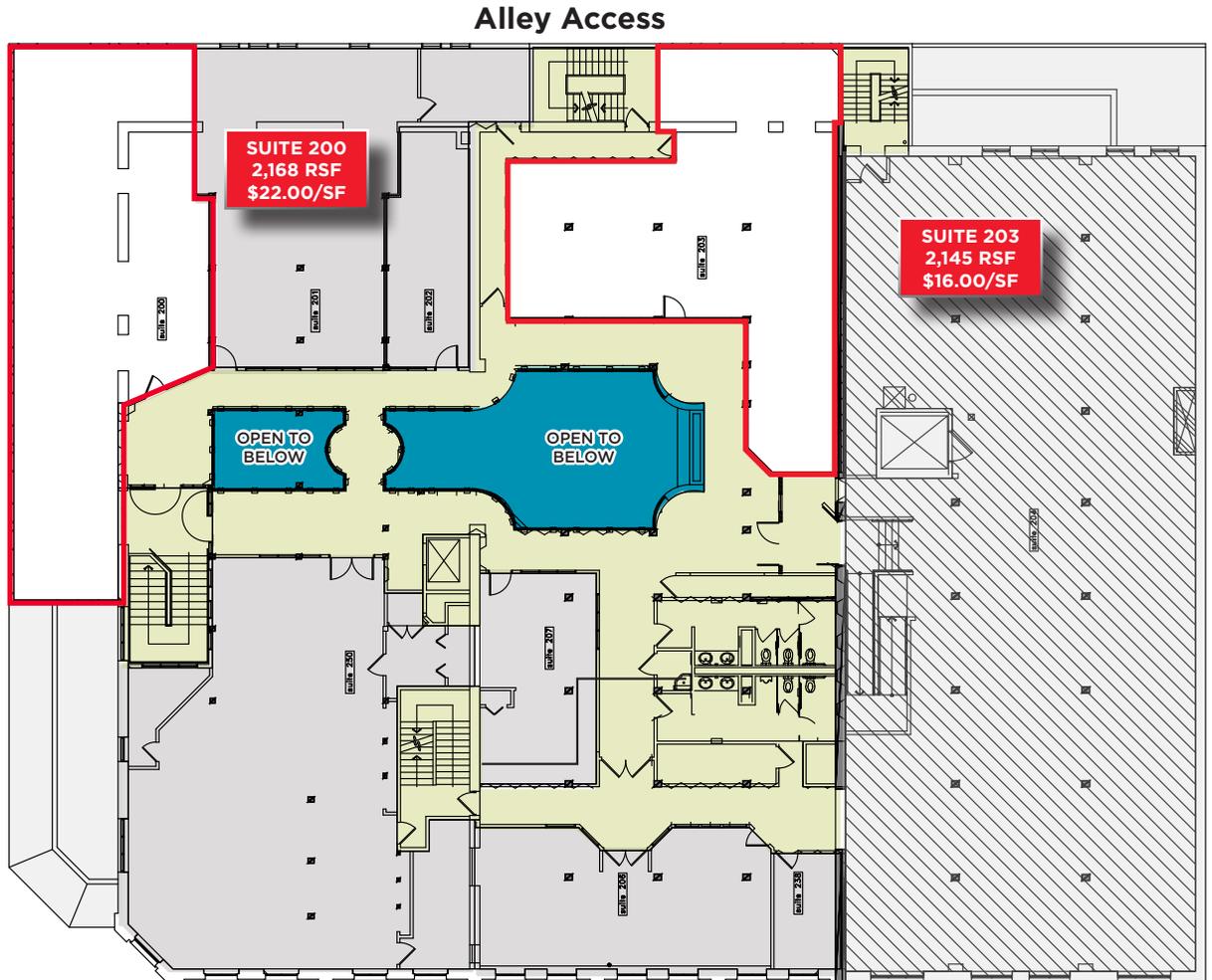
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2ND FLOOR RETAIL / OFFICE SPACE - 2,145 TO 2,168 RSF - \$16-22.00/SF FSEJ



Broad Street





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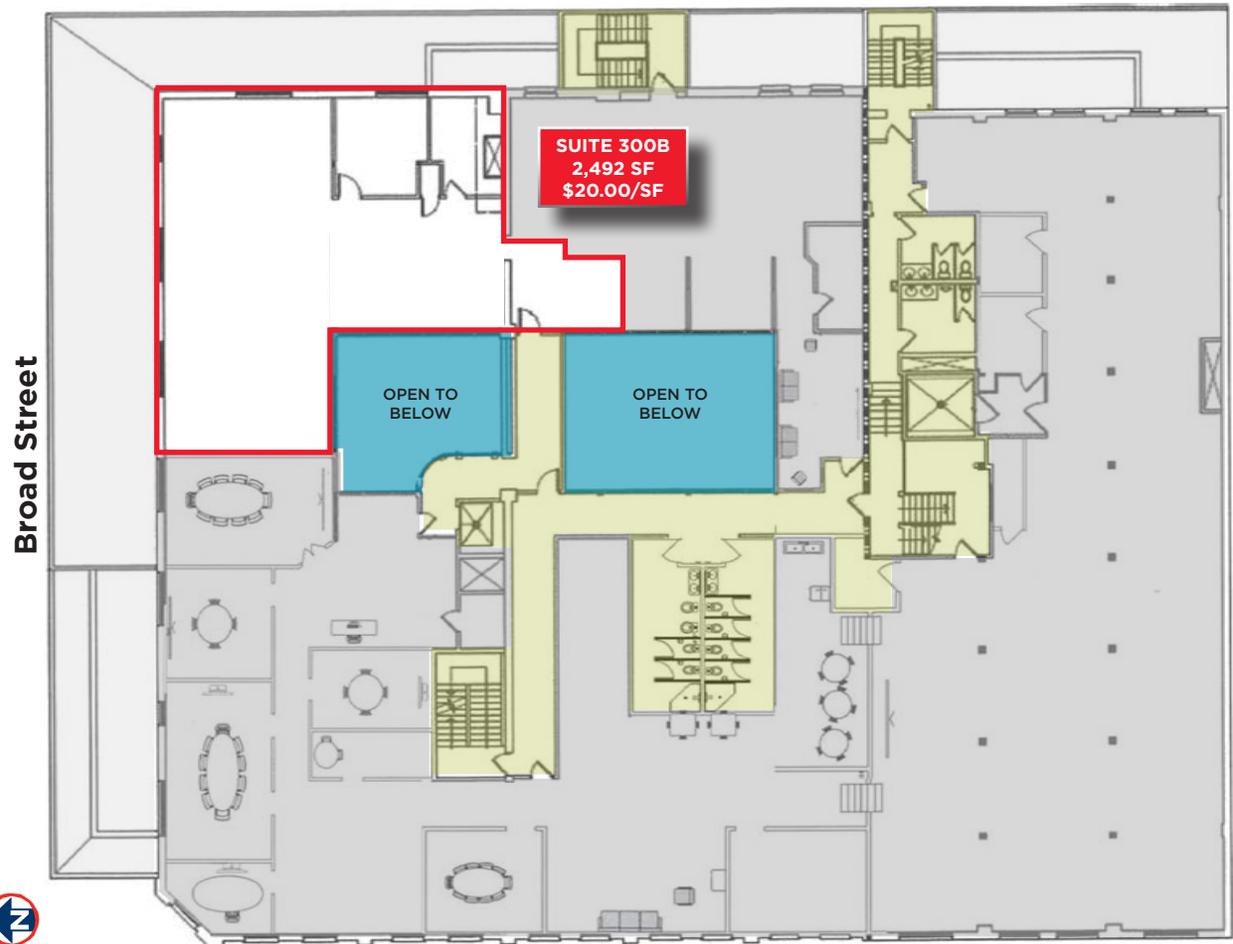
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THIRD FLOOR OFFICE SPACE - 2,492 RSF - \$20.00/SF FSEJ



Alley Access



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LOCATION AERIAL



DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
POPULATION			
2020 Estimated Population	13,432	46,470	93,209
2025 Projected Population	14,794	50,463	101,089
HOUSEHOLDS			
2020 Estimated Households	7,009	22,897	43,894
2025 Projected Households	7,871	25,083	47,902
2020 Est. Average HH Income	\$62,450	\$76,438	\$78,264
2025 Est. Average HH Income	\$68,809	\$82,654	\$84,194
BUSINESSES / EMPLOYEES			
Total Businesses	2,958	4,465	6,674
Daytime Population/Employees	52,230	67,917	97,797

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING, ESRI FORECASTS FOR 2020 AND 2025, ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY

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