

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



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



**CUSHMAN &
WAKEFIELD**



PROPERTY HIGHLIGHTS

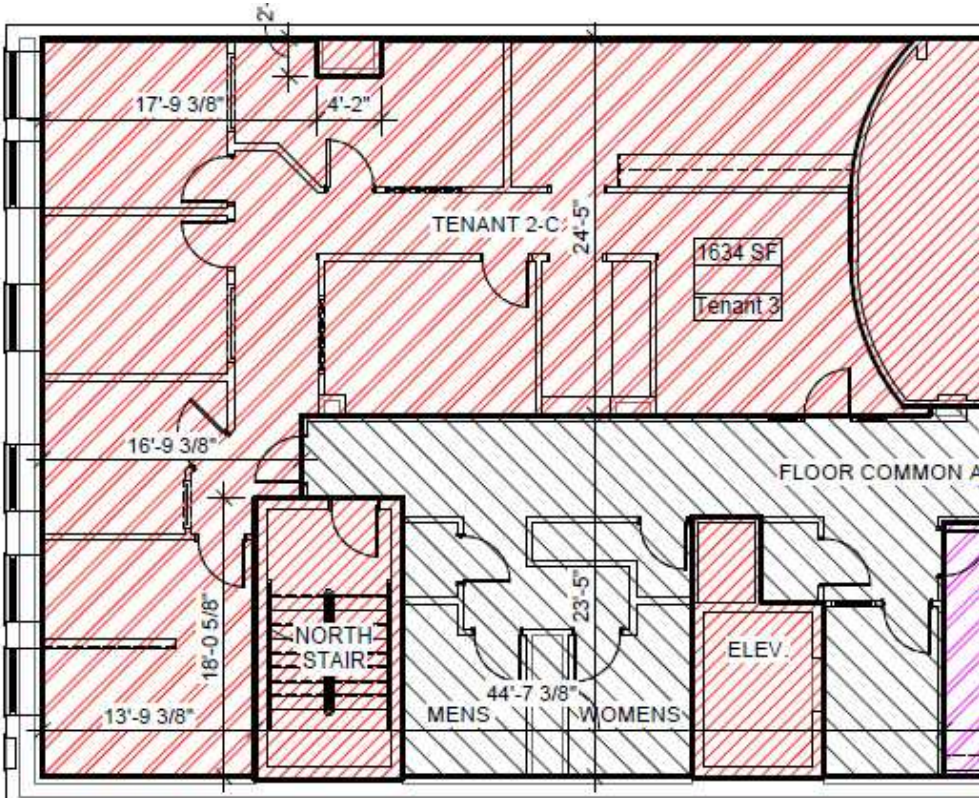
Second Floor - Suite 202	2,318 SF with the load factor 2,436 SF includes adjacent suite and kitchen	\$18.00 PSF, FSEJ Available 9/1/2026
Street Level Retail Space	2,758 SF	\$28.00/SF MODG
Lower Level Office - B70	605 SF	\$700/Month FS
Basement Storage	40 to 128 SF	\$75 - 175/Month

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

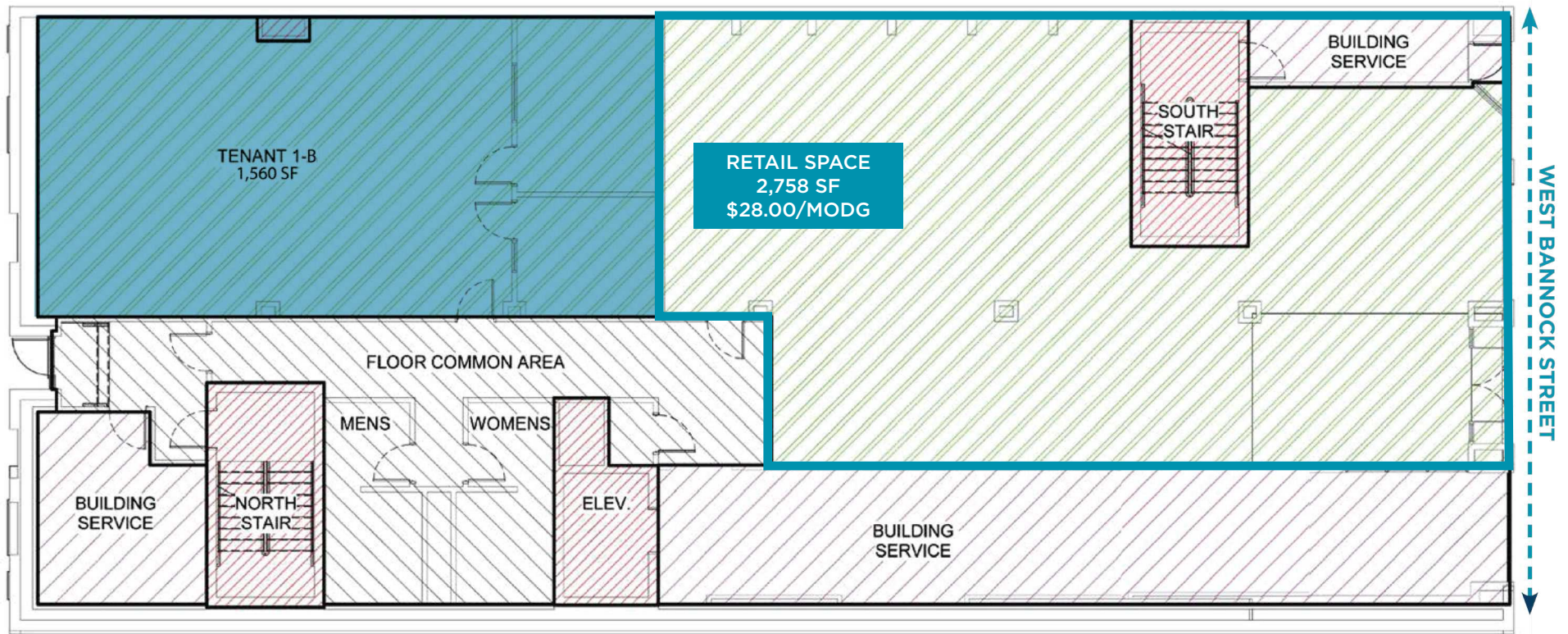
LISTING DETAILS

- 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!

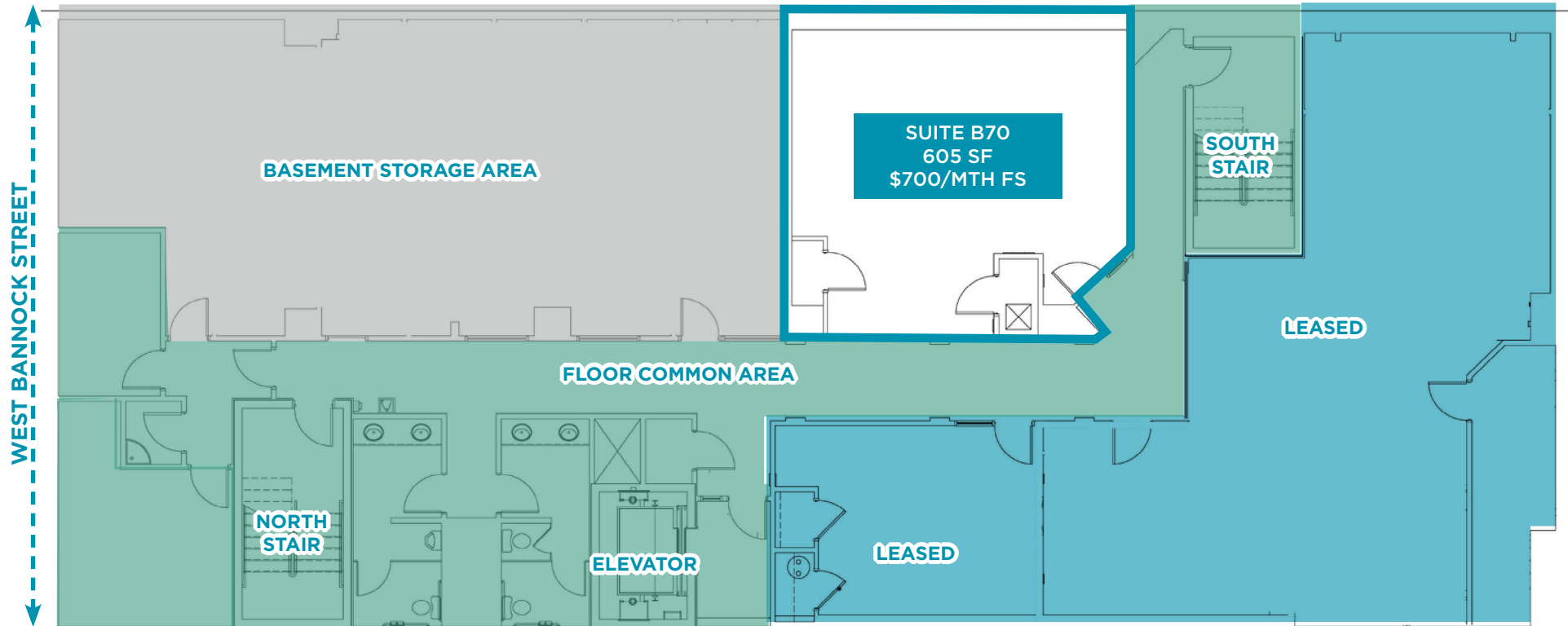
SUITE 202 - 2,318 SF WITH THE LOAD FACTOR
SUITE 202 - 2,436 SF INCLUDES ADJACENT SUITE
AND KITCHEN



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

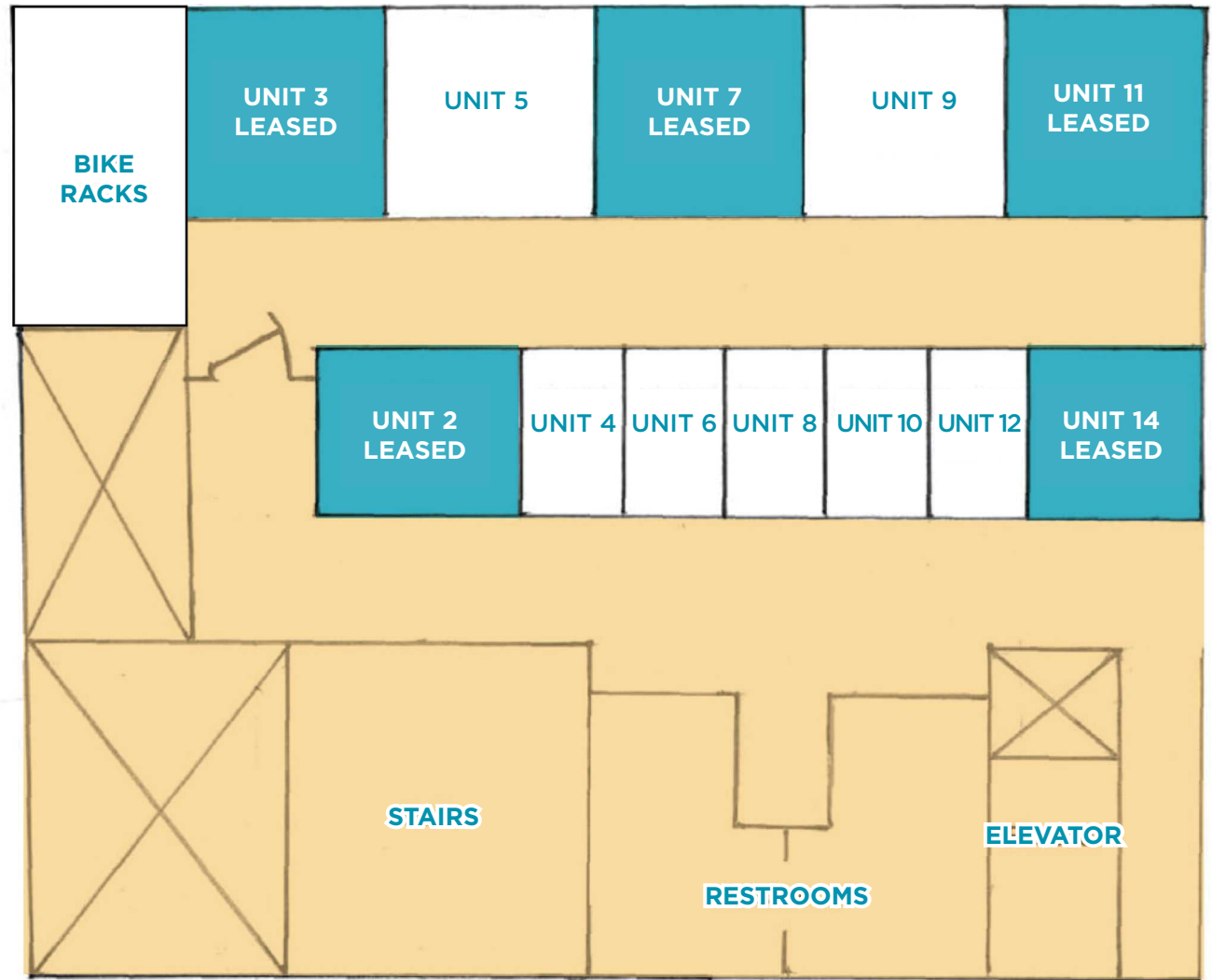


BASEMENT OFFICE SUITE - 605 SF AVAILABLE INCLUDES COMMON AREA RESTROOMS, AND ELEVATOR AND STAIRWELL ACCESS

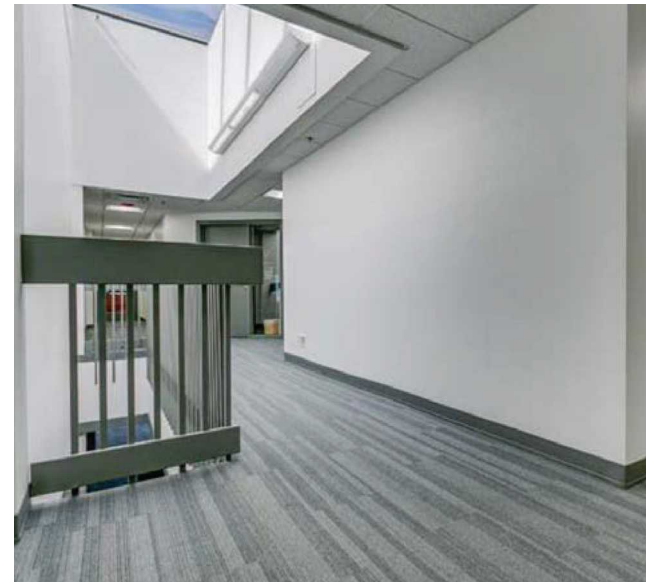


BASEMENT STORAGE ROOMS - SECURE ACCESS INCLUDES COMMON RESTROOMS, AND ELEVATOR AND STAIRWELL ACCESS

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



KATHRYN
ALBERTSON PARK

AMERICANA - 12,000 ADT

ANN MORRISON PARK

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

BANNOCK ST

16TH ST - 5,100 ADT
15TH ST - 7,500 ADT
14TH ST - 14,000 ADT
13TH ST - 37,000 ADT

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

12TH ST - 2,400 ADT
11TH ST - 4,400 ADT
10TH ST - 2,700 ADT



JUMP

9TH ST - 14,500 ADT
8TH ST - 2,100 ADT

CAPITOL BLVD - 11,000 ADT

BROAD ST

CONCORDIA
UNIVERSITY

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

MORRISON
CENTER



STATE
CAPITOL BUILDING

WASHINGTON ST

St Luke's

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

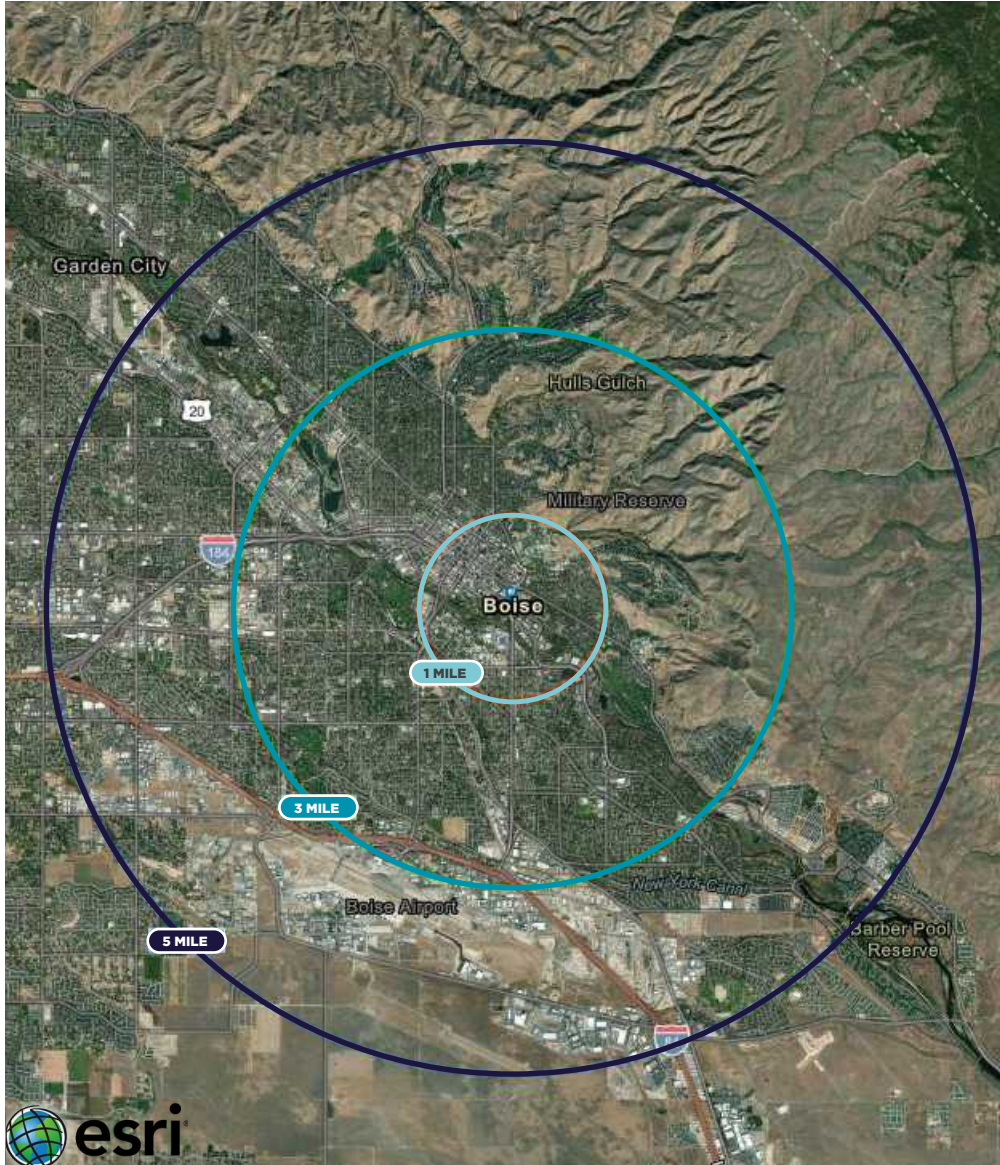
MYRTLE ST - 25,000 ADT

BROADWAY AVE - 12,000 ADT

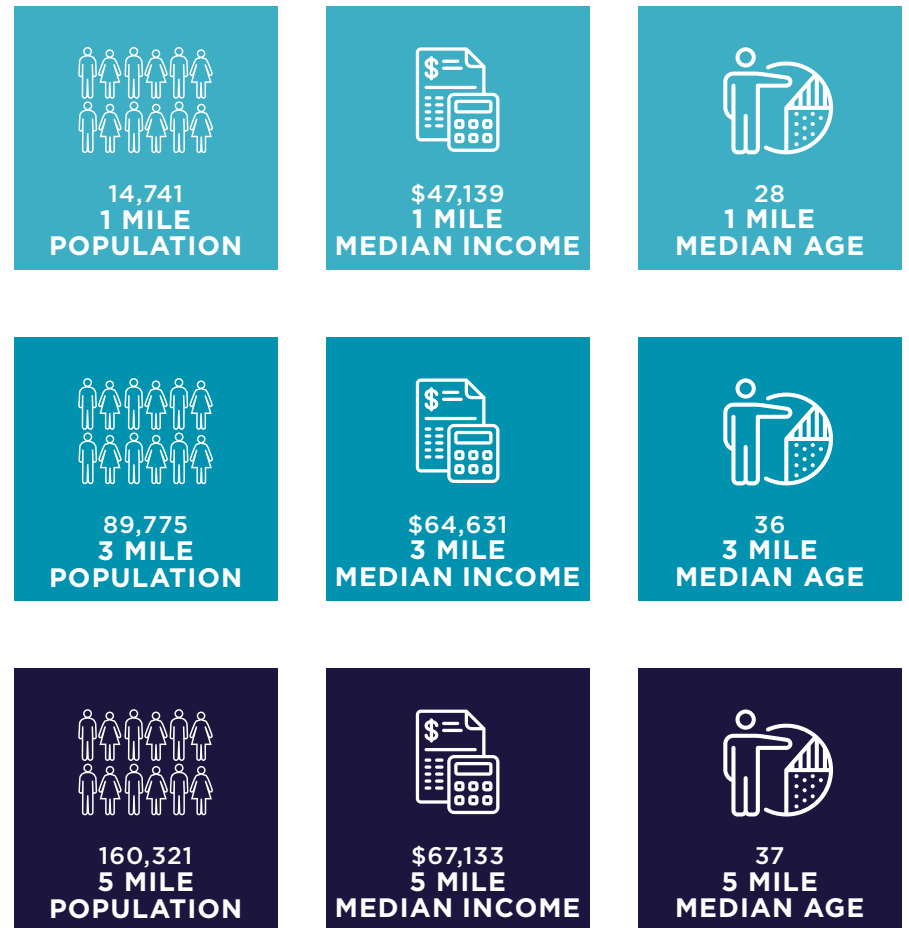


Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

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.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2022 and 2027. Esri converted Census 2000 data into 2010 geography.

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