



BODO OFFICE SPACES FOR LEASE



THE NORTHRUP BUILDING

405 South 8th Street
Boise, Idaho 83702

1,023 TO 2,370 SF

PROPERTY HIGHLIGHTS

Suite 250	2,370 SF - \$18.00/SF FSEJ
Suite 255	1,678 SF - \$16.00/SF FSEJ
Suite 371	1,023 SF - \$19.00/SF FSEJ
Lease Type	FSEJ
Preferred Term	3 to 5 Years
T.I. Allowance	Negotiable
Building Size	46,824 SF Total
Location	Downtown Boise
LockBox	No, Contact Agents
Availability	Immediate



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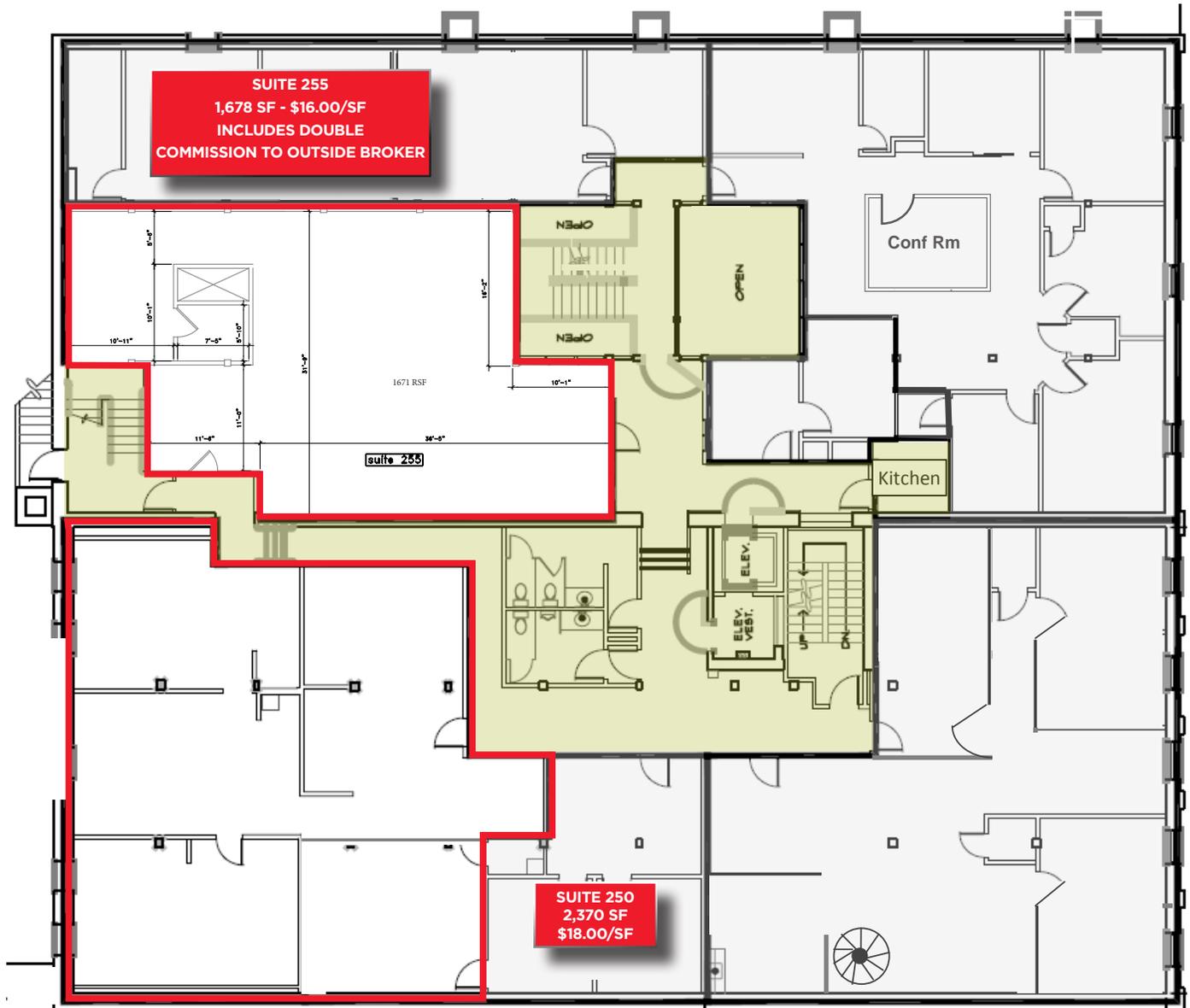
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2ND FLOOR OFFICE SPACE FOR LEASE - 1,678 TO 2,370 SF - \$18.00/SF



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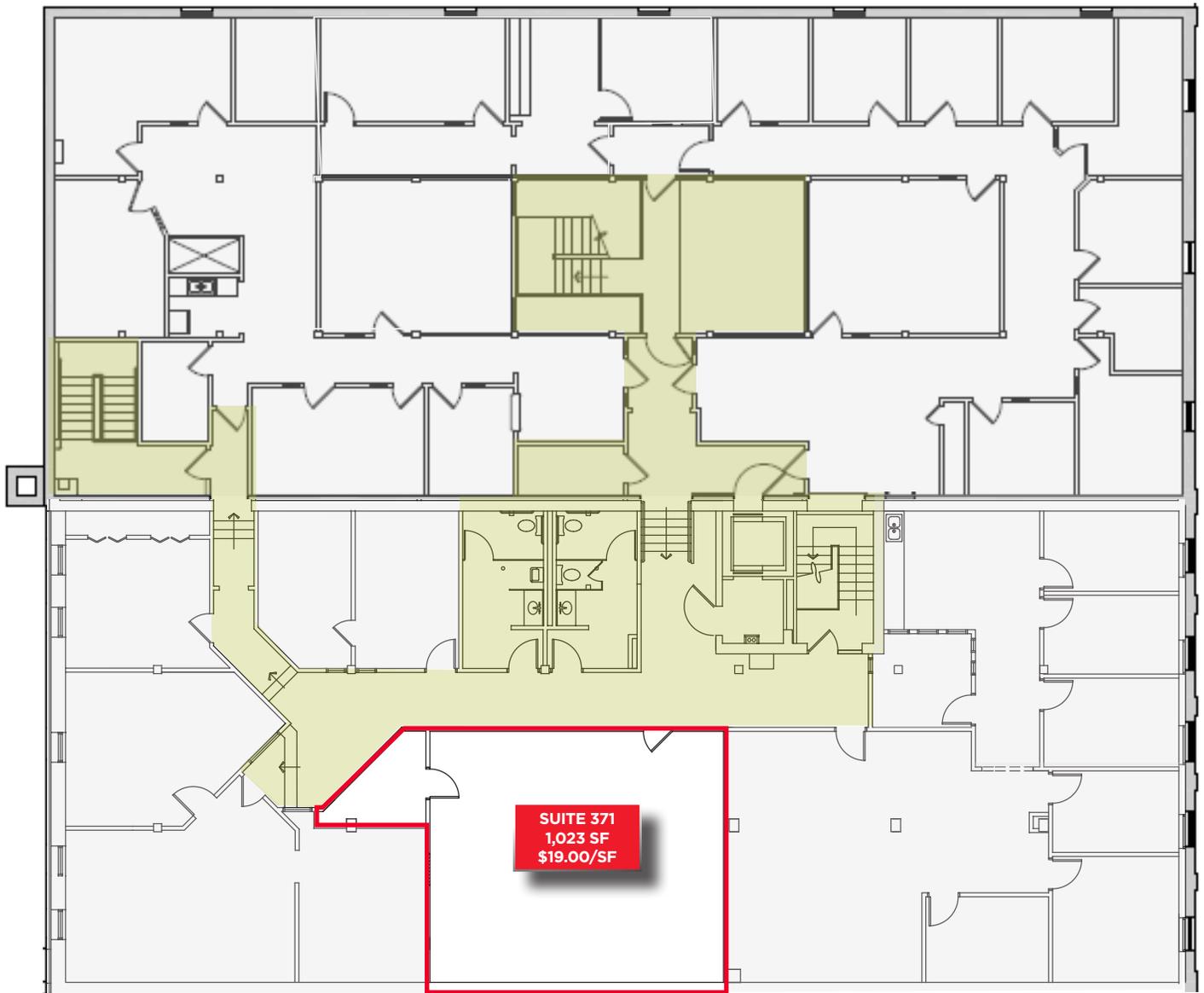
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THIRD FLOOR OFFICE SPACE - 1,023 SF - \$19.00/SF FSEJ



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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

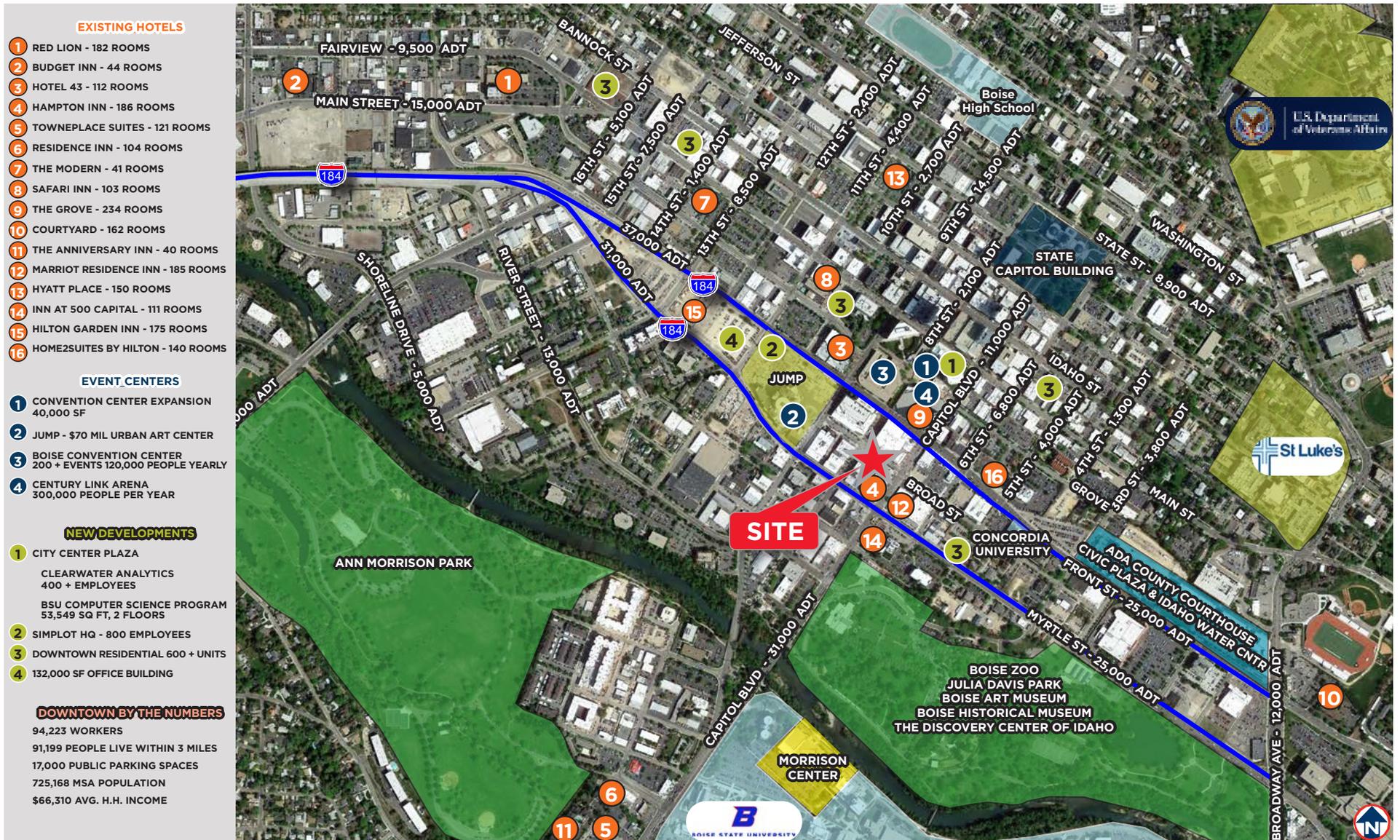
SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING, ESRI FORECASTS FOR 2020 AND 2025, ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY

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

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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. <hr/> U.S. News June 2022	Next Great Food City <hr/> Food & Wine April 2022	#5 Top Emerging Industrial Markets <hr/> CommercialEdge February 2022	#1 Most Promising US City <hr/> RocketHomes December 2021	#2 Nampa, ID & #3 Meridian Top Boomtowns <hr/> Smart Asset November 2021	Ada County #17 in Talent Attraction <hr/> EMSI Burning Glass November 2021
#8 Best Places for Outdoor Enthusiasts to Live and Work <hr/> Smart Asset October 2021	#10 Best City for Young Professionals <hr/> SmartAsset June 2021	Safest Cities in America <hr/> SmartAsset April 2021	#5 Best State <hr/> US News & World Report March 2021	Best-Performing Cities <hr/> Milken Institute February 2021	#4 Best Place to Find a Job <hr/> WalletHub February 2021
Top 5 Metros for First Time Homebuyers <hr/> Move.org January 2021	Cities With the Best Work-Life Balance <hr/> SmartAsset January 2021	#4 Best City for Early Retirees <hr/> SmartAsset December 2020	#4 Best City for First Time Homebuyers <hr/> SmartAsset October 2020	#1 City Whose Jobs Are Recovering <hr/> WalletHub October 2020	Most Moved To Cities <hr/> Business Insider September 2020