



**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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**CUSHMAN &  
WAKEFIELD**

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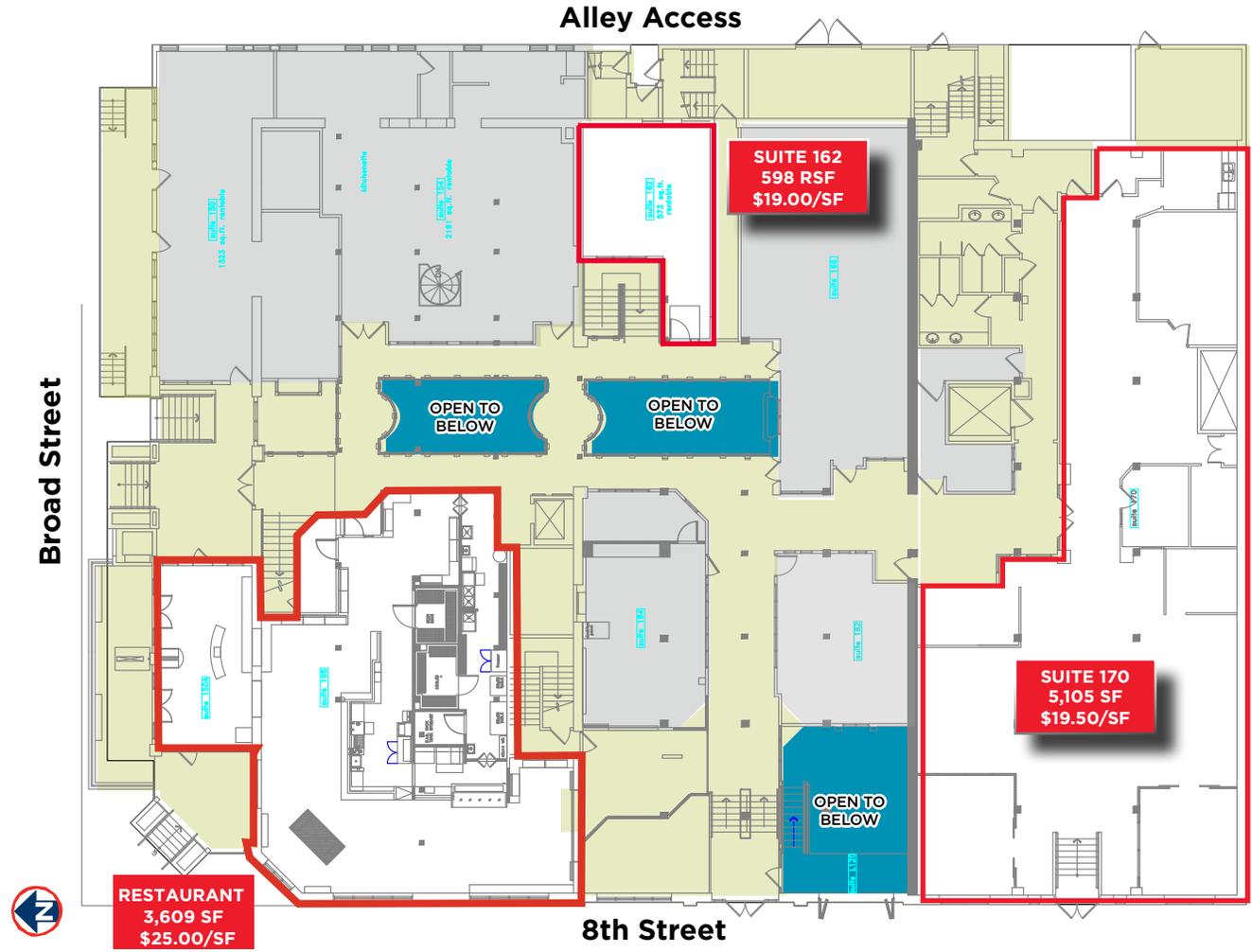
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MAIN LEVEL OFFICE SPACES - 598 TO 5,105 RSF - \$19.00-25.00/SF FSEJ





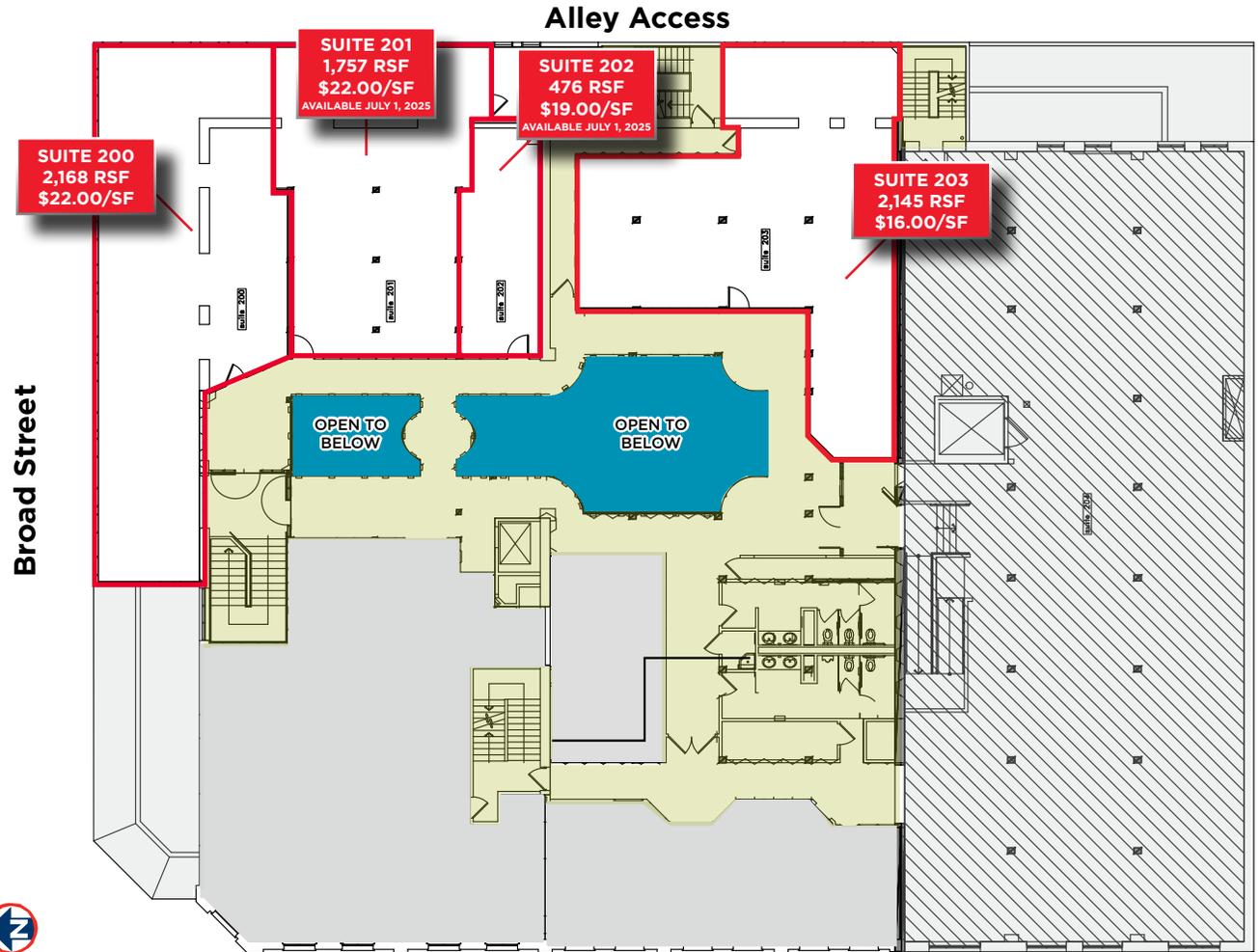
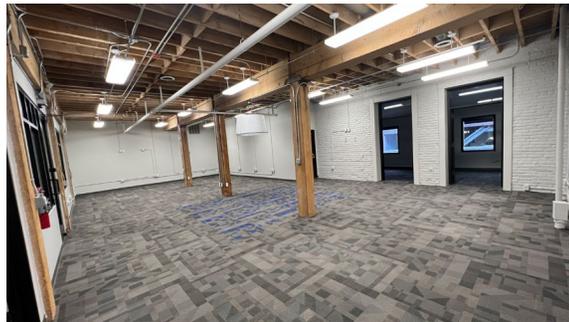
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2ND FLOOR RETAIL / OFFICE SPACE - 476 TO 2,168 RSF - \$16-22.00/SF FSEJ





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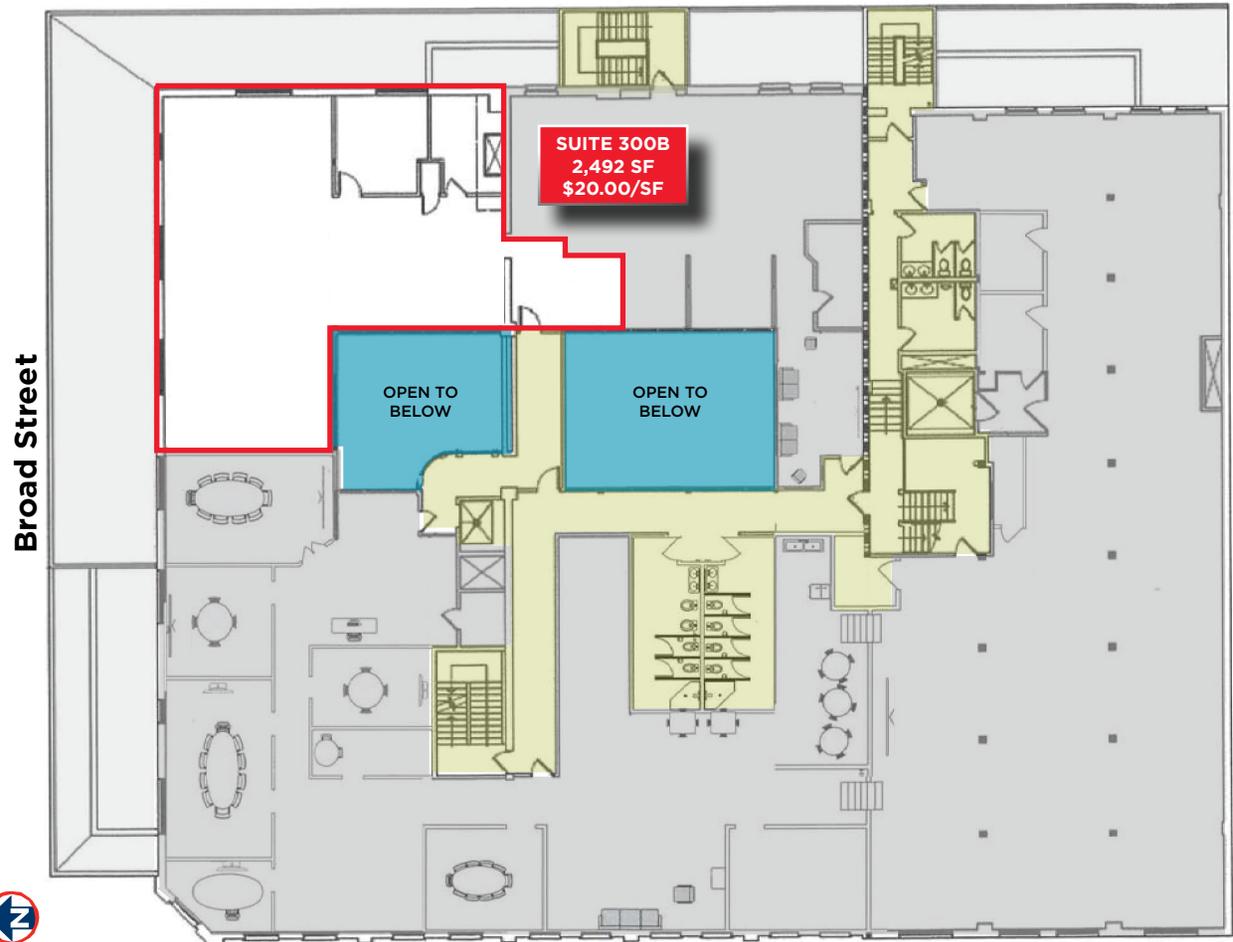
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THIRD FLOOR OFFICE SPACE - 2,492 RSF - \$20.00/SF FSEJ



Alley Access



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## LOCATION AERIAL



DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
<b>POPULATION</b>			
2020 Estimated Population	13,432	46,470	93,209
2025 Projected Population	14,794	50,463	101,089
<b>HOUSEHOLDS</b>			
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
<b>BUSINESSES / EMPLOYEES</b>			
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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