



BODO OFFICE SPACES FOR LEASE



THE NORTHRUP BUILDING

405 South 8th Street
Boise, Idaho 83702

400 TO 2,370 SF

PROPERTY HIGHLIGHTS

Suite 250	2,370 SF - \$18.00/SF FSEJ
Suite 371	1,023 SF - \$19.00/SF FSEJ
Suite 372 AVLB 9/1/25	400 SF - \$21.00/SF FSEJ
Lease Type	FSEJ
Preferred Term	3 to 5 Years
T.I. Allowance	Negotiable
Building Size	46,824 SF Total Downtown
Location	Boise
LockBox	No, Contact Agents
Availability	Immediate



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999 W MAN ST. SUITE 1300, BOISE, IDAHO 83702 | [CUSHMANWAKEFIELD.COM](https://www.cushmanwakefield.com)

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LISTING FEATURES

- Office spaces in Historic BODO / 8th Street Marketplace in Downtown Boise - [Click Here for Google 360 View](#)
- Available spaces currently consists of private offices and open collaborative work / sales areas with common area restrooms and elevator access & surrounded by metered street parking & public parking garages
- Co-tenants include Liquid Lounge, Solid Bar & Grill & Slow By Slow Coffee House
- Surrounded by various retailers, restaurants, financial institutions and other professional services
- Contact agents to discuss various uses and layouts and to schedule a walkthrough today!!

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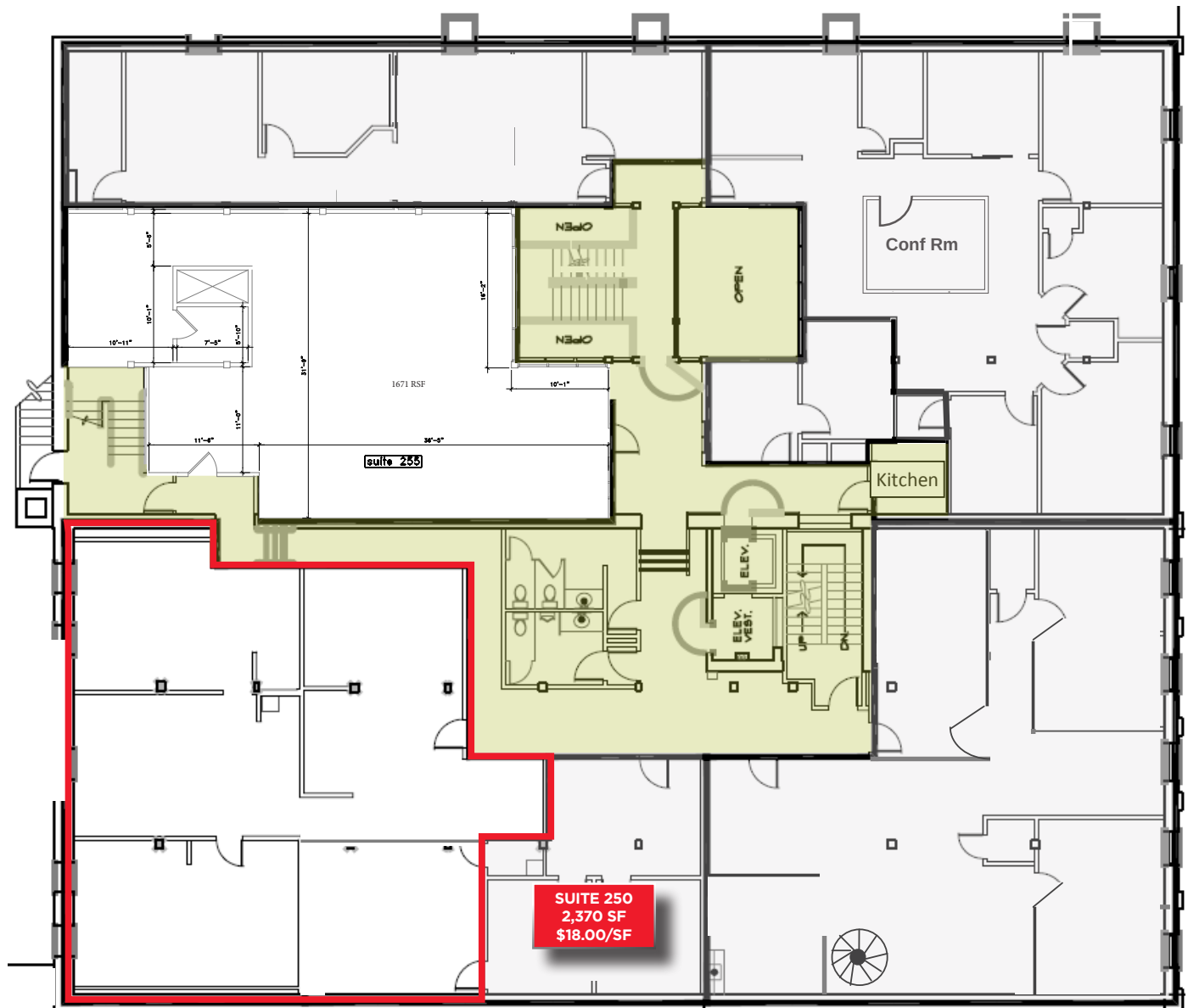
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2ND FLOOR OFFICE SPACE FOR LEASE - 1,678 TO 2,370 SF - \$18.00/SF



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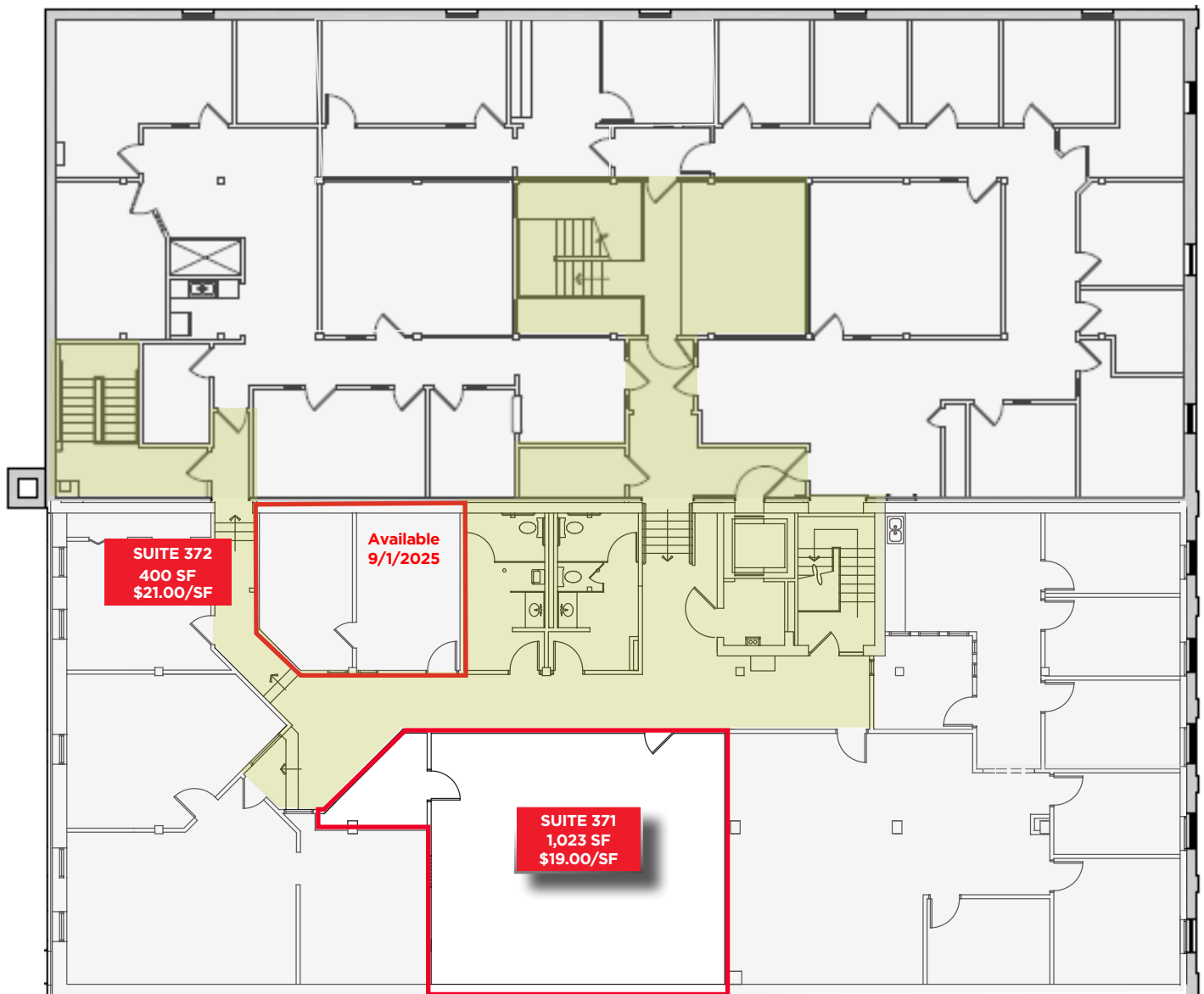
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THIRD FLOOR OFFICE SPACE - 400 SF - 1,023 SF - \$19.00 - \$21.00/SF FSEJ



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Google Earth 360 View - Click Here to View

TO BARREL BREWING CO

STATE CAPITOL BUILDING

JUNIPER

FORK restaurant

OLD CHICAGO PIZZA & TACOS

Boise EAT

FLYING M COFFEE

CITY HALL

THE GROVE

CHANDLERS STRAUBER

JUMP Jack's Urban Meeting Place

boise|centre

BUFFALO WILD WINGS GRILL & BAR

THE GROVE HOTEL DOWNTOWN BOISE

GOLDY'S CORNER

BICKYARD

BONEFISH GRILL

PF CHANG'S CHINA RESTAURANT

THE WAREHOUSE

TRADER JOE'S

MOD PIZZA

PARKING

SITE

THE WAREHOUSE - RESTAURANT ROW

Rush Bowls, Bao Boi, Anzalone Pizza
 Caffe D'Arte, Last Call, Paddles Up Poke
 The Loading Dock, Piedaho, Wok n' Roll
 Totally Toasted, Last Call, Camp Cocktail Bar,
 Waffle Love Gaston's Bakery, Neighbor Tim's BBQ

HOUSEHOLDS			
2020 Estimated Population	15,452	48,478	53,203
2025 Projected Population	18,452	50,463	101,089
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.

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			
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THE WAREHOUSE - RESTAURANT ROW

Rush Bowls, Bao Boi, Anzalone Pizza
Caffe D'Arte, Last Call, Paddles Up Poke
The Loading Dock, Piedaho, Wok n' Roll
Totally Toasted, Last Call, Camp Cocktail Bar,
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NATIONAL ACCOLADES

It's no news to us – the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition. Click the tiles below to view - View All Accolades Here: <https://bvep.org/lifestyle/national-accolades>

Best Places to Live in the U.S.

U.S. News
June 2022

Next Great Food City

Food & Wine
April 2022

#5 Top Emerging Industrial Markets

CommercialEdge
February 2022

#1 Most Promising US City

RocketHomes
December 2021

#2 Nampa, ID & #3 Meridian Top Boomtowns

Smart Asset
November 2021

Ada County #17 in Talent Attraction

EMSI Burning Glass
November 2021

#8 Best Places for Outdoor Enthusiasts to Live and Work

Smart Asset
October 2021

#10 Best City for Young Professionals

SmartAsset
June 2021

Safest Cities in America

SmartAsset
April 2021

#5 Best State

US News &
World Report
March 2021

Best-Performing Cities

Milken Institute
February 2021

#4 Best Place to Find a Job

WalletHub
February 2021

Top 5 Metros for First Time Homebuyers

Move.org
January 2021

Cities With the Best Work-Life Balance

SmartAsset
January 2021

#4 Best City for Early Retirees

SmartAsset
December 2020

#4 Best City for First Time Homebuyers

SmartAsset
October 2020

#1 City Whose Jobs Are Recovering

WalletHub
October 2020

Most Moved To Cities

Business Insider
September 2020