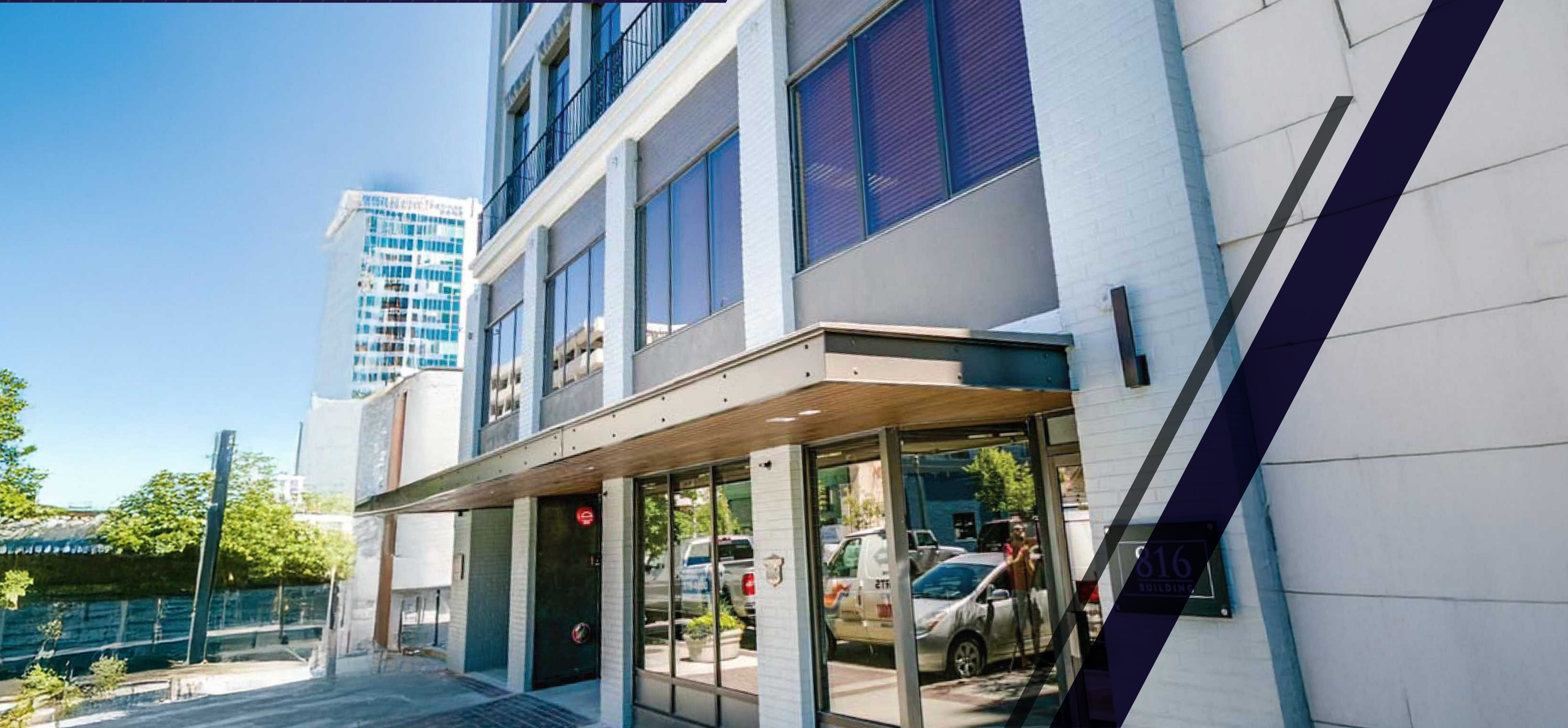
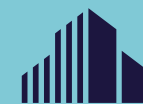


40 TO 2,758 SF FOR LEASE
816 WEST BANNOCK STREET
BOISE, IDAHO 83702



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



**CUSHMAN &
WAKEFIELD**



PROPERTY HIGHLIGHTS

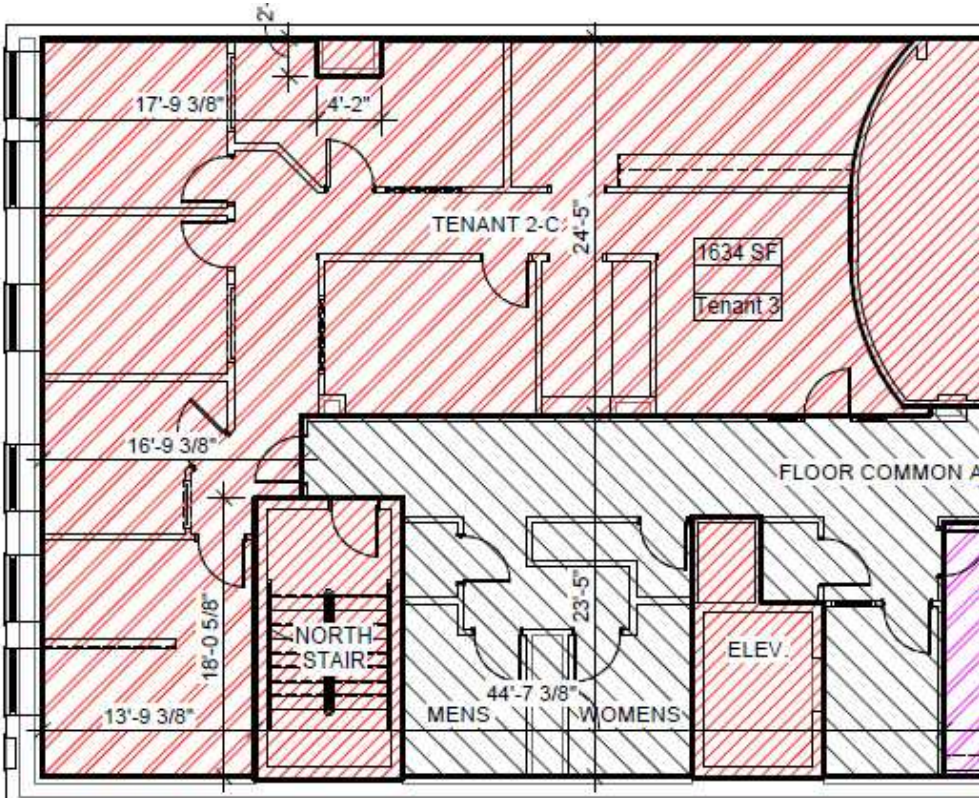
Second Floor - Suite 202	2,318 SF with the load factor 2,436 SF includes adjacent suite and kitchen	\$18.00 PSF, FSEJ Available 9/1/2026
Street Level Retail Space	2,758 SF	\$28.00/SF MODG
Lower Level Office - B70	605 SF	\$700/Month FS
Basement Storage	40 to 128 SF	\$75 - 175/Month

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

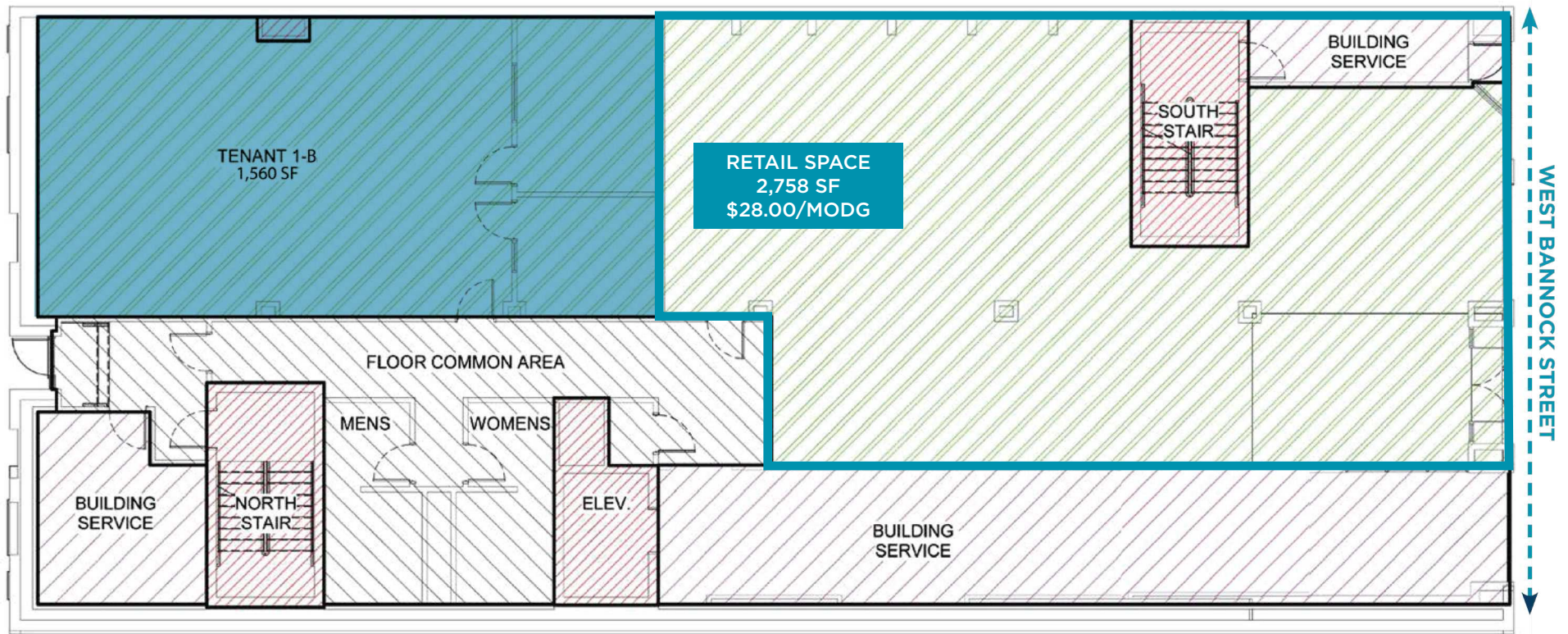
LISTING DETAILS

- 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!

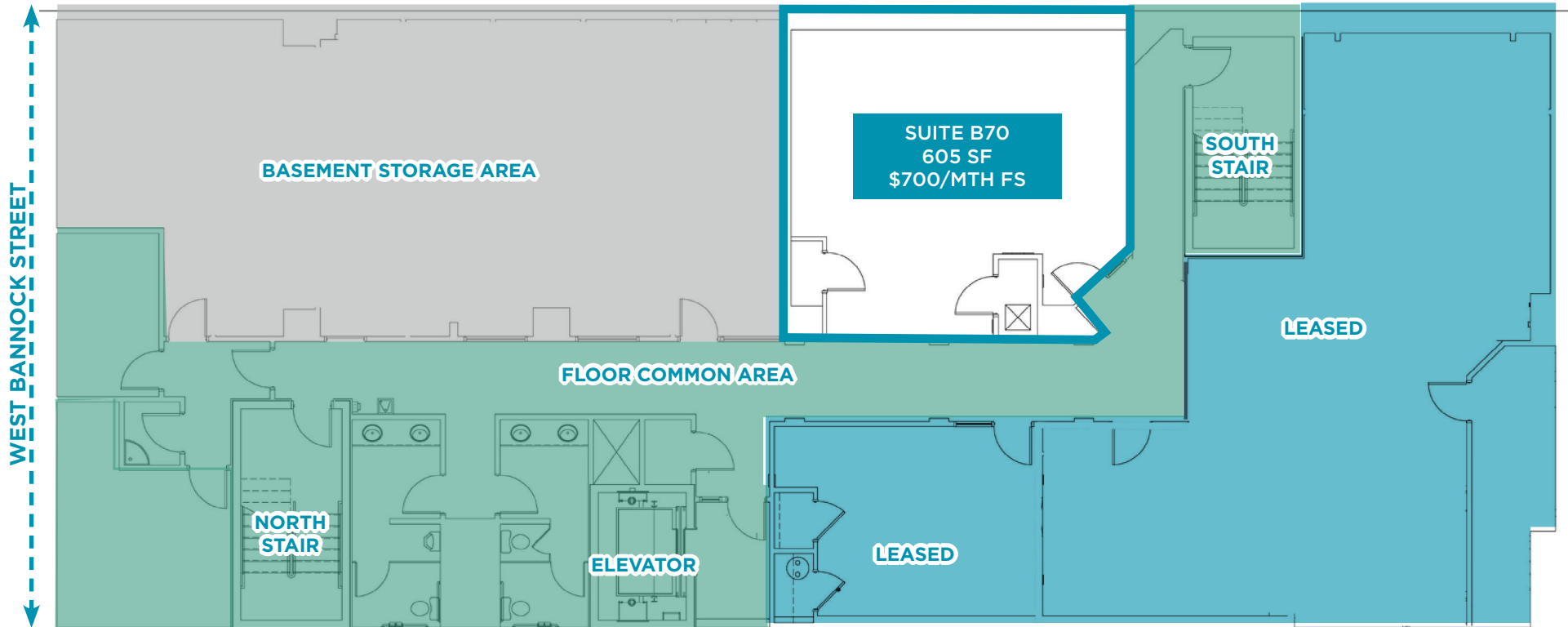
SUITE 202 - 2,318 SF WITH THE LOAD FACTOR
SUITE 202 - 2,436 SF INCLUDES ADJACENT SUITE
AND KITCHEN



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



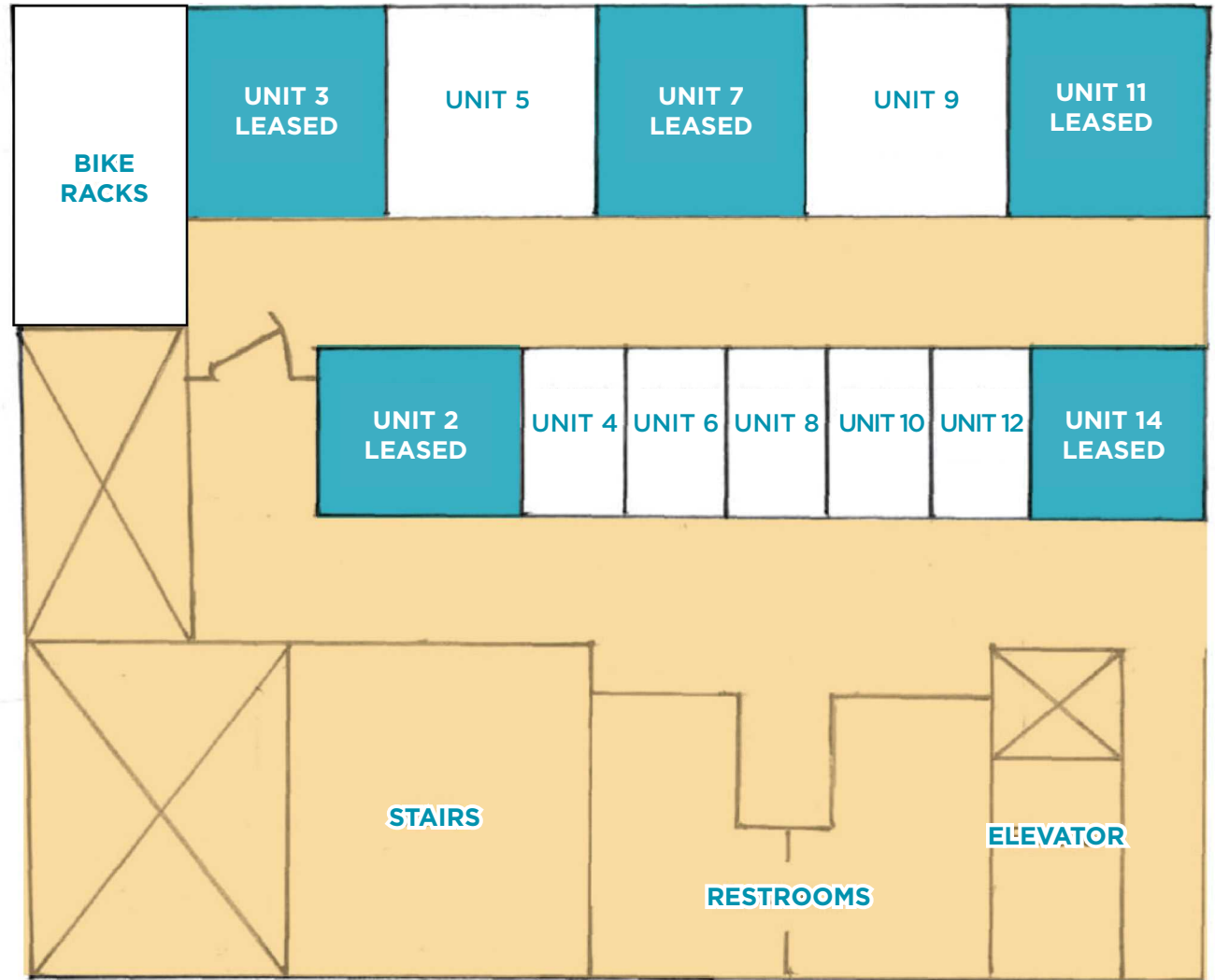
BASEMENT OFFICE SUITE - 605 SF AVAILABLE INCLUDES COMMON AREA RESTROOMS, AND ELEVATOR AND STAIRWELL ACCESS



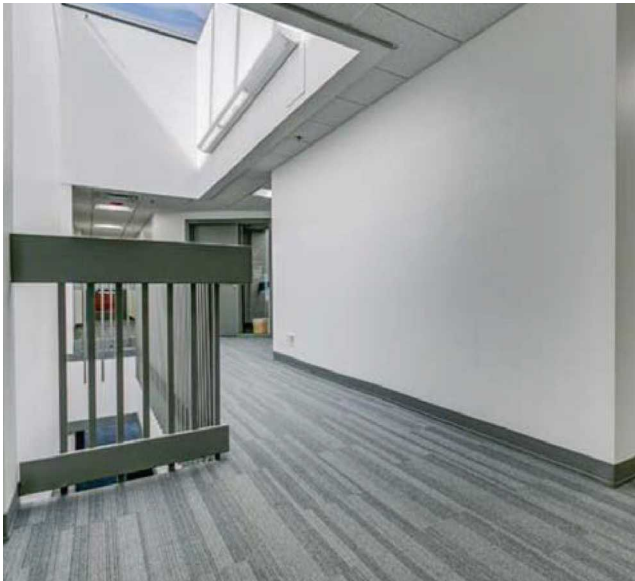
BASEMENT STORAGE ROOMS - SECURE ACCESS INCLUDES COMMON RESTROOMS, AND ELEVATOR AND STAIRWELL ACCESS

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



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

New Boise River Whitewater Park & Esther Simplot Park

WHITEWATER PARK BLVD - 8,500 ADT
27TH ST - 12,000 ADT

FAIRVIEW - 9,500 ADT
MAIN STREET - 15,000 ADT

BANNOCK ST
16TH ST - 5,100 ADT
15TH ST - 7,500 ADT

JEFFERSON ST - 2,000 ADT
STATE ST - 8,500 ADT

14TH ST - 1,400 ADT
13TH ST - 2,400 ADT
12TH ST - 2,400 ADT

11TH ST - 4,400 ADT
10TH ST - 2,700 ADT
9TH ST - 14,500 ADT



KATHRYN ALBERTSON PARK

AMERICANA - 12,000 ADT

SHORELINE DRIVE - 5,000 ADT
RIVER STREET - 13,000 ADT

ANN MORRISON PARK

JUMP

STATE CAPITOL BUILDING

CAPITOL BLVD - 11,000 ADT
6TH ST - 6,500 ADT
5TH ST - 4,000 ADT

IDAHO ST
4TH ST - 1,300 ADT
3RD ST - 3,500 ADT



CONCORDIA UNIVERSITY

ADA COUNTY COURTHOUSE
CIVIC PLAZA & IDAHO WATER CNTR
FRONT ST - 25,000 ADT

BOISE ZOO
JULIA DAVIS PARK
BOISE ART MUSEUM
BOISE HISTORICAL MUSEUM
THE DISCOVERY CENTER OF IDAHO

MORRISON CENTER

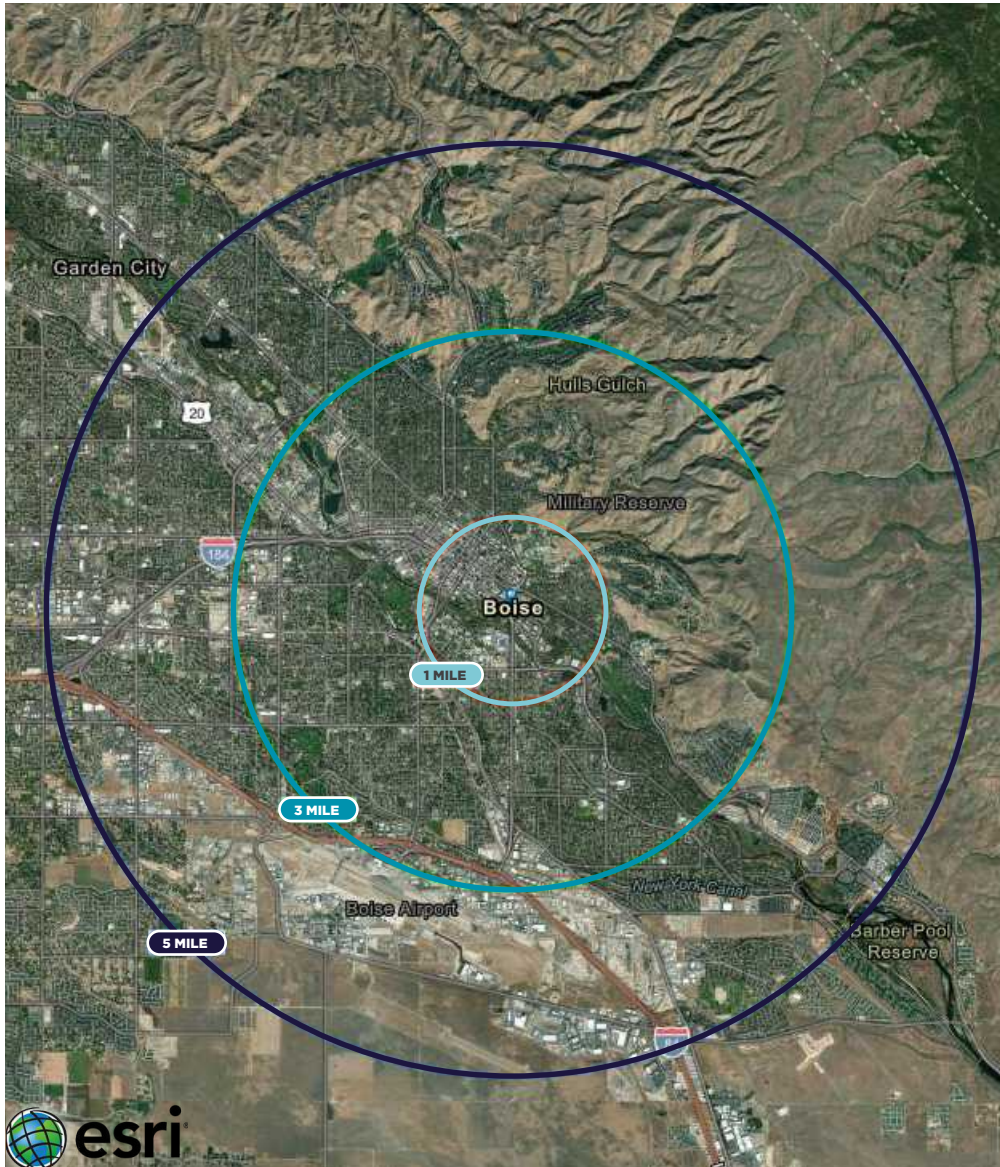
CAPITOL BLVD - 31,000 ADT



Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.



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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