



BODO RETAIL & OFFICE SPACES AVAILABLE



THE MERCANTILE BUILDING

404 South 8th Street
Boise, Idaho 83702

1,281 TO 7,144 RSF

PROPERTY HIGHLIGHTS

Available	1,281 to 7,144 RSF
Lease Rate	\$10.00 to \$24.00/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 7,144 RSF FOR LEASE



AVAILABILITIES

SUITE NUMBER	SQUARE FOOTAGE	LEASE RATE
Suite L120	7,144 RSF	\$10.00/SF FSEJ
Suite 166	1,596 RSF	\$21.00/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



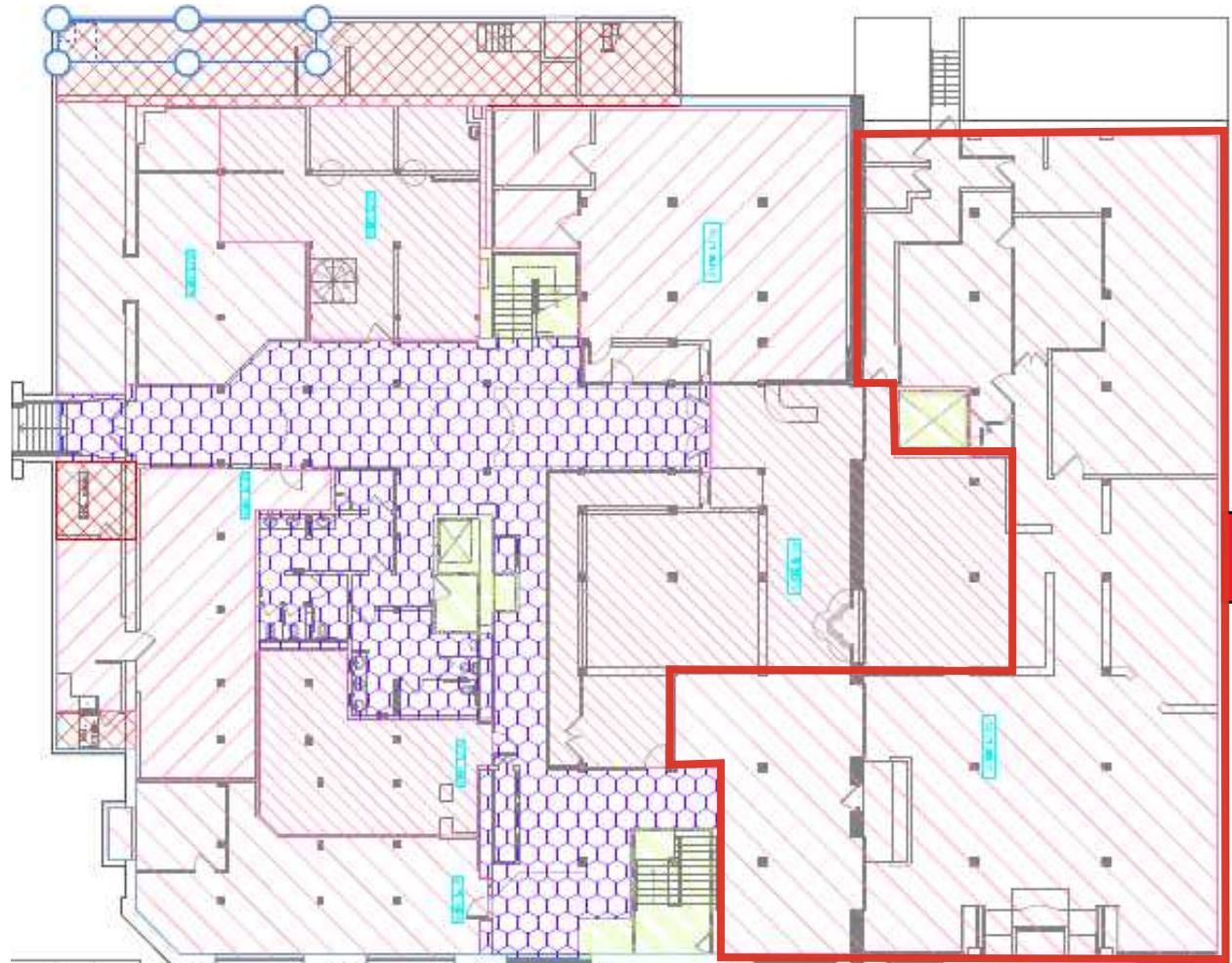
THE MERCANTILE BUILDING

404 South 8th Street, Boise, Idaho 83702

1,281 TO 7,144 RSF FOR LEASE



LOWER LEVEL OFFICE SPACE - 1,281 - 7,144 RSF - \$10.00 - \$16.00/SF FSEJ AVAILABLE



Suite L120
7,144 SF
\$10.00 PSF



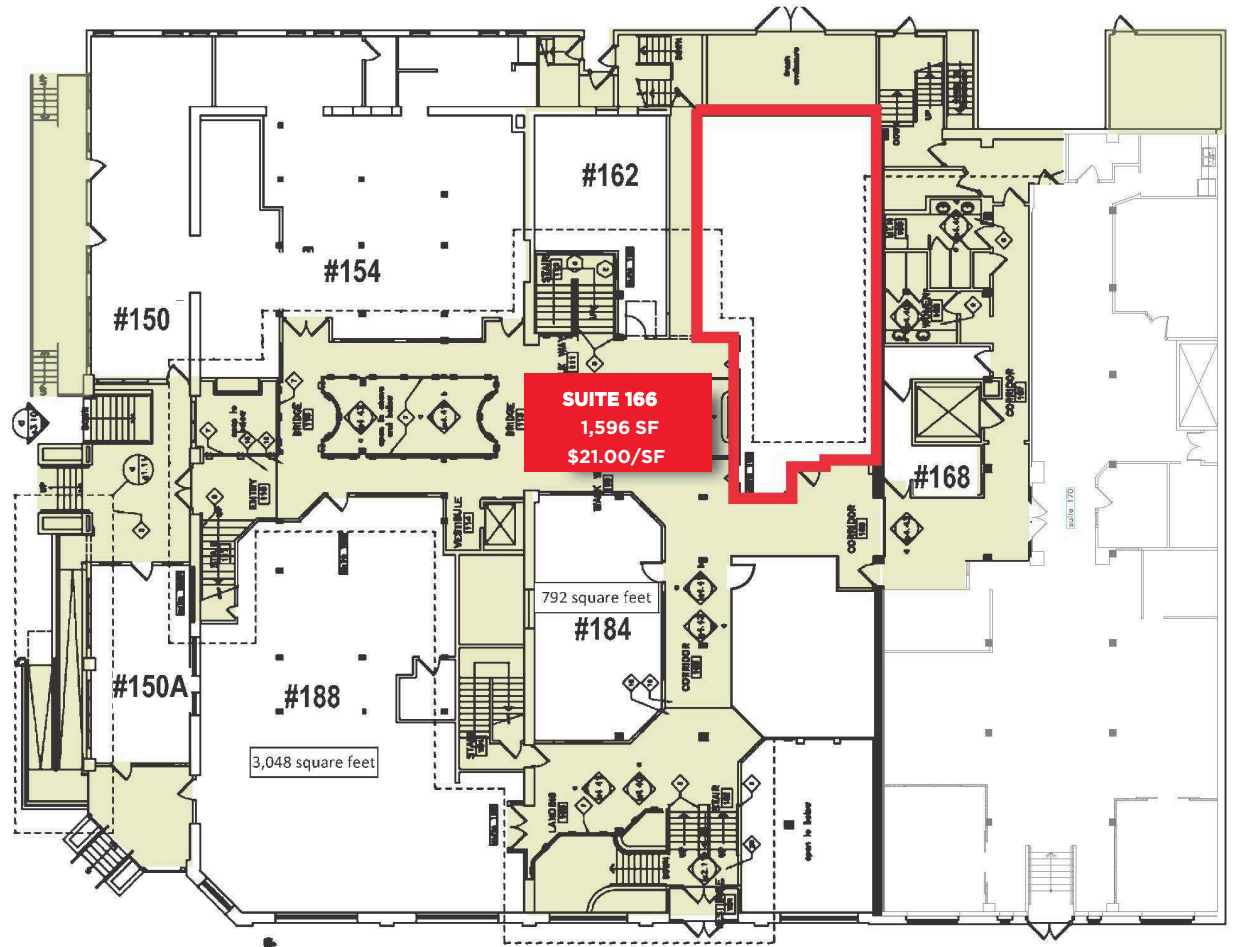
THE MERCANTILE BUILDING

404 South 8th Street, Boise, Idaho 83702

1,281 TO 7,144 RSF FOR LEASE



1ST FLOOR OFFICE SPACE -1,596 RSF - \$21.00/SF FSEJ





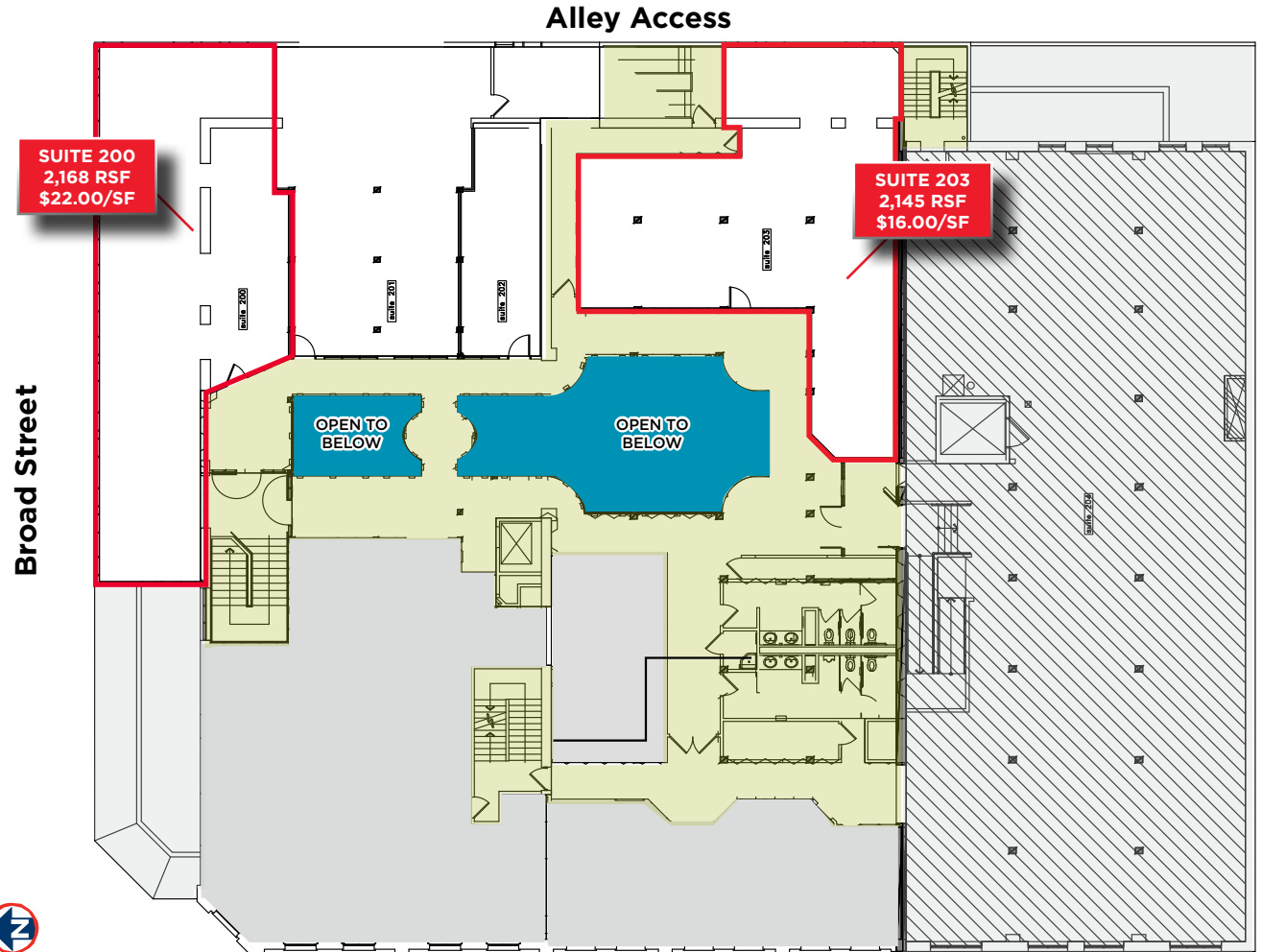
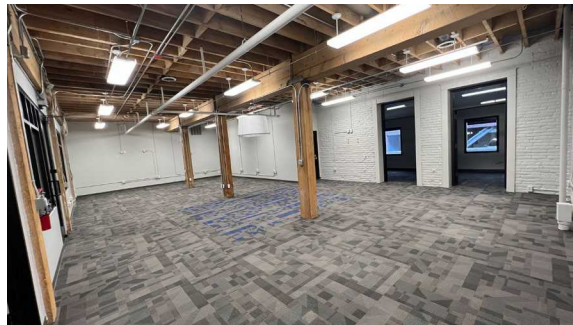
THE MERCANTILE BUILDING

404 South 8th Street, Boise, Idaho 83702

1,281 TO 7,144 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

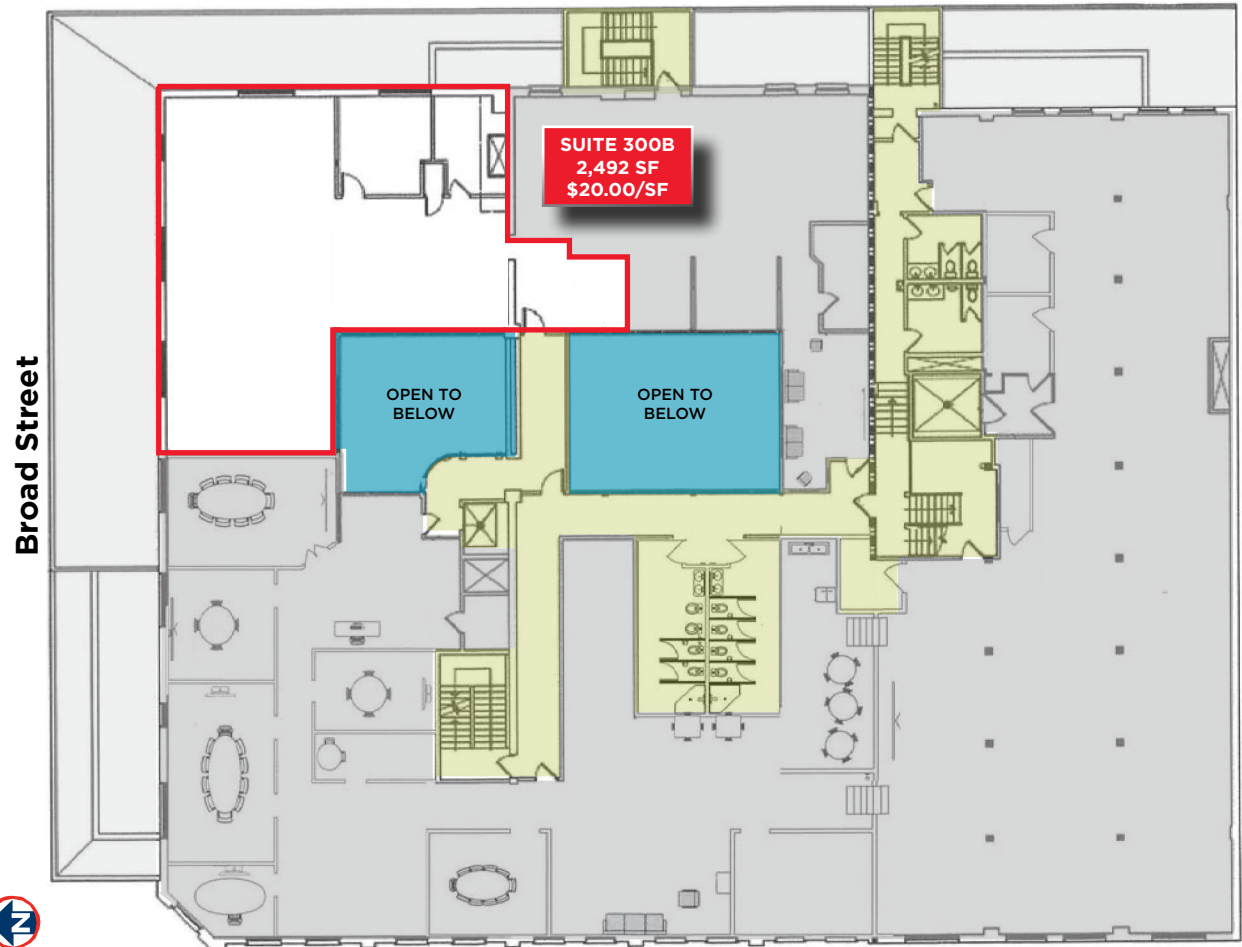
1,281 TO 7,144 RSF FOR LEASE



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 7,144 RSF FOR LEASE

