



BODO RETAIL & OFFICE SPACES AVAILABLE



THE MERCANTILE BUILDING

404 South 8th Street
Boise, Idaho 83702

1,281 TO 2,492 RSF

PROPERTY HIGHLIGHTS

Available	1,281 to 2,492 RSF
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



BREE WELLS

Director
Office | Capital Markets
+1 208 287 9492
bree.wells@cushwake.com

JENNIFER MCENTEE

Senior Director
Office | Capital Markets
+1 208 287 9495
jennifer.mcentee@cushwake.com

BRAYDON TORRES

Associate
Office | Capital Markets
+1 208 207 9485
braydon.torres@cushwake.com

999 W MAN ST. SUITE 1300, BOISE, IDAHO 83702
CUSHMANWAKEFIELD.COM

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



**CUSHMAN &
WAKEFIELD**

THE MERCANTILE BUILDING

404 South 8th Street, Boise, Idaho 83702

1,281 TO 2,492 RSF FOR LEASE



AVAILABILITIES

SUITE NUMBER	SQUARE FOOTAGE	LEASE RATE
Suite L138 AVAILABLE 3/1	1,281 RSF	\$16.00/SF FSEJ
Suite 200	2,168 RSF	\$22.00/SF FSEJ
Suite 203	2,145 RSF	\$16.00/SF FSEJ
Suite 300B	2,492 RSF	\$20.00/SF FSEJ

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!!

BREE WELLS

Director
Office | Capital Markets
+1 208 287 9492
bree.wells@cushwake.com

JENNIFER MCENTEE

Senior Director
Office | Capital Markets
+1 208 287 9495
jennifer.mcentee@cushwake.com

BRAYDON TORRES

Associate
Office | Capital Markets
+1 208 207 9485
braydon.torres@cushwake.com

999 West Main Street, Ste 1300
Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501
cushmanwakefield.com



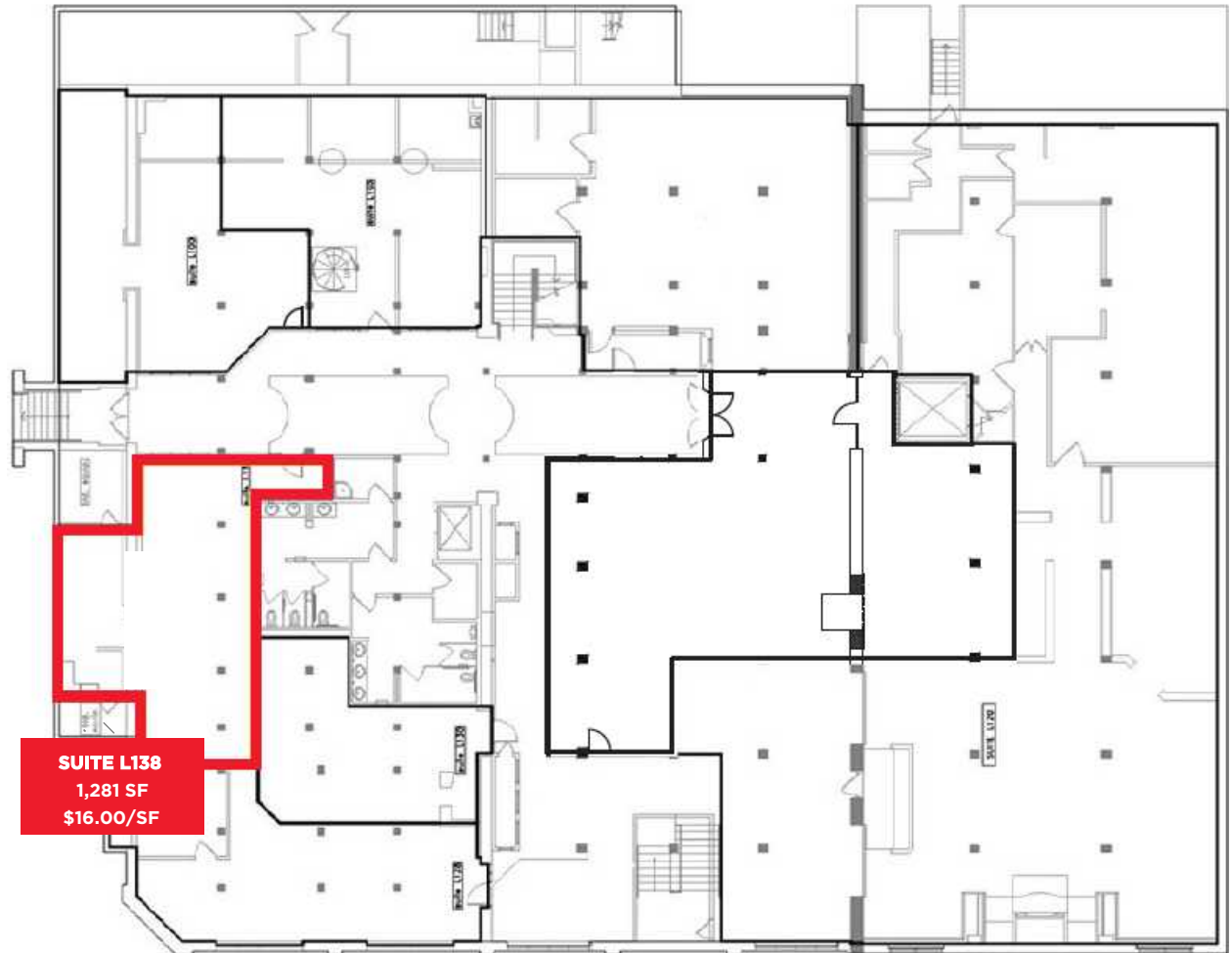
THE MERCANTILE BUILDING

404 South 8th Street, Boise, Idaho 83702

1,281 TO 2,492 RSF FOR LEASE



LOWER LEVEL OFFICE SPACE - 1,281 RSF - \$16.00/SF FSEJ AVAILABLE 3/1/26





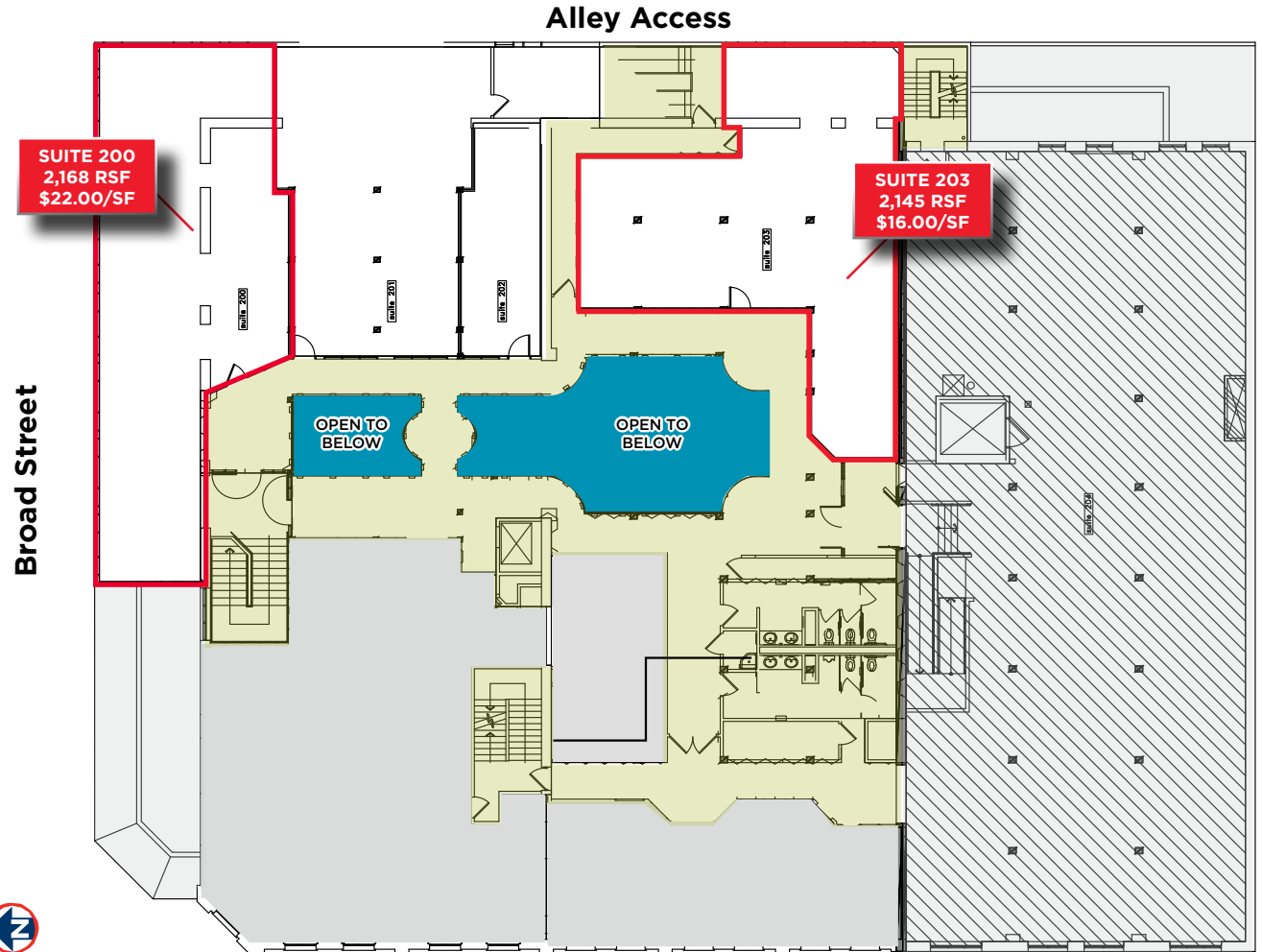
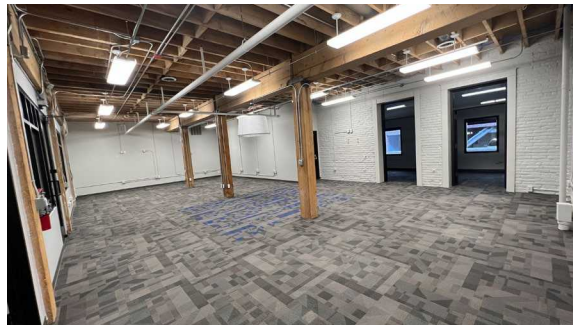
THE MERCANTILE BUILDING

404 South 8th Street, Boise, Idaho 83702

1,281 TO 2,492 RSF FOR LEASE



2ND FLOOR RETAIL / OFFICE SPACE - 2,145 TO 2,168 RSF - \$16-22.00/SF FSEJ





THE MERCANTILE BUILDING

404 South 8th Street, Boise, Idaho 83702

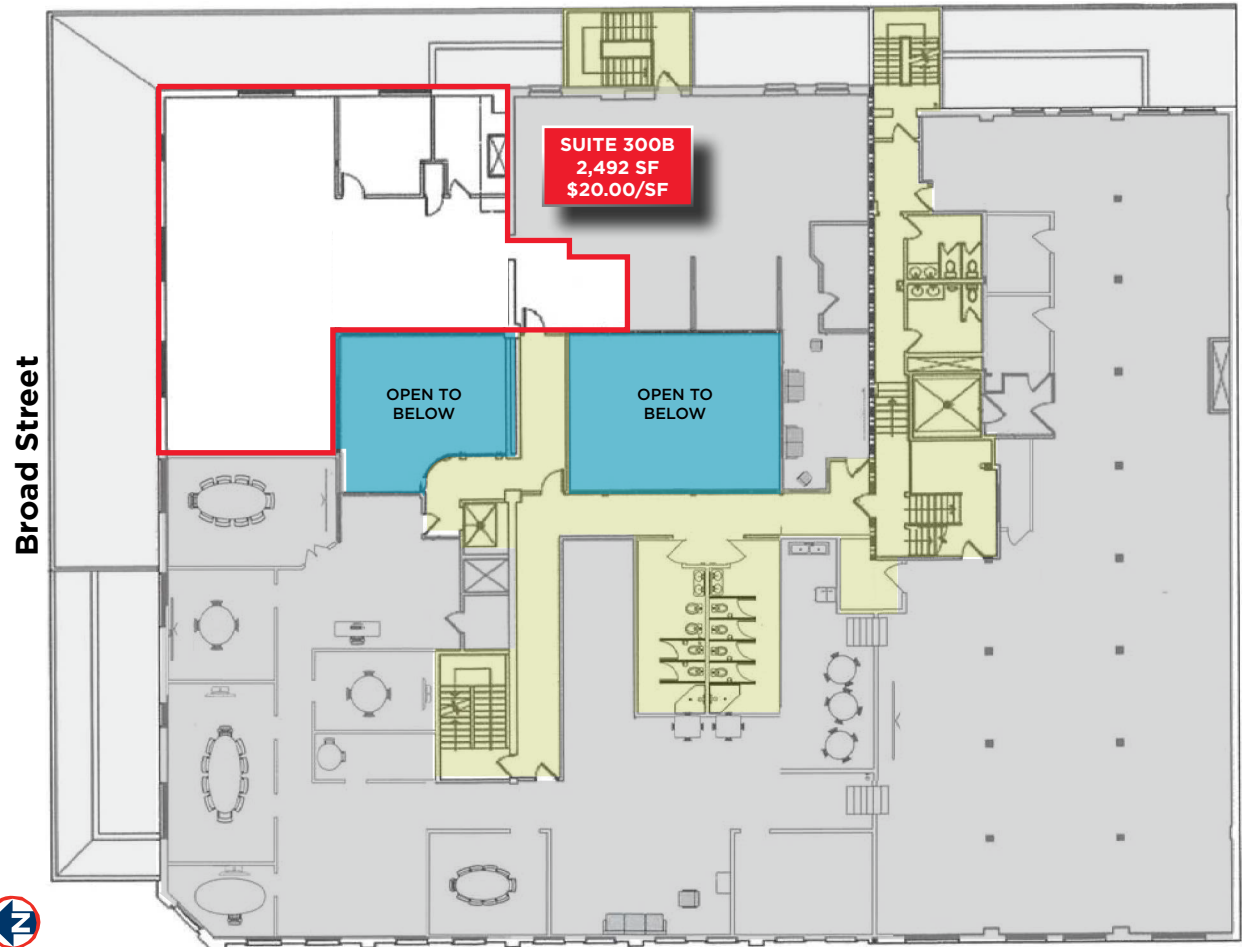
1,281 TO 2,492 RSF FOR LEASE



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



Alley Access



THE MERCANTILE BUILDING

404 South 8th Street, Boise, Idaho 83702

1,281 TO 2,492 RSF FOR LEASE



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



**CUSHMAN &
WAKEFIELD**

THE MERCANTILE BUILDING

404 South 8th Street, Boise, Idaho 83702

1,281 TO 2,492 RSF FOR LEASE



EXISTING HOTELS

- 1 RED LION - 182 ROOMS
- 2 BUDGET INN - 44 ROOMS
- 3 HOTEL 43 - 112 ROOMS
- 4 HAMPTON INN - 186 ROOMS
- 5 TOWNPLACE 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

EVENT CENTERS

- 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

NEW DEVELOPMENTS

- 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

DOWNTOWN BY THE NUMBERS

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

[Google Earth 360 View - Click Here to View](#)