



THE HOFF

802 W BANNOCK STREET, BOISE, ID

Karena Gilbert
+1 208 488 3164
karena.gilbert@cbre.com

Melanie Nielsen
+1 208 678 6290
melanie.nielsen@cbre.com

Kyle Uhlenkott
+1 208 488 3161
kyle.uhlenkott@cbre.com

CBRE

AVAILABILITIES

PROPERTY HIGHLIGHTS

- **NEW 2025 - energy efficient windows installed throughout building**
- 100 feet to 8th St. vibrant food & entertainment scene
- Operable windows in some suites
- Shared conference room

Please **do not disturb tenants**. Contact agents for touring instructions.

FLOOR	SUITE	AVAILABLE SF	ASKING RATE FSEJ
BASEMENT	B102-B106	1,006	\$14.00/psf/yr
	B103	1,496	\$14.00/psf/yr
3RD FLOOR	304	1,394	\$20.00/psf/yr
	308	1,849	\$23.00/psf/yr
4TH FLOOR	400	1,687	\$19.00/psf/yr
	402	603	\$22.00/psf/yr
7TH FLOOR	700	3,942	\$24.00/psf/yr
8TH FLOOR	800	4,629	\$24.00/psf/yr

\$14 - \$24

LEASE RATE
PSF FSEJ

±603 - ±4,629

SF AVAILABLE

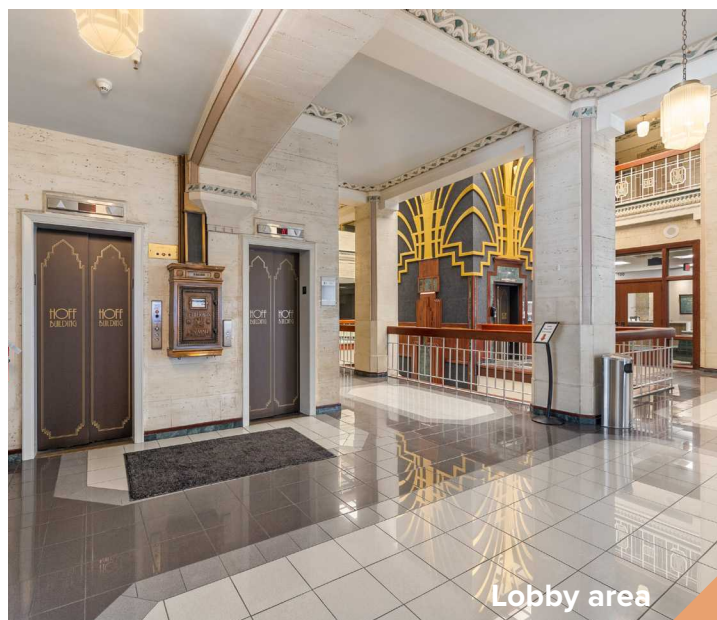
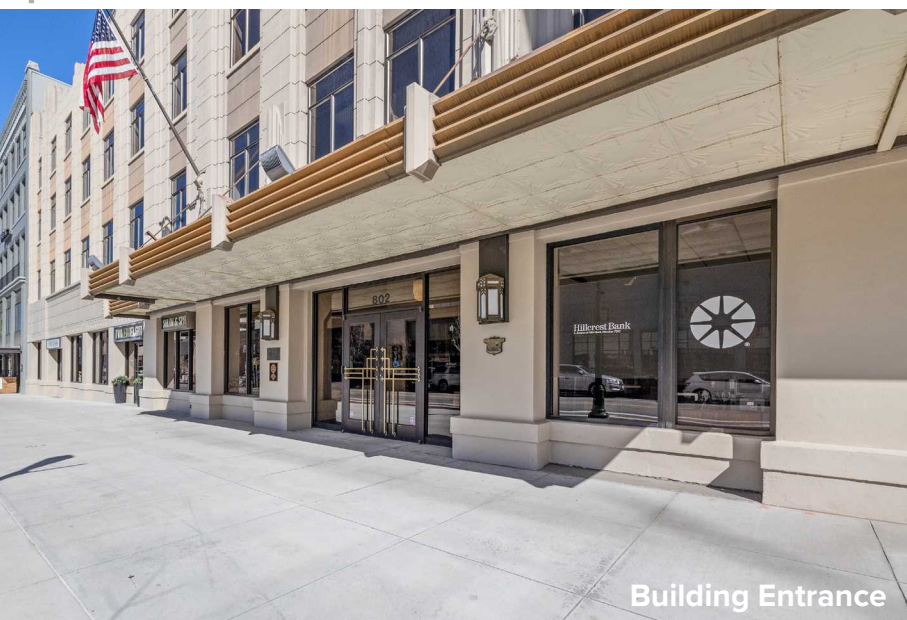
14

FLOORS

93,543

BUILDING SF

Lobby area

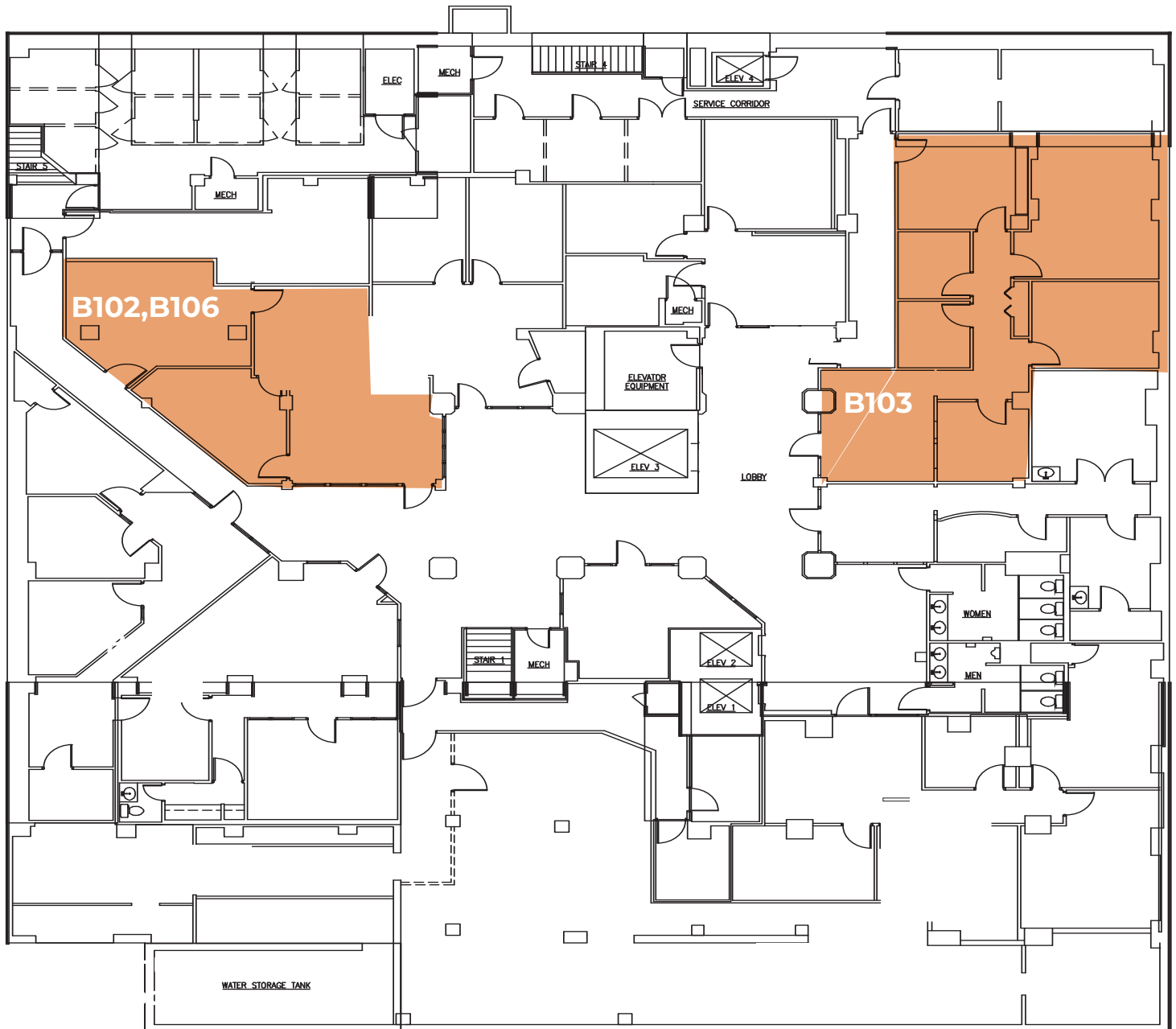


BASEMENT



AVAILABILITIES

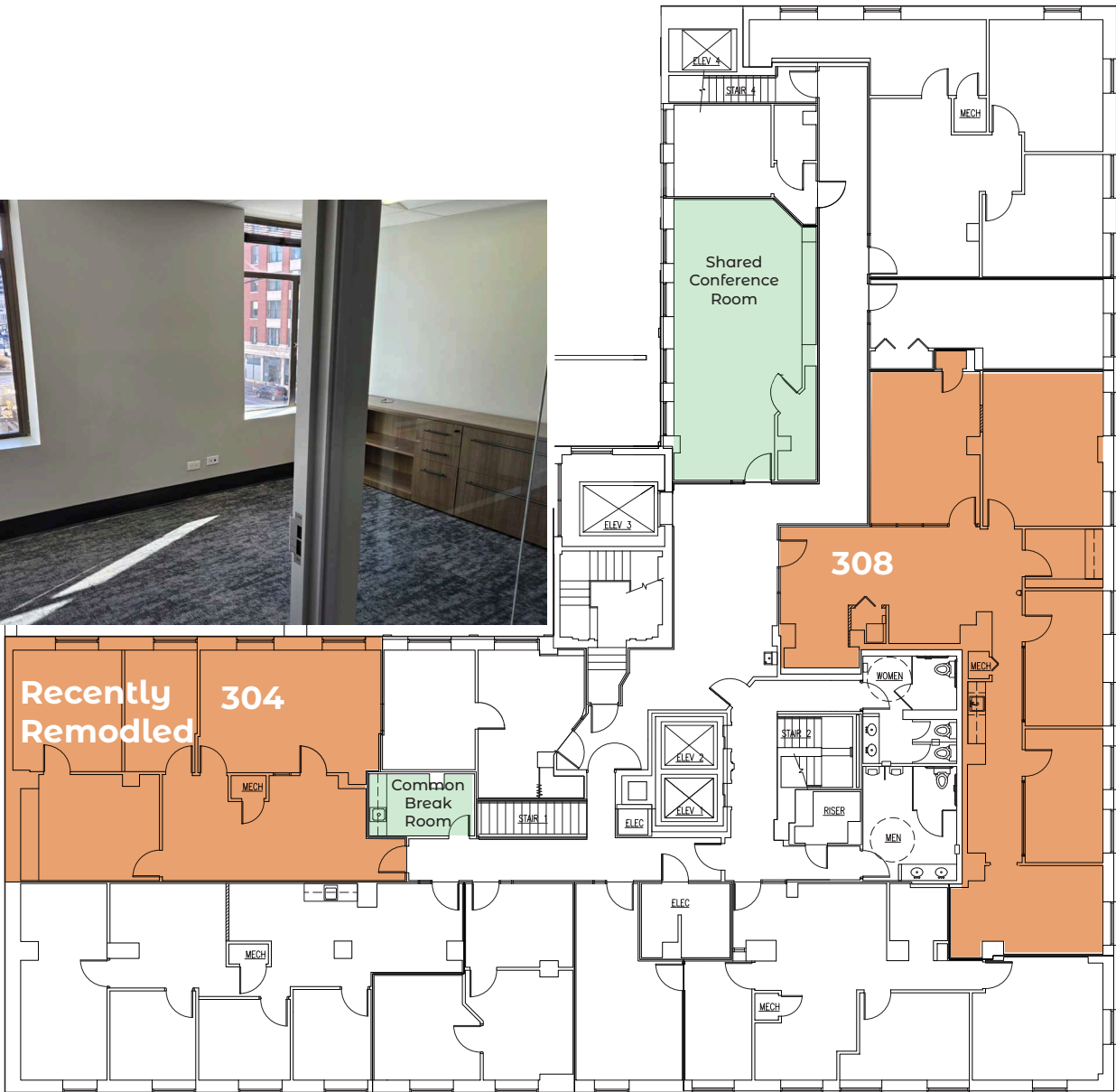
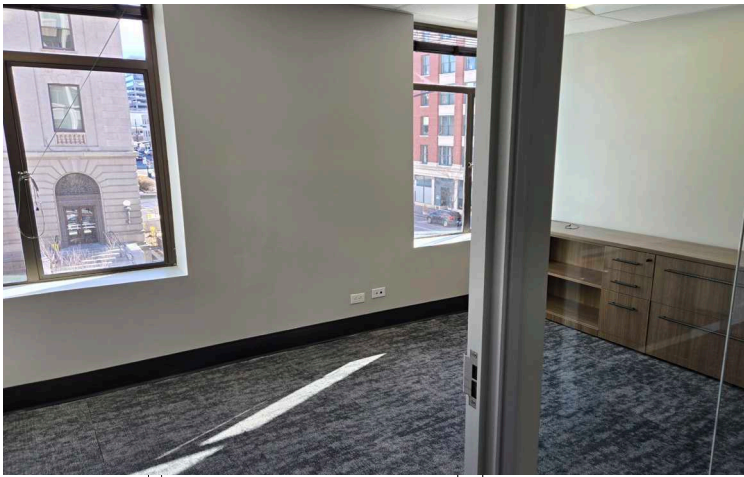
SUITE	SF	RATE
		PSF FSEJ
B102/106	1,006	\$14.00
B103	1496	\$14.00



3RD FLOOR

AVAILABILITIES

SUITE	SF	RATE PSF FSEJ
304	±1,394	\$20.00
308	±1,849	\$23.00

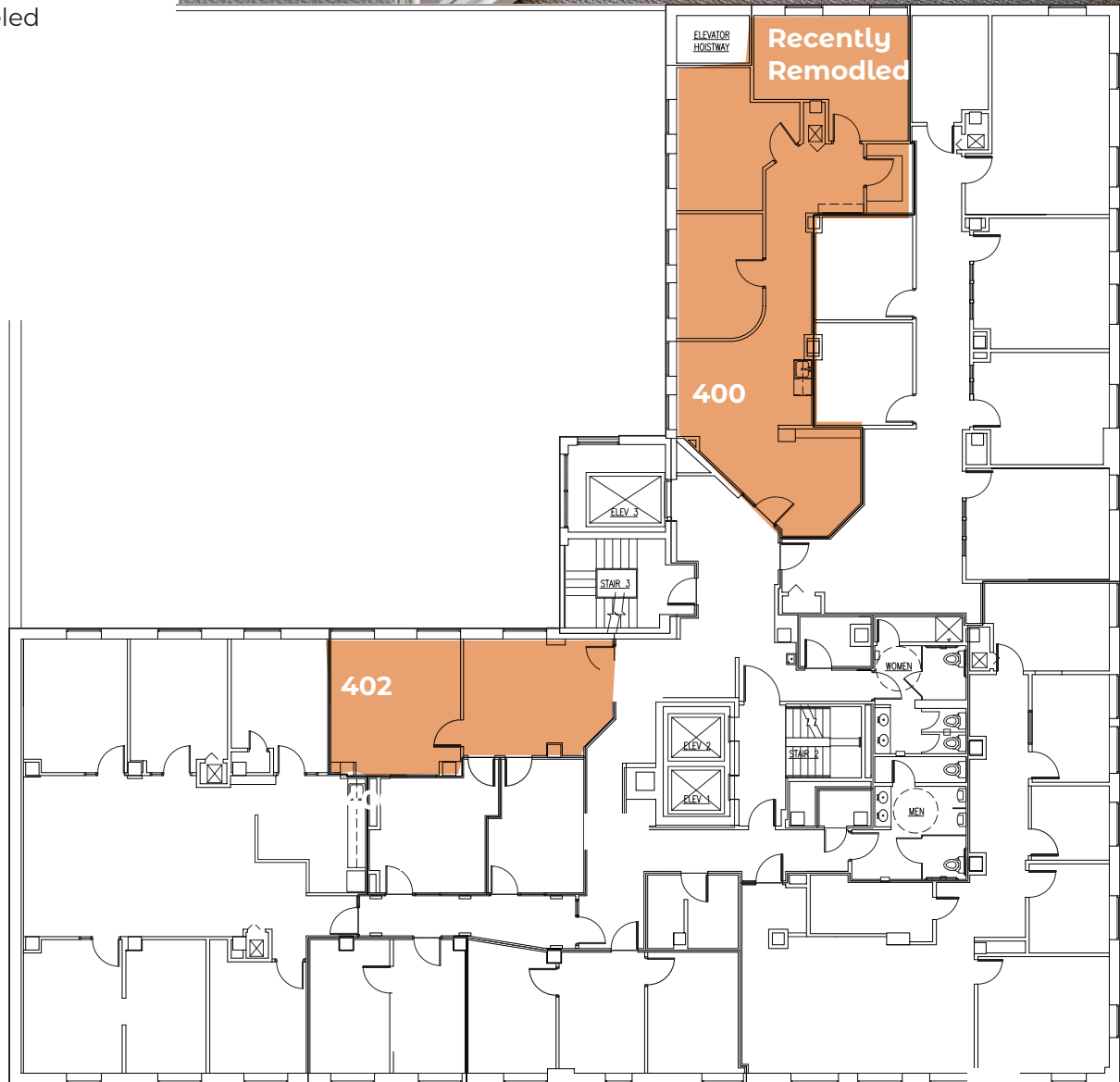


4TH FLOOR

AVAILABILITIES

SUITE	SF	RATE PSF FSEJ
400	±1,687	\$19.00
402	±603	\$22.00

- Beautiful views of the foothills
- Immediate availability
- Recently Remodeled



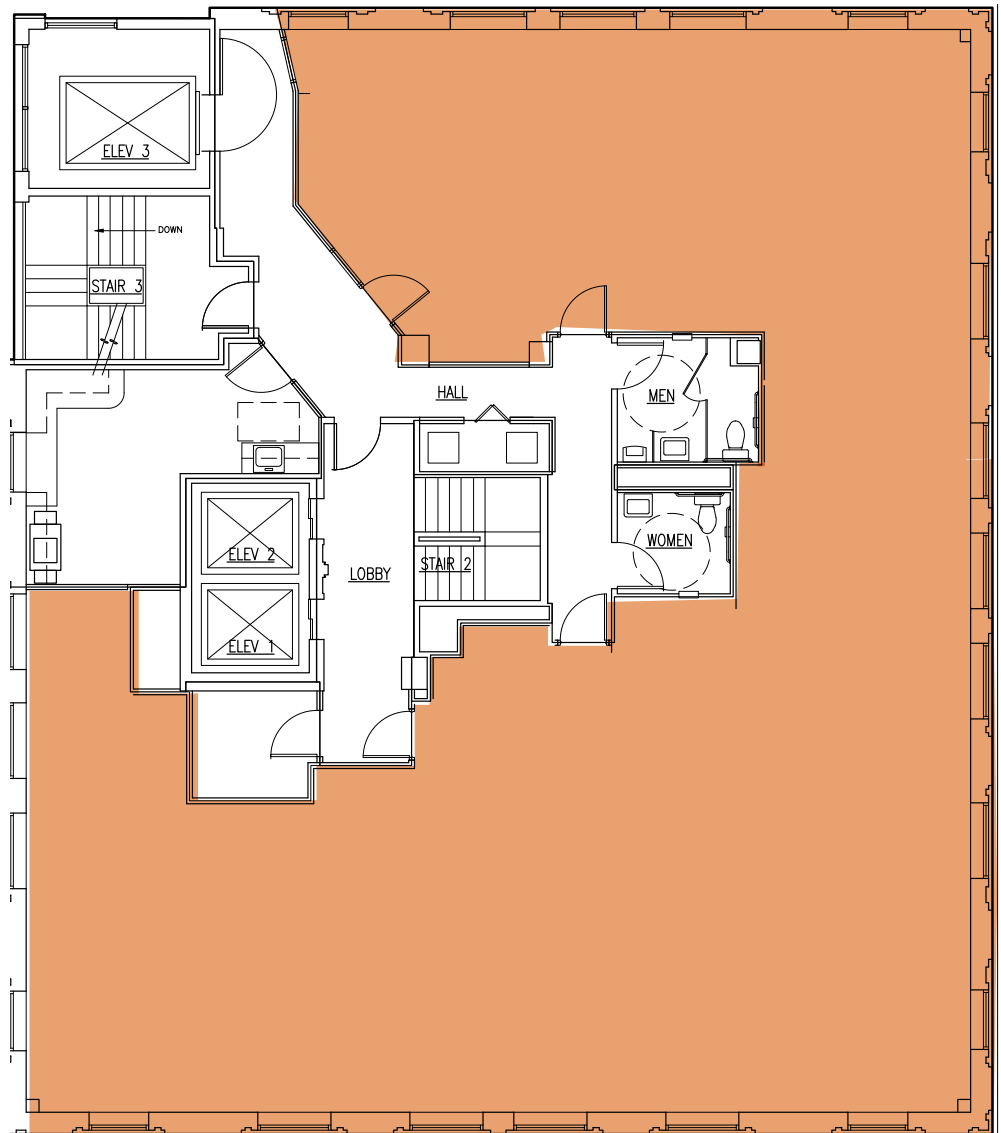
7TH FLOOR

AVAILABILITIES

SUITE	SF	RATE PSF FSEJ
700	±3,699	\$24.00

- Window lined offices looking out to 8th St. & Jefferson St.

**READY FOR FULL FLOOR
CUSTOMIZED
TENANT BUILD-OUT**



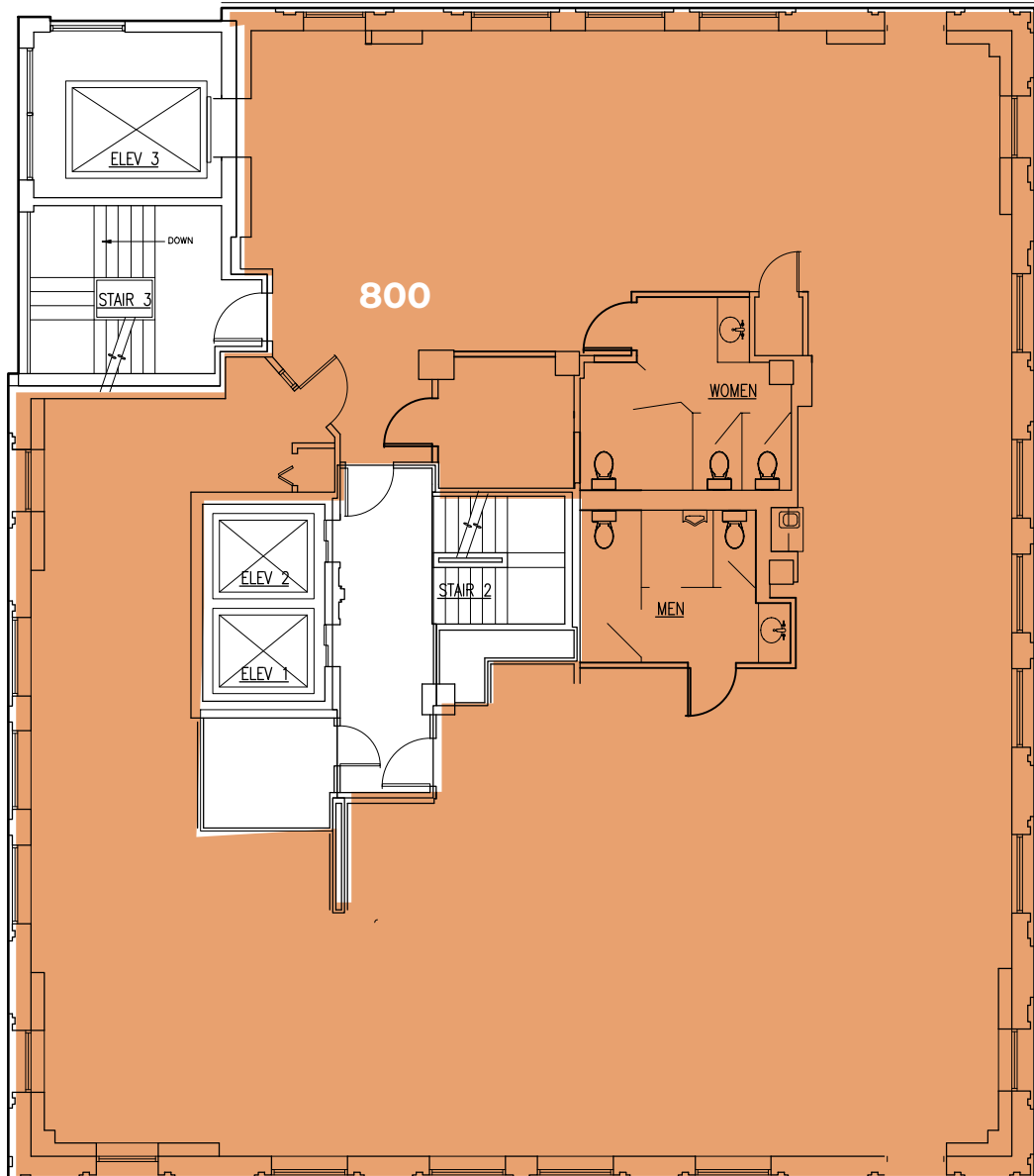
8TH FLOOR

AVAILABILITIES

SUITE	SF	RATE
		PSF FSEJ
801	±4,629	\$24.00

**READY FOR FULL FLOOR
CUSTOMIZED
TENANT BUILD-OUT**

- Amazing views!
- Entire floor availability
- Contact agents for showing



DOWNTOWN BOISE

A growing economy in the Intermountain West

Boise and the larger metro area is home to Fortune 500 companies, small businesses and start-ups, universities, military and nonprofit organizations and many more. Among the numerous accolades, the city ranked # 1 for job growth and # 2 for the best run cities in America.[^] Boise has 210 days of sunshine and over 100 unique restaurants downtown. Come enjoy this lively, clean and vibrant city.

[^]Indeed and Wallethub 2021



3,225
BUSINESSES



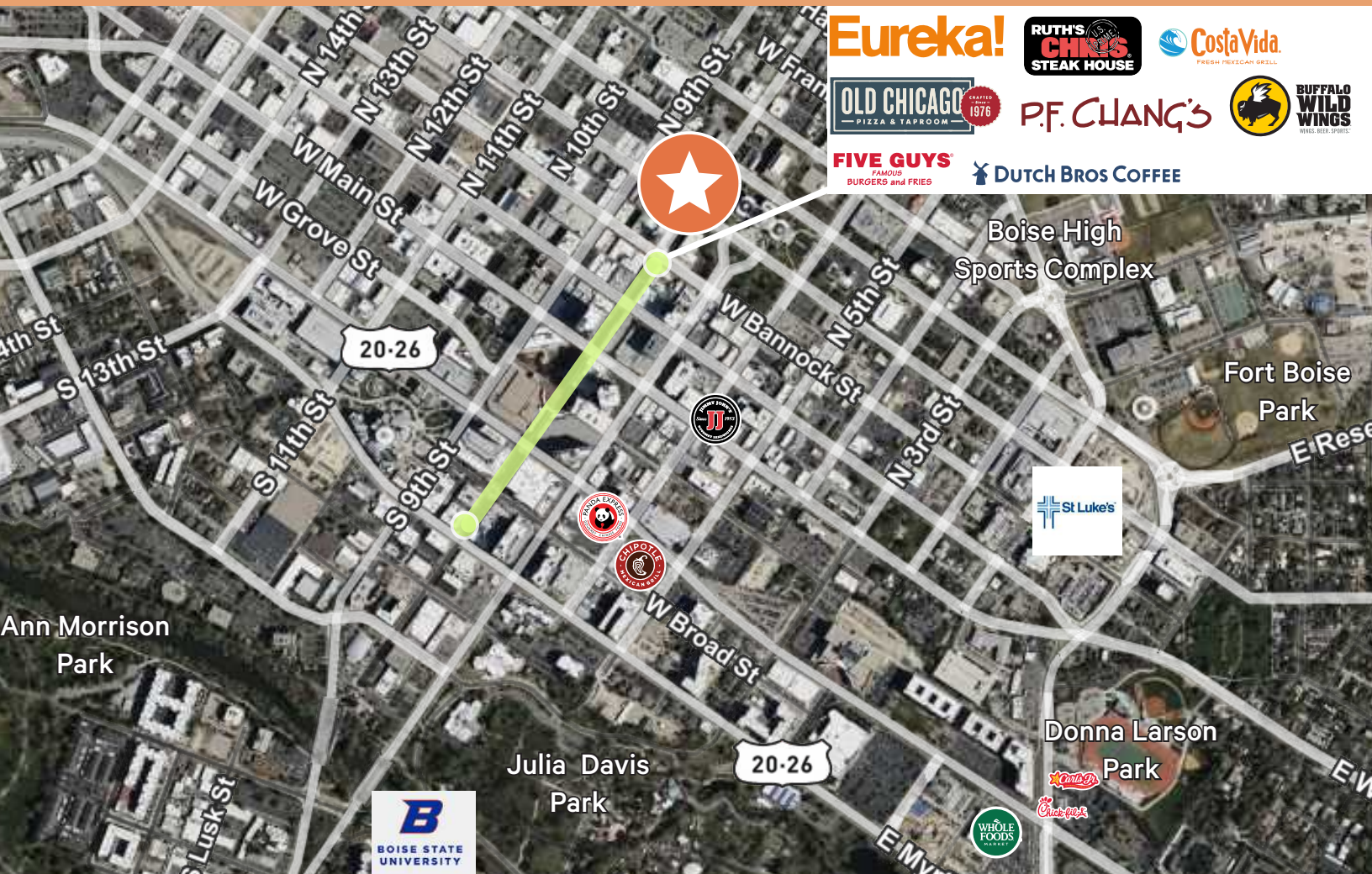
40,333
POPULATION
(daytime)



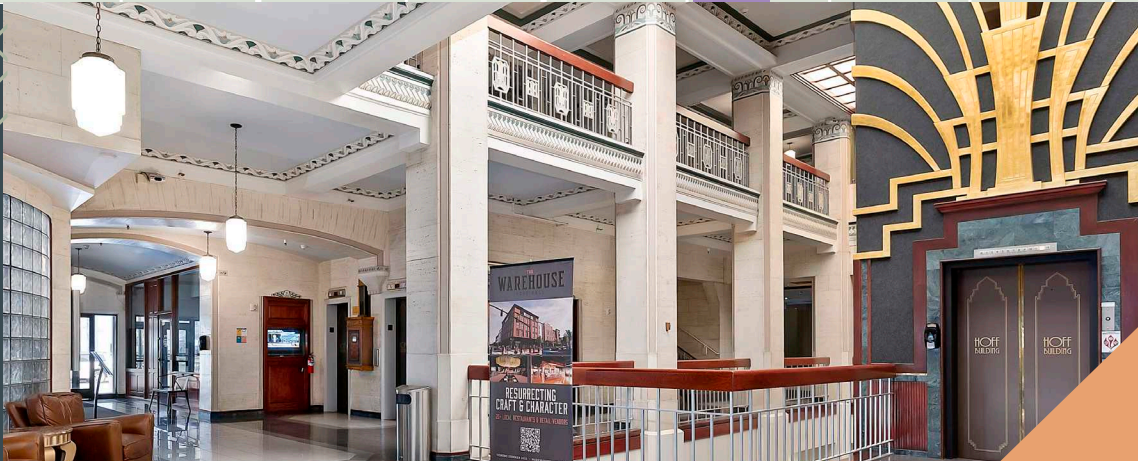
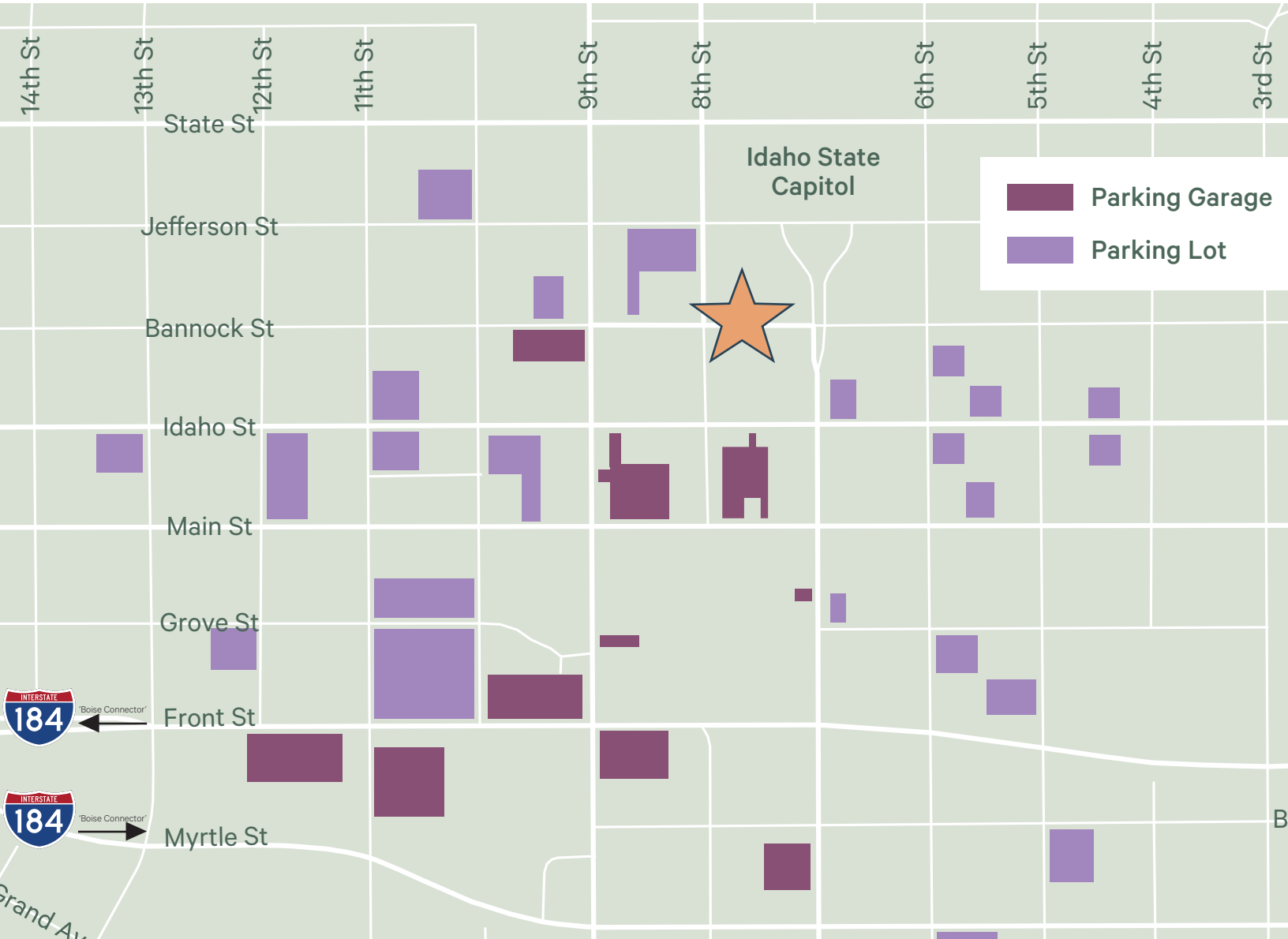
24,306
POPULATION



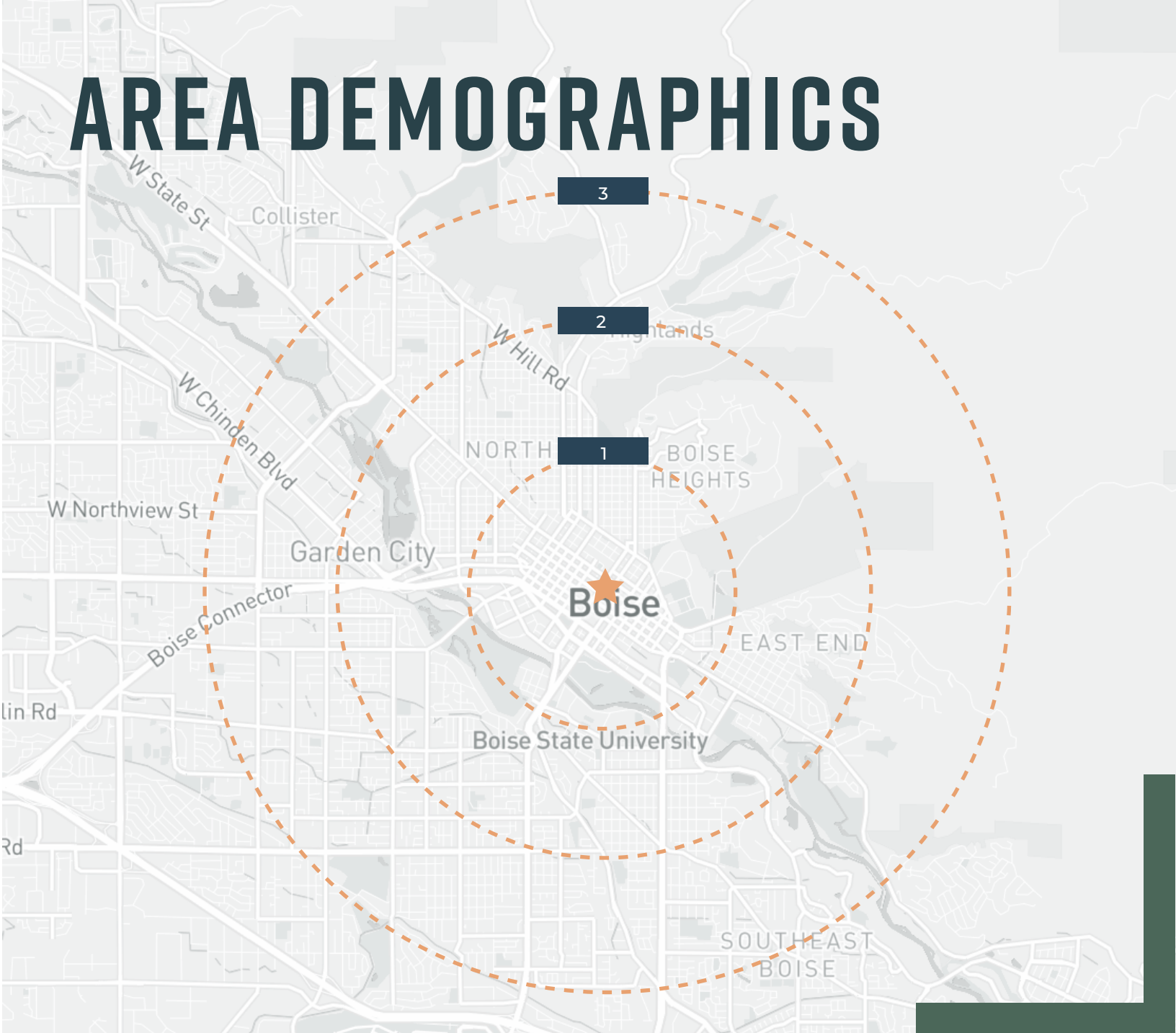
75+
Annual Festivals



PARKING MAP



AREA DEMOGRAPHICS



DESTINATION

DISTANCE

8th Street Corridor

70 feet

Capitol Building

450 feet

The Grove

1/4 mile

BoDo

1/3 mile

Boise State University

1.5 miles

Boise Airport

4 miles

EMPLOYEES



1 Mile

52,066



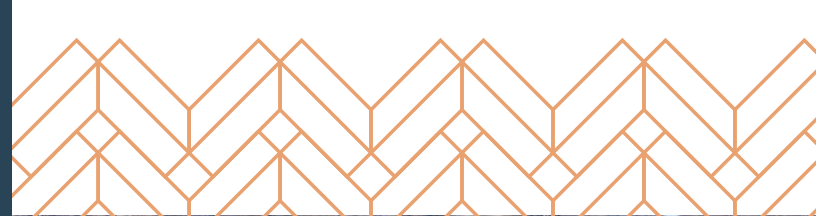
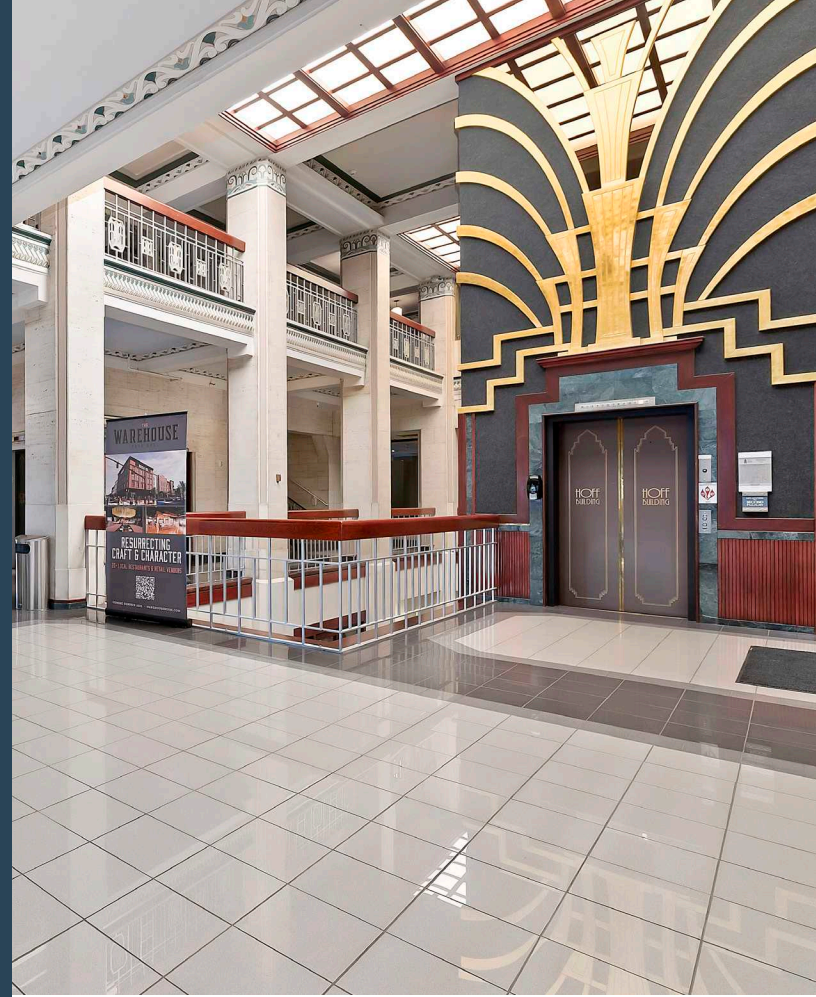
2 Miles

75,479



3 Miles

105,960





THE HOFF

802 W BANNOCK STREET, BOISE, ID

Karena Gilbert
+1 208 488 3164
karena.gilbert@cbre.com

Melanie Nielsen
+1 208 678 6290
melanie.nielsen@cbre.com

Kyle Uhlenkott
+1 208 488 3161
kyle.uhlenkott@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.