



Owner/User or Lease Opportunity

For Sale & Lease

755 W. Front Street, 3rd Floor | Boise, ID 83702

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Class A Office Condo

- Desirable location in the heart of Downtown Boise
- Highend Finishes
- High visibility with signage

For Sale & Lease

Rare opportunity to purchase or lease a Class A office space within Downtown Boise's premier development, BoDo. The office's Class A finishes and prime location are set to impress clientele while creating a dynamic workplace for employees.

Property Details

Property Type	Class A Office
Size	10,507 SF
Available*	July 1 2026
Submarket	Downtown Boise
Year Built	2005

*The current occupant has a renewal option that expires January 1, 2026. Please contact the agent for more details.

Pricing Information

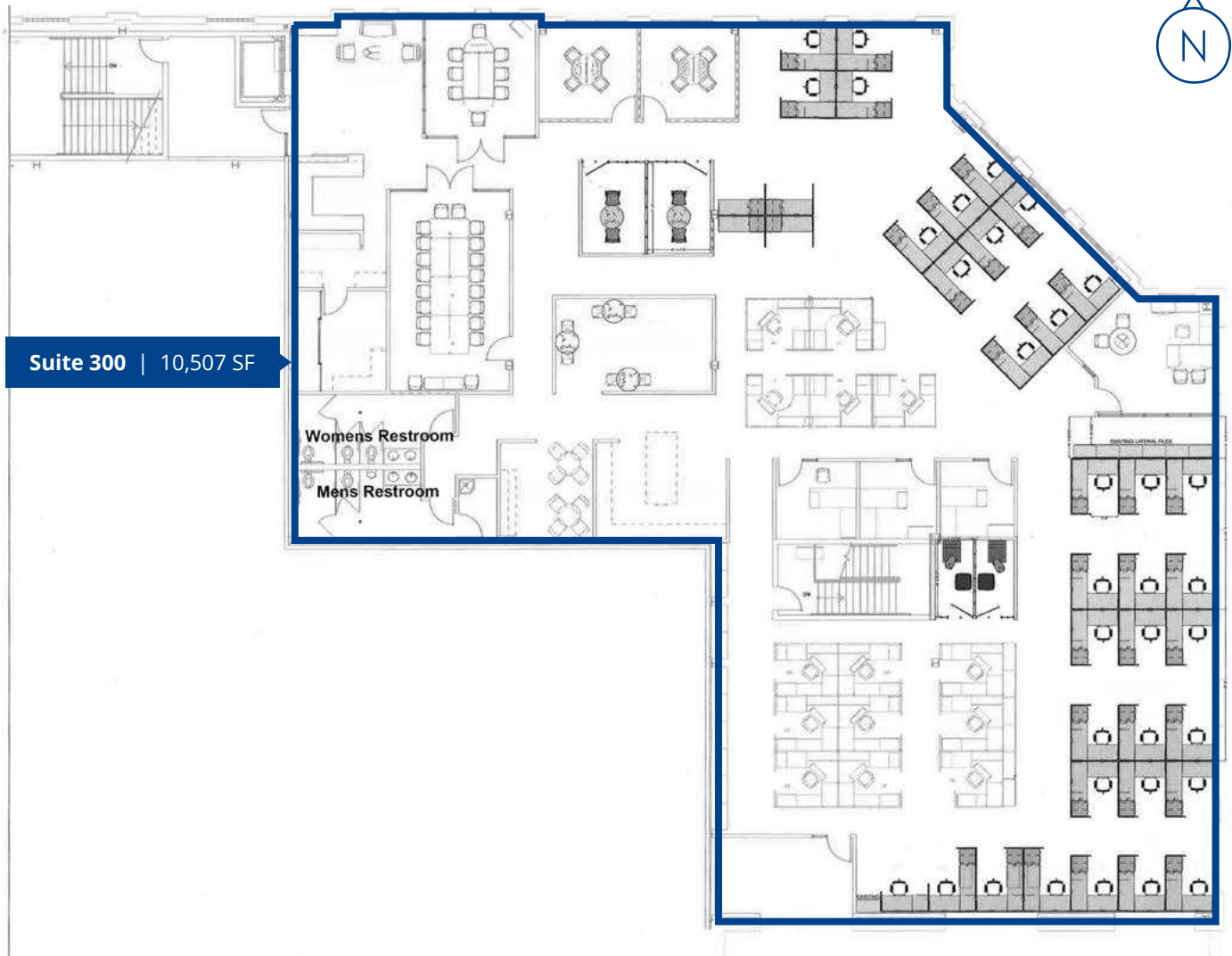
Lease Type	NNN
Lease Rate	\$19.50/SF/YR NNN
Sale Price	\$3,050,000 (\$290/SF)

Investment Highlights

- Highend Class A finishes
- 4 blocks away from the Boise River and greenbelt
- Surrounded by Boise's best restaurants
- Steps away from Boise's top music venues, hotels and retail shops
- Set at "Main & Main" location
- Generational and irreplaceable real estate

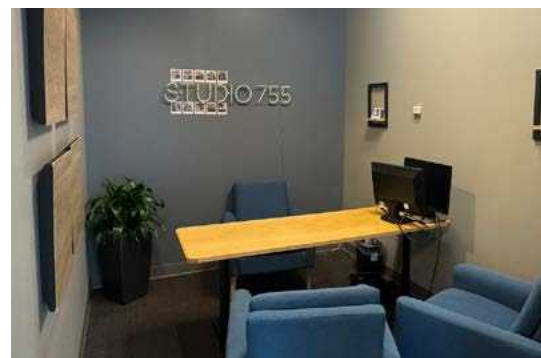
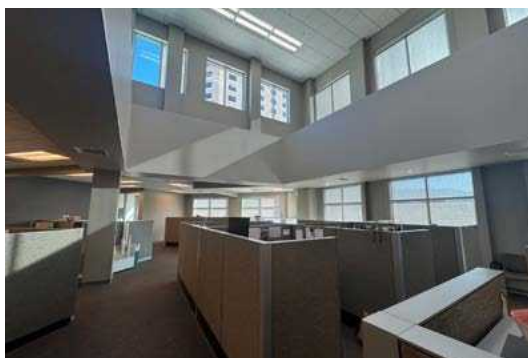


Floor Plan



Class A Office | For Sale & Lease

Property Photos



The Warehouse Food Hall



Treefort Music Fest



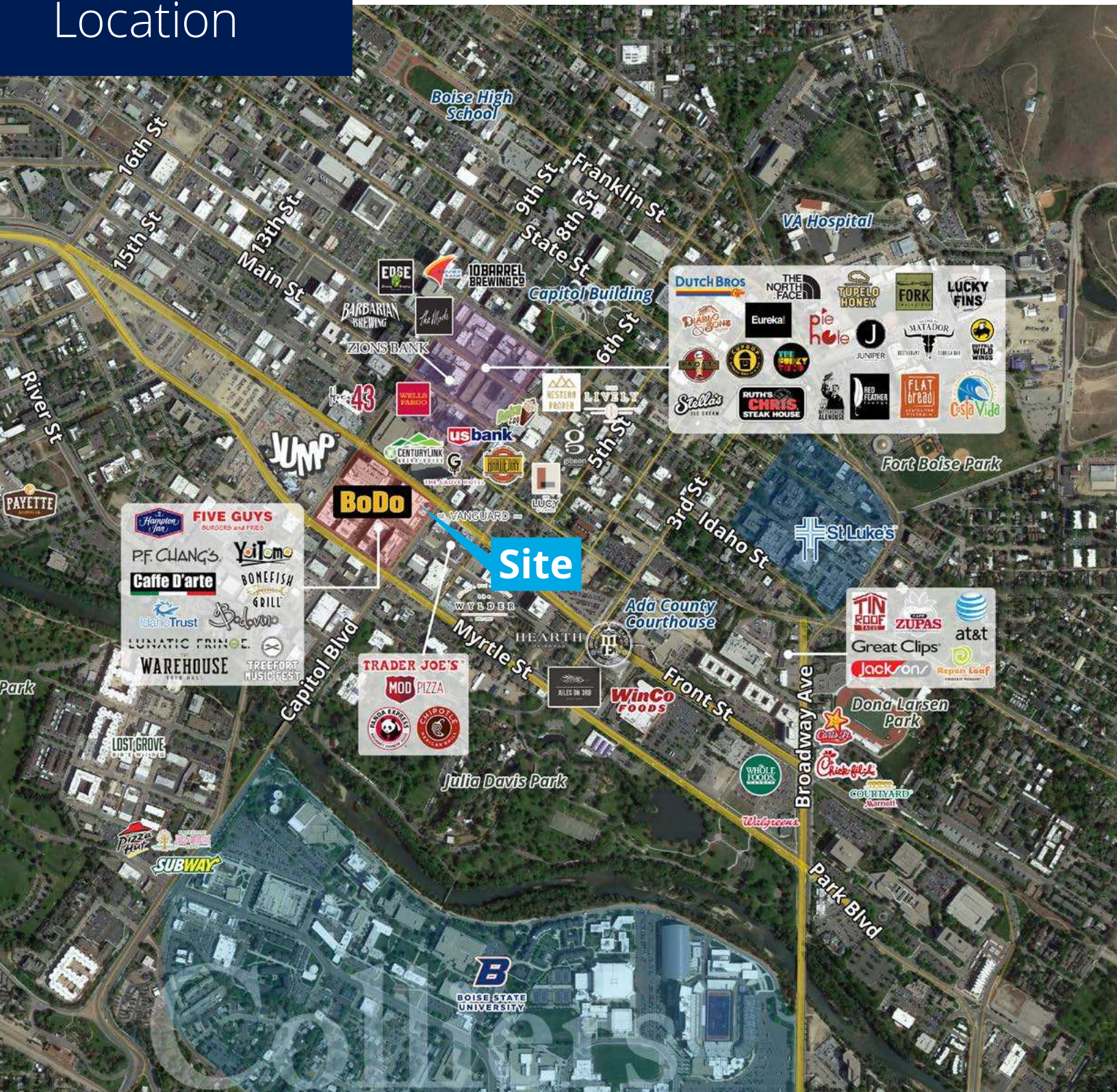
Location



Google Map



Street View



Site



755 West Front Street, Suite 300
Boise, Idaho 83702
208 345 9000
colliers.com/idaho

Local Overview | Boise, ID

Boise, Idaho's Capital City, is as unexpected as it is beautiful. It's a rare blend of urban and outdoors with hundreds of restaurants, miles of trails, a mountain-fed river running through the center of town and the nicest people you will ever meet. Boise is full of unique sites and attractions, unlimited recreation and a melting pot of culture.

This city is home to several Fortune 500 companies with national and international headquarters, sprawling high-tech campuses and a major university with a distinctive blue football field.

A rapidly growing job market and a safe, clean and vibrant downtown all add up to a great place to live.

Resources:

www.cityofboise.org

www.visitboise.org

Colliers

"One City, One Team -
For the Greatest Good"
- City of Boise Mission

Boise Fast Facts



2024
population

243,738



Unemployment
Rate

2.7%



2024 Average Household
Income

\$113,857



Average
Commute Time

19

Area Accolades

#3

Best State to Move to
in the U.S. - Idaho

JUL
2024



#3

Best Performing
Large City - Boise

FEB
2024

