

40 TO 2,758 SF FOR LEASE
816 WEST BANNOCK STREET
BOISE, IDAHO 83702



**DOWNTOWN BOISE RETAIL,
OFFICE & STORAGE SPACES**



**CUSHMAN &
WAKEFIELD**



PROPERTY HIGHLIGHTS

Second Floor - Suite 202 2,318 SF with the load factor \$18.00 PSF, FSEJ Available 9/1/2026

2,436 SF includes adjacent suite and kitchen

Street Level Retail Space 2,758 SF \$28.00/SF MODG

Lower Level Office - B70 605 SF \$700/Month FS

Basement Storage 40 to 128 SF \$75 - 175/Month

Building 34,207 SF

Parcel Size 0.14 Acres

Parking Adjacent Paid Parking & Street Side

Zoning City of Boise C-5DD

Parcel R1013003571

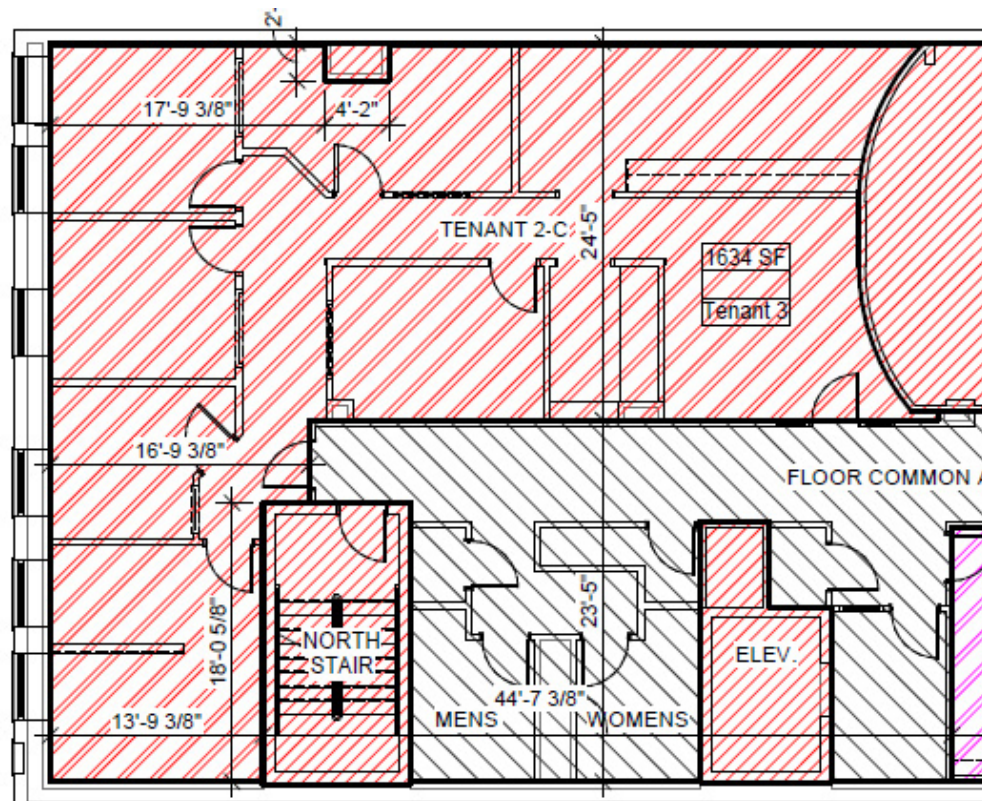
Built/Remodeled 1908/2020

Tour Access Offices Open During Business Hours

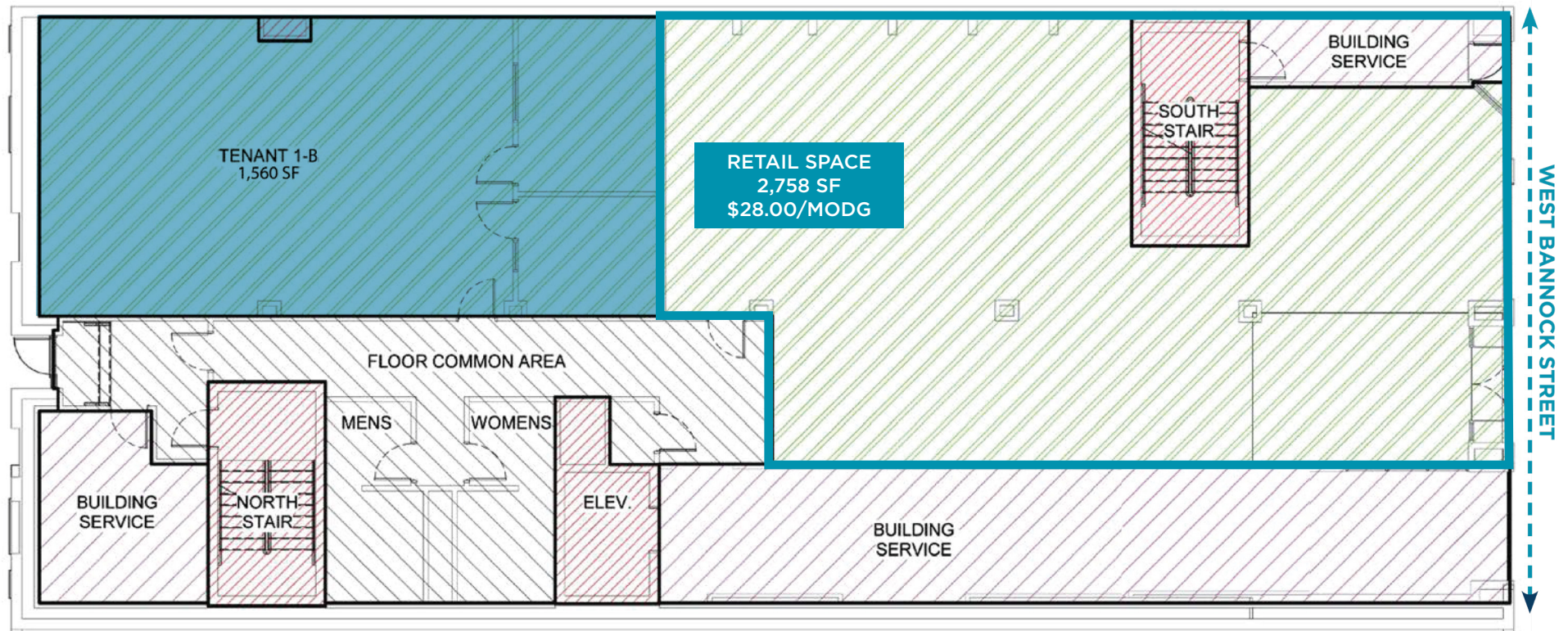
LISTING DETAILS

- Prime street-level retail space with excellent visibility
- Newly remodeled office suites and storage spaces
- Office spaces consist of open work areas and private offices
- Lower level storage spaces offer secure and controlled access
- Located in downtown Boise on Bannock Street between 8th and 9th Streets - high foot traffic area - **Google 360 View**
- Building offers common area entry area and lobby, restrooms, elevator and stair access, and paid parking
- Surrounded by hotels, restaurants & complimentary services, easily accessible parking garages nearby
- Please do not disturb current tenants, view with discretion or contact agents to schedule a tour today!

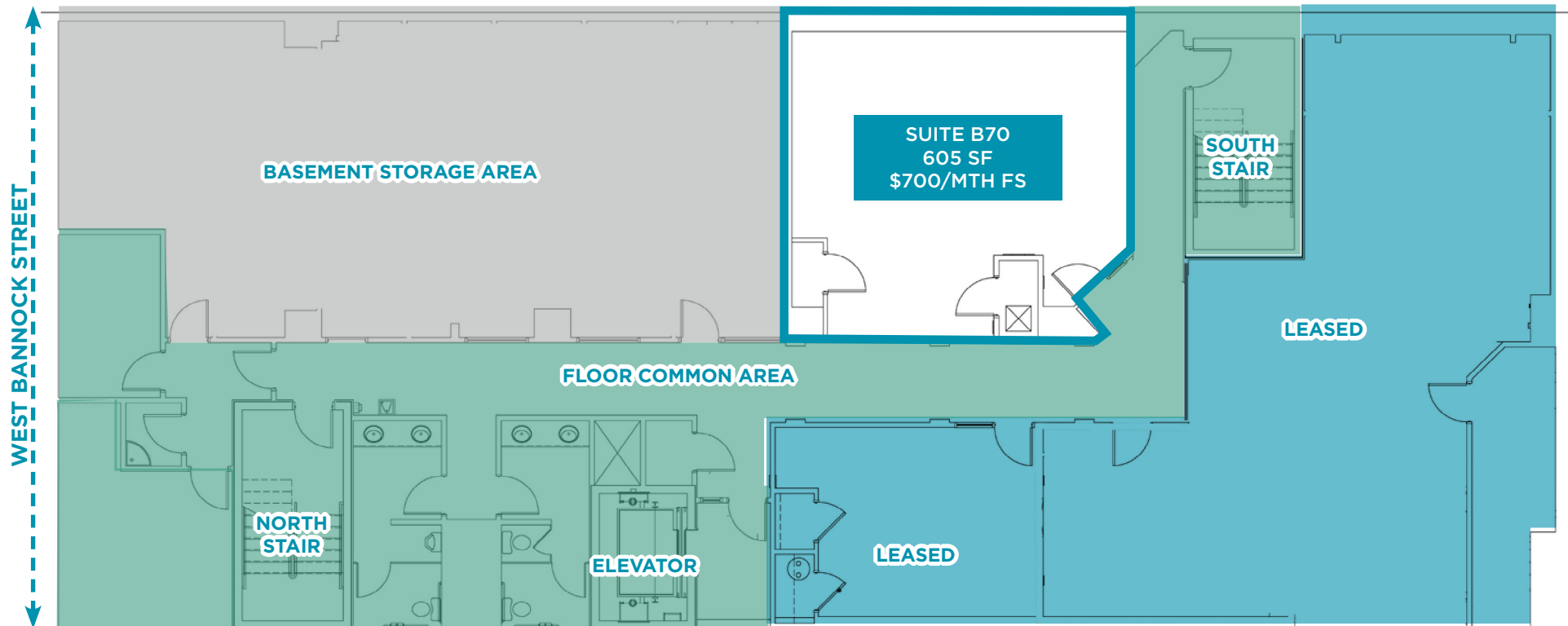
SUITE 202 - 2,318 SF WITH THE LOAD FACTOR SUITE 202 - 2,436 SF INCLUDES ADJACENT SUITE AND KITCHEN



STREET LEVEL RETAIL SPACE - 2,758 SF AVAILABLE \$28.00/SF - MODIFIED GROSS - LANDLORD PAYS UTILITIES



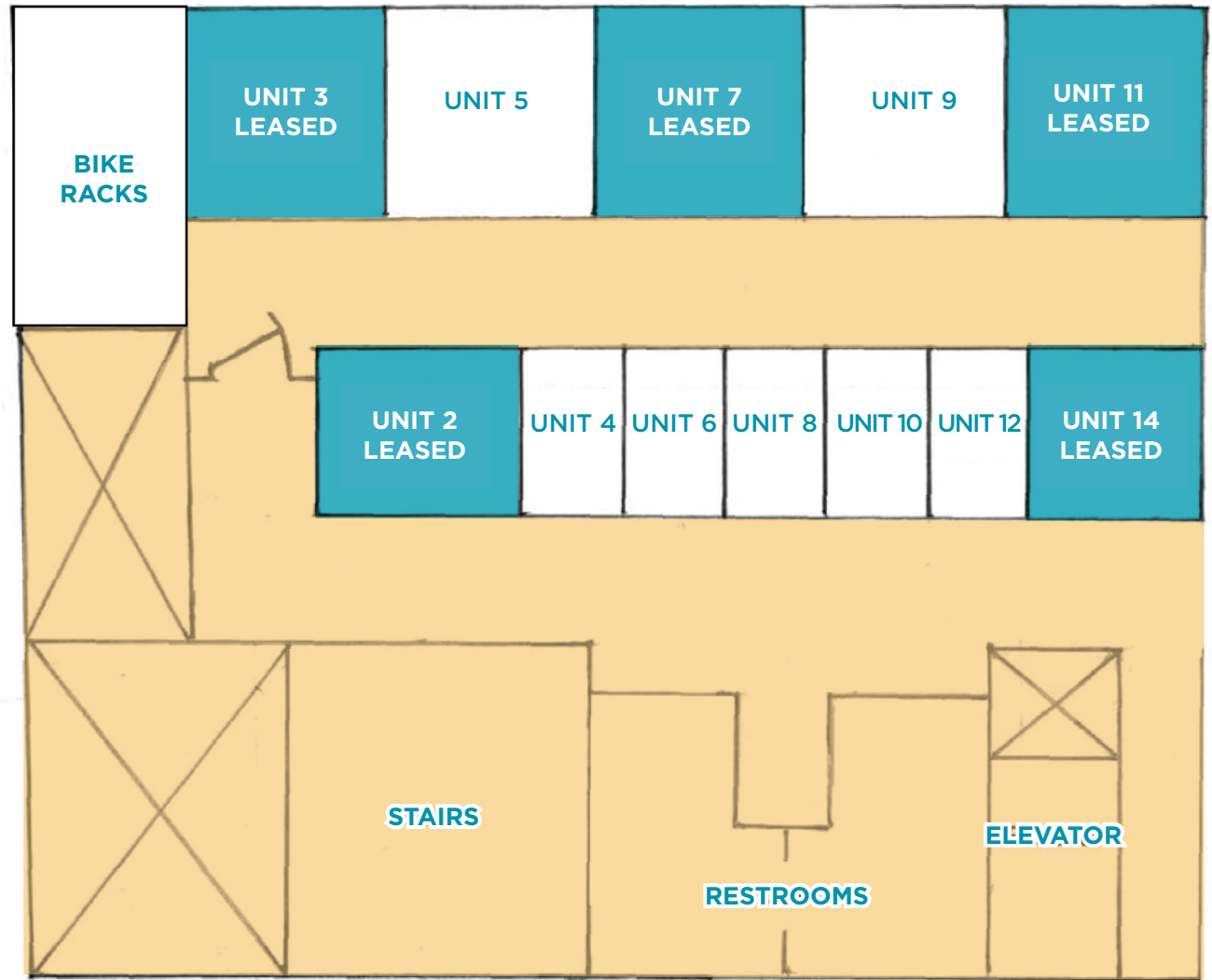
BASEMENT OFFICE SUITE - 605 SF AVAILABLE INCLUDES COMMON AREA RESTROOMS, AND ELEVATOR AND STAIRWELL ACCESS



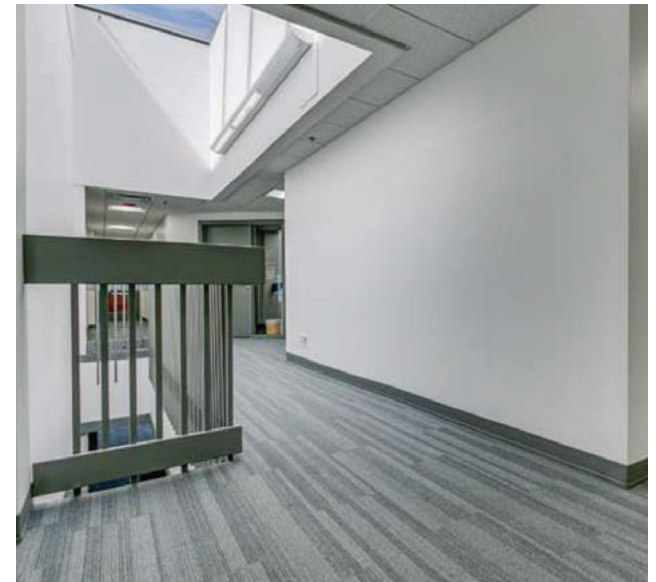
BASEMENT STORAGE ROOMS - SECURE ACCESS INCLUDES COMMON RESTROOMS, AND ELEVATOR AND STAIRWELL ACCESS

BASEMENT STORAGE SPACES

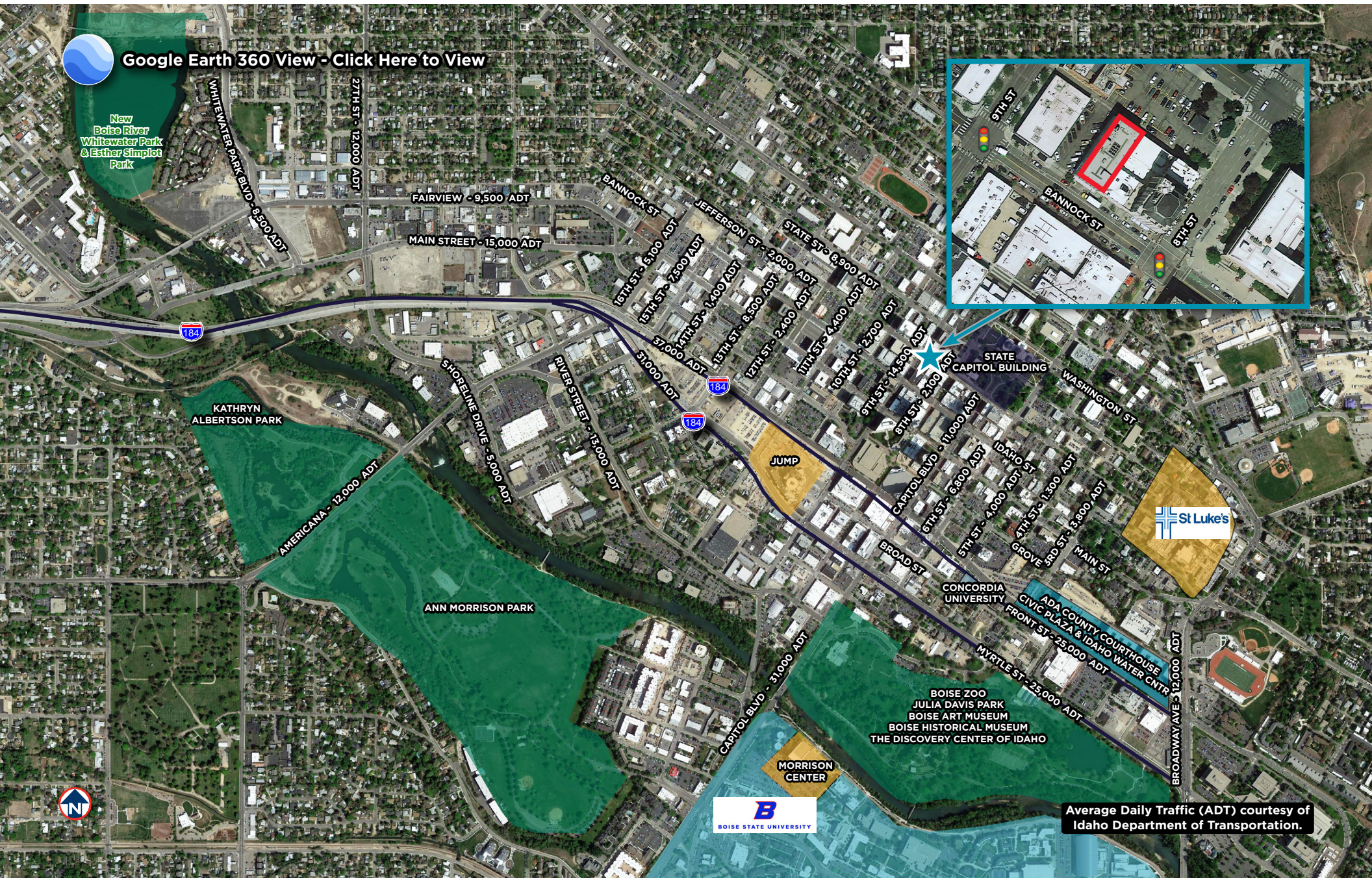
UNIT #	DIMENSIONS	MONTHLY RATE
2	7.5 x 9.5	LEASED
3	10 x 10	LEASED
4	5 x 8	\$75.00
5	10 x 10	\$175.00
6	5 x 8	\$75.00
7	10 x 10	LEASED
8	5 x 8	\$70.00
9	10 x 10	\$175.00
10	5 x 8	\$75.00
11	9.5 x 10	LEASED
12	5 x 8	\$75.00
14	6 x 8	LEASED



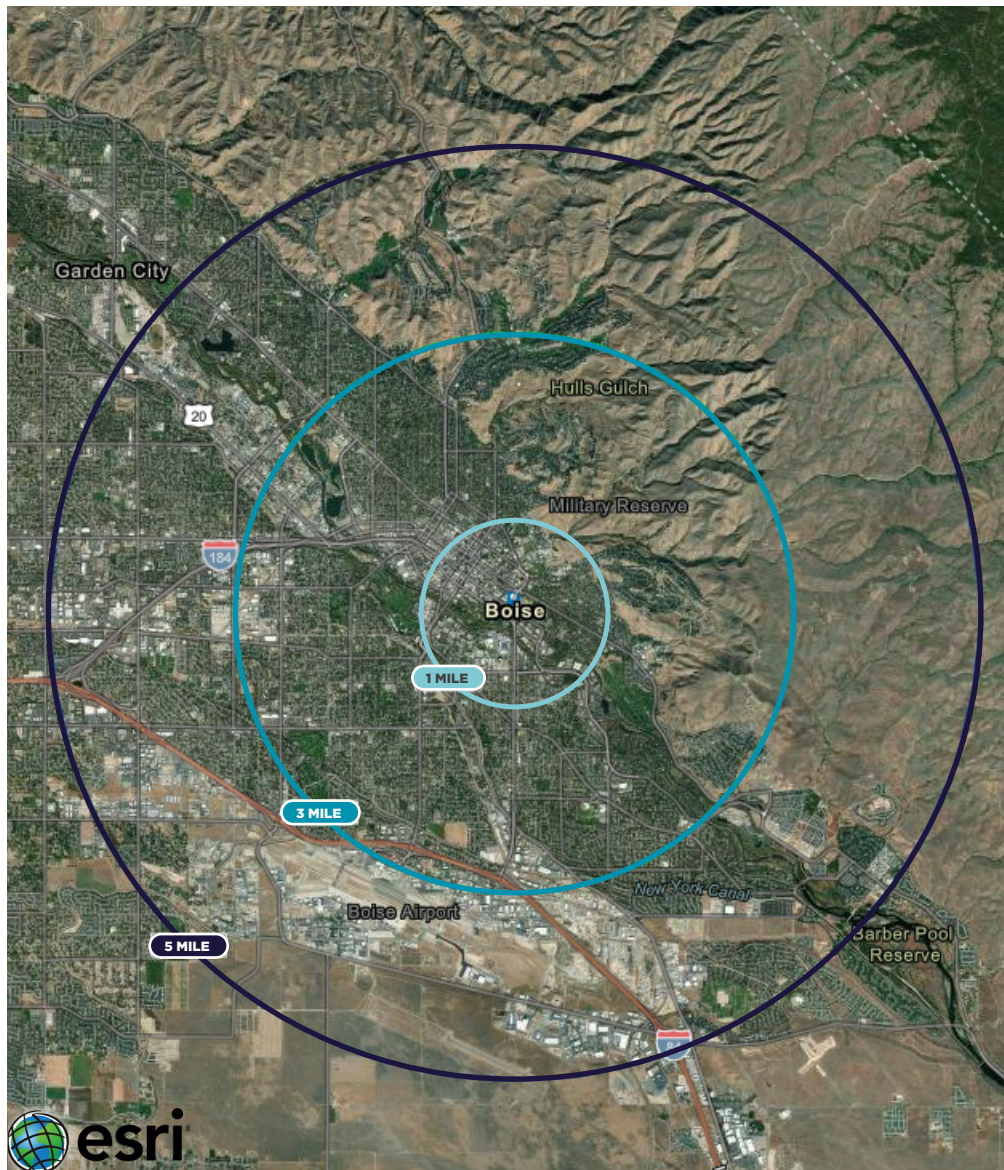
BUILDING RECENTLY REMODELED LOBBY AREA, RESTROOMS, ELEVATOR ACCESS AND PARKING NEARBY



LOCATED IN DOWNTOWN BOISE ON BANNOCK STREET BETWEEN 8TH AND 9TH STREETS - HIGH FOOT TRAFFIC AREA



1, 3 AND 5 MILE DEMOGRAPHICS REPORT



In the identified area, the current year population is 160,321. In 2020, the Census count in the area was 156,633. The rate of change since 2020 was 1.04% annually. The five-year projection for the population in the area is 170,382 representing a change of 1.22% annually from 2022 to 2027.



14,741
1 MILE
POPULATION



\$47,139
1 MILE
MEDIAN INCOME



28
1 MILE
MEDIAN AGE



89,775
3 MILE
POPULATION



\$64,631
3 MILE
MEDIAN INCOME



36
3 MILE
MEDIAN AGE



160,321
5 MILE
POPULATION



\$67,133
5 MILE
MEDIAN INCOME



37
5 MILE
MEDIAN AGE

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