



**BODO RETAIL & OFFICE SPACES AVAILABLE**



# THE MERCANTILE BUILDING

404 South 8th Street  
Boise, Idaho 83702

**476 TO 5,105 RSF**

## PROPERTY HIGHLIGHTS

Available	476 to 5,105 RSF
Restaurant	3,609 SF - \$25.00/PSF NNN Available September 1st
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



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# THE MERCANTILE BUILDING

404 South 8th Street, Boise, Idaho 83702

476 TO 5,105 RSF FOR LEASE



## 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 201 (Available July 1, 2025)	1,757 RSF	\$19.00/SF FSEJ
Suite 202 (Available July 1, 2025)	476 RSF	\$19.00/SF FSEJ
Suite 203	2,145 RSF	\$16.00/SF FSEJ
Suite 300B	2,492 RSF	\$20.00/SF FSEJ
Restuaraunt	3,609 RSF	\$25.00/SF NNN

## 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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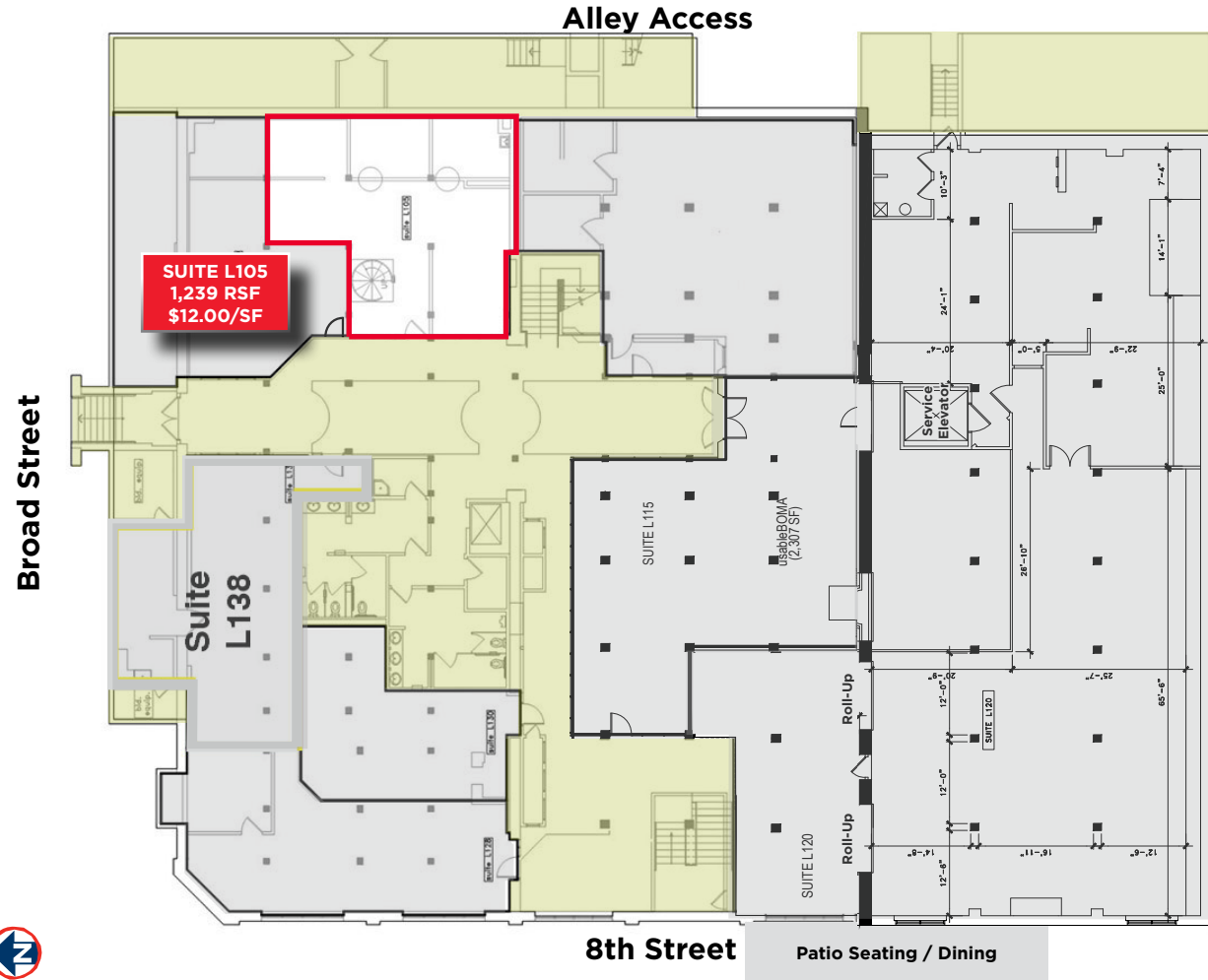
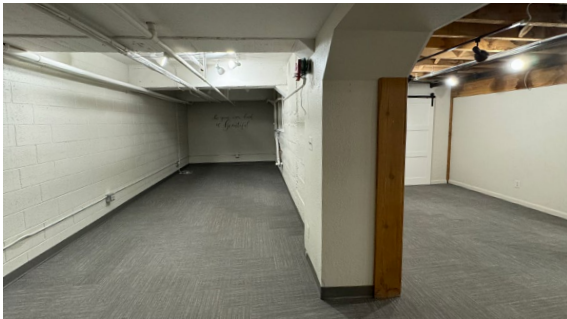
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LOWER LEVEL RETAIL / OFFICE SPACE - 1,239 RSF - \$12.00/SF FSEJ





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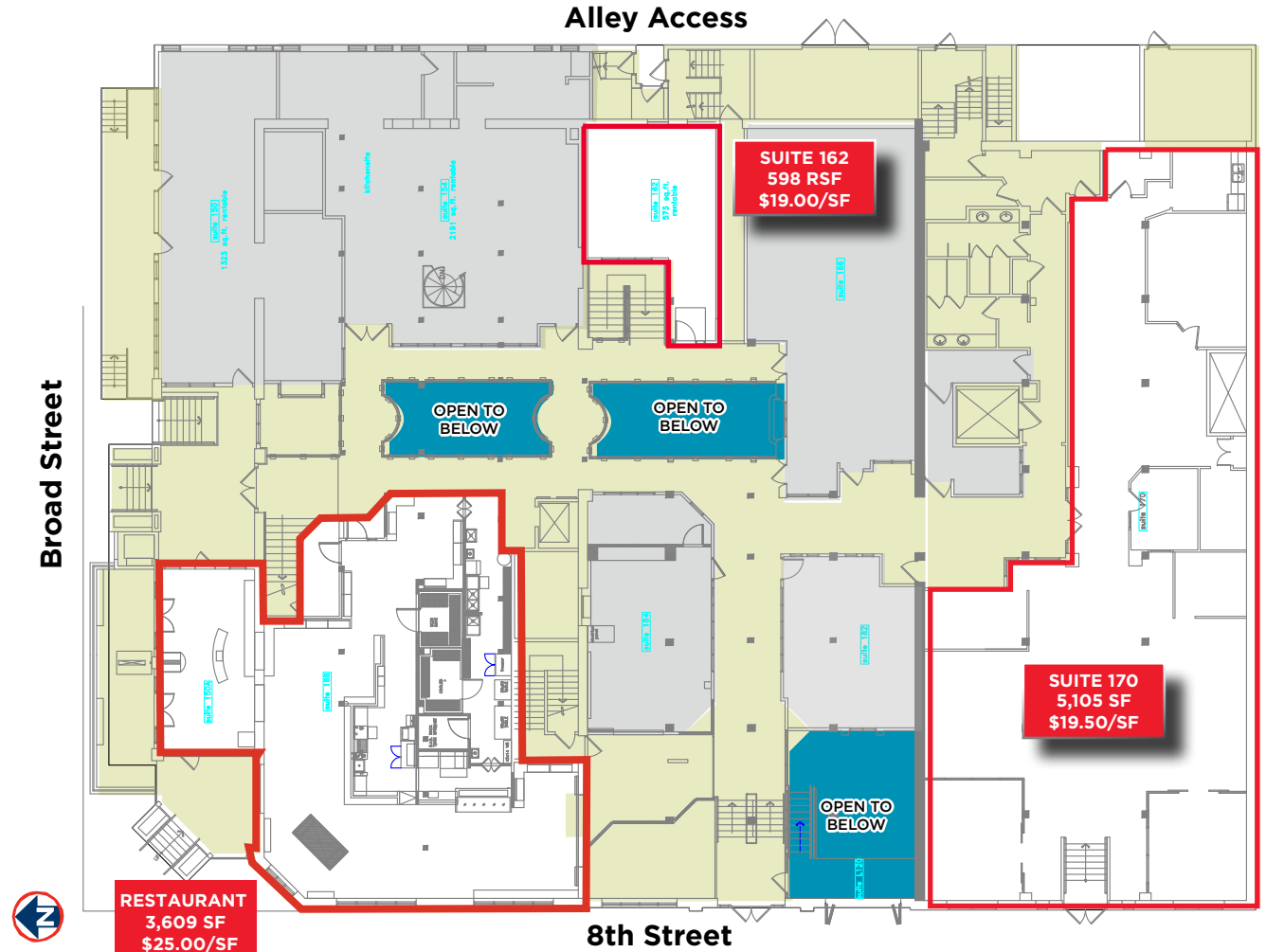
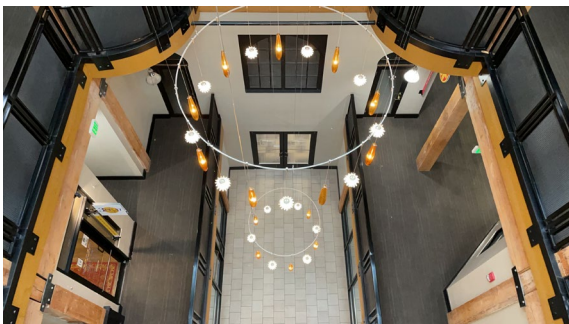
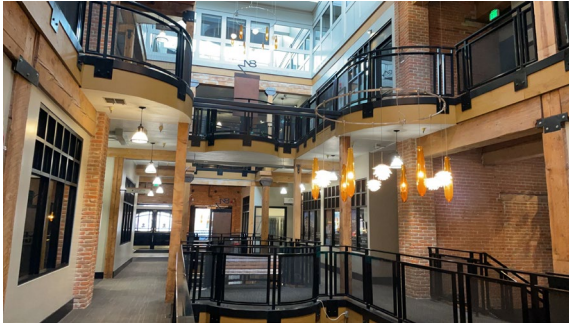
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MAIN LEVEL OFFICE SPACES - 598 TO 5,105 RSF - \$19.00-25.00/SF FSEJ







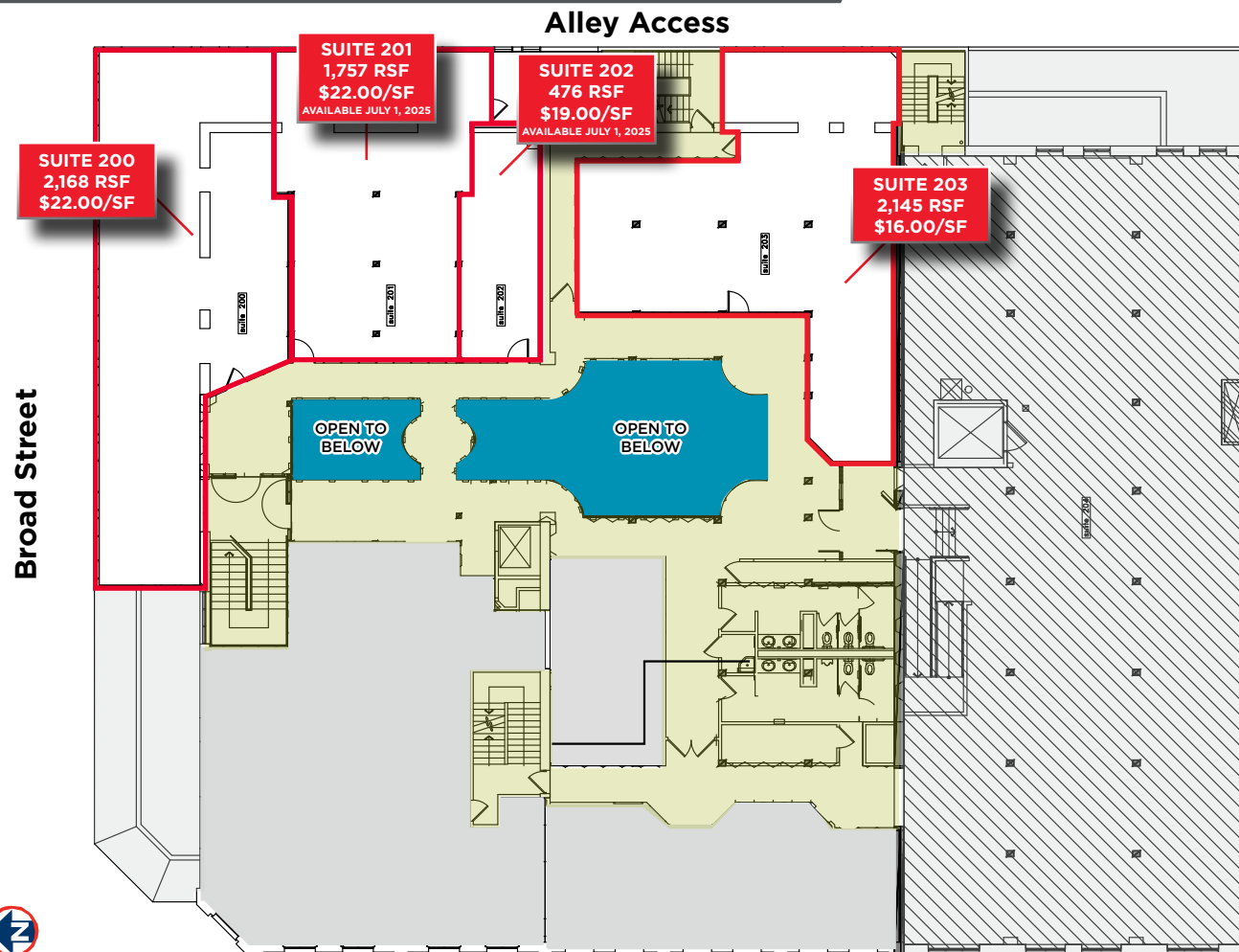
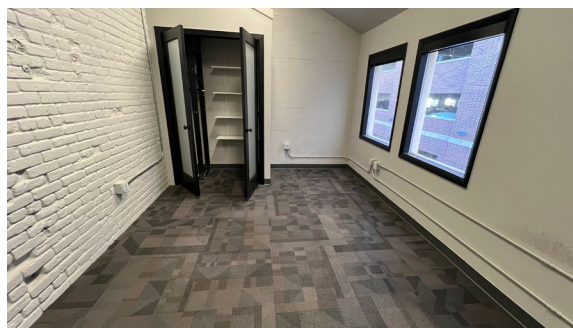
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2ND FLOOR RETAIL / OFFICE SPACE - 476 TO 2,168 RSF - \$16-22.00/SF FSEJ





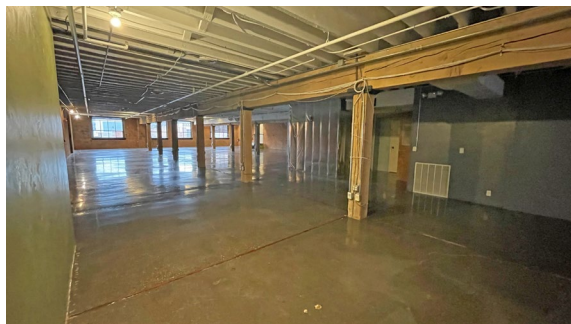
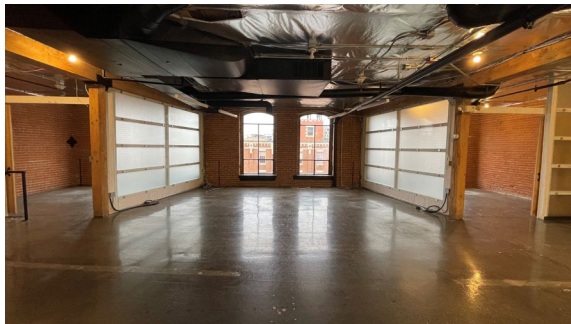
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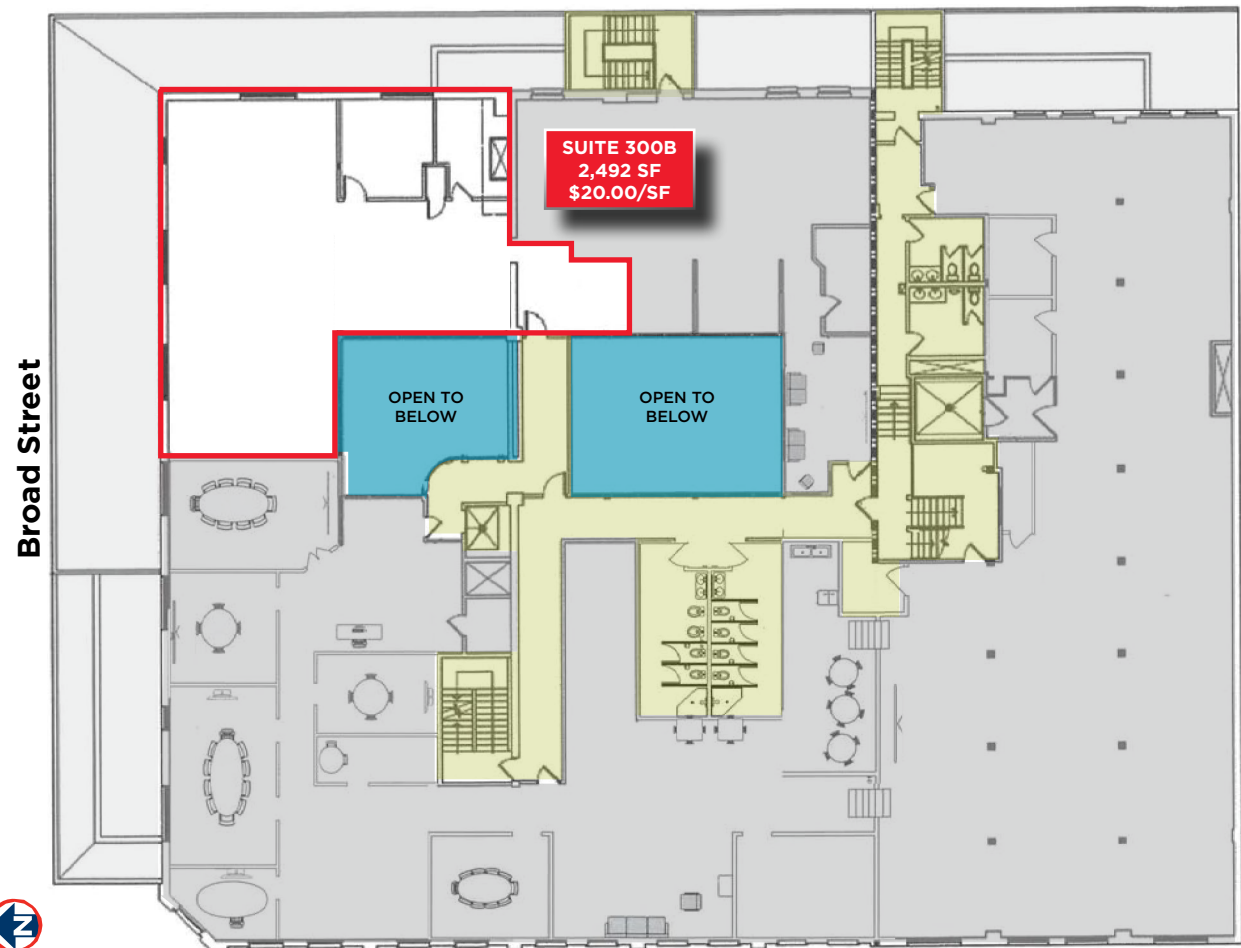
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THIRD FLOOR OFFICE SPACE - 2,492 RSF - \$20.00/SF FSEJ



Alley Access



Broad Street





404 South 8th Street, Boise, Idaho 83702

## 476 TO 5,105 RSF FOR LEASE



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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## 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





## 476 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

