



Owner/User or Lease Opportunity

For Sale & Lease

755 W. Front Street, 3rd Floor | Boise, ID 83702

Class A Office Condo

- Desirable location in the heart of Downtown Boise
- Highend Finishes
- High visibility with signage

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For Sale & Lease

Rare opportunity to purchase or lease a Class A office space within Downtown Boise's premier development, BoDo. The office's Class A finishes and prime location are set to impress clientele while creating a dynamic workplace for employees.



Property Details

Property Type	Class A Office
Size	10,507 SF
Available*	July 1 2026
Submarket	Downtown Boise
Year Built	2005

*The current occupant has a renewal option that expires January 1, 2026. Please contact the agent for more details.



Pricing Information

Lease Type	NNN
Lease Rate	\$19.50/SF/YR NNN
Sale Price	\$3,050,000 (\$290/SF)

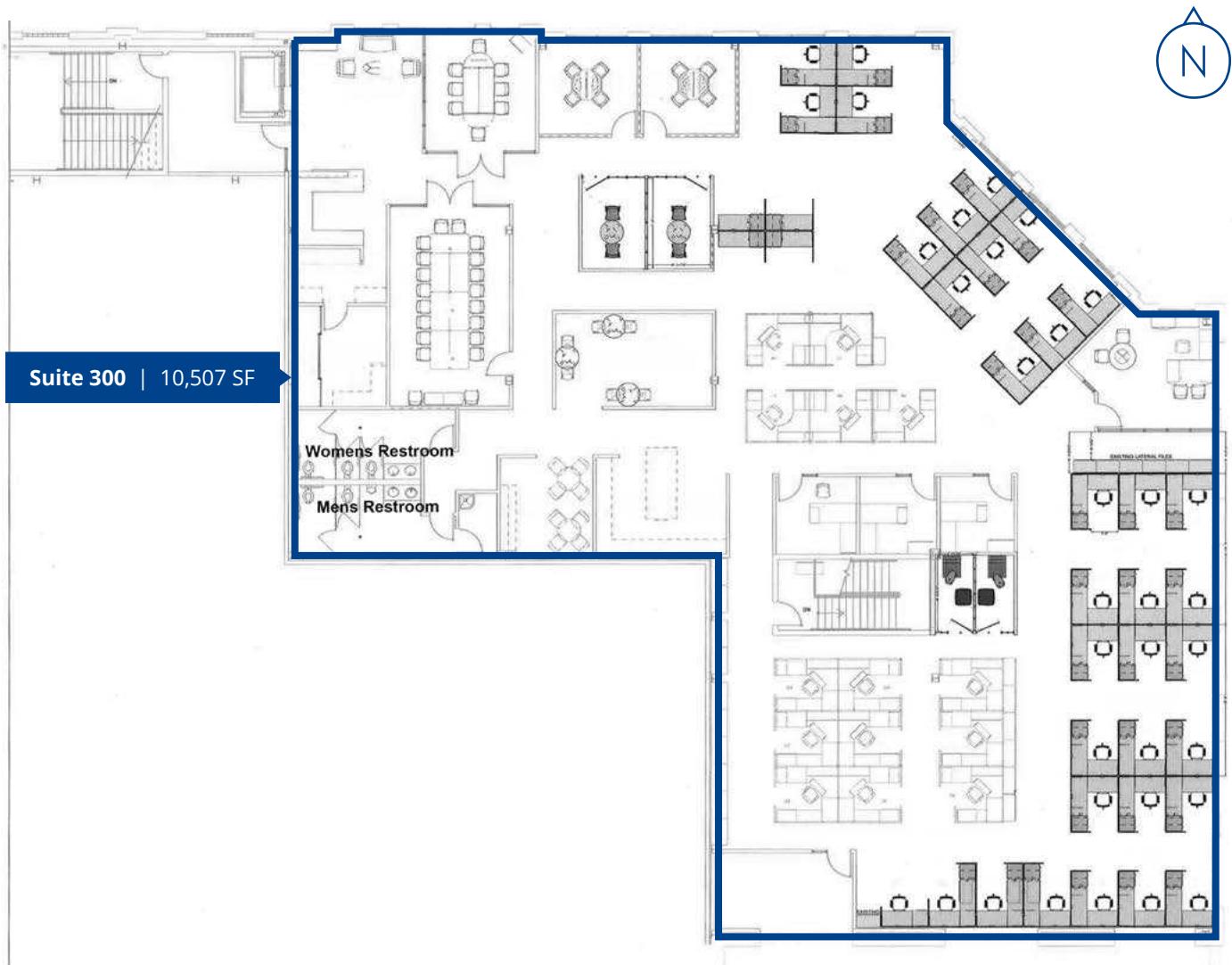


Investment Highlights

- Highend Class A finishes
- 4 blocks away from the Boise River and greenbelt
- Surrounded by Boise's best restaurants
- Steps away from Boise's top music venues, hotels and retail shops
- Set at "Main & Main" location
- Generational and irreplaceable real estate



Floor Plan



Property Photos



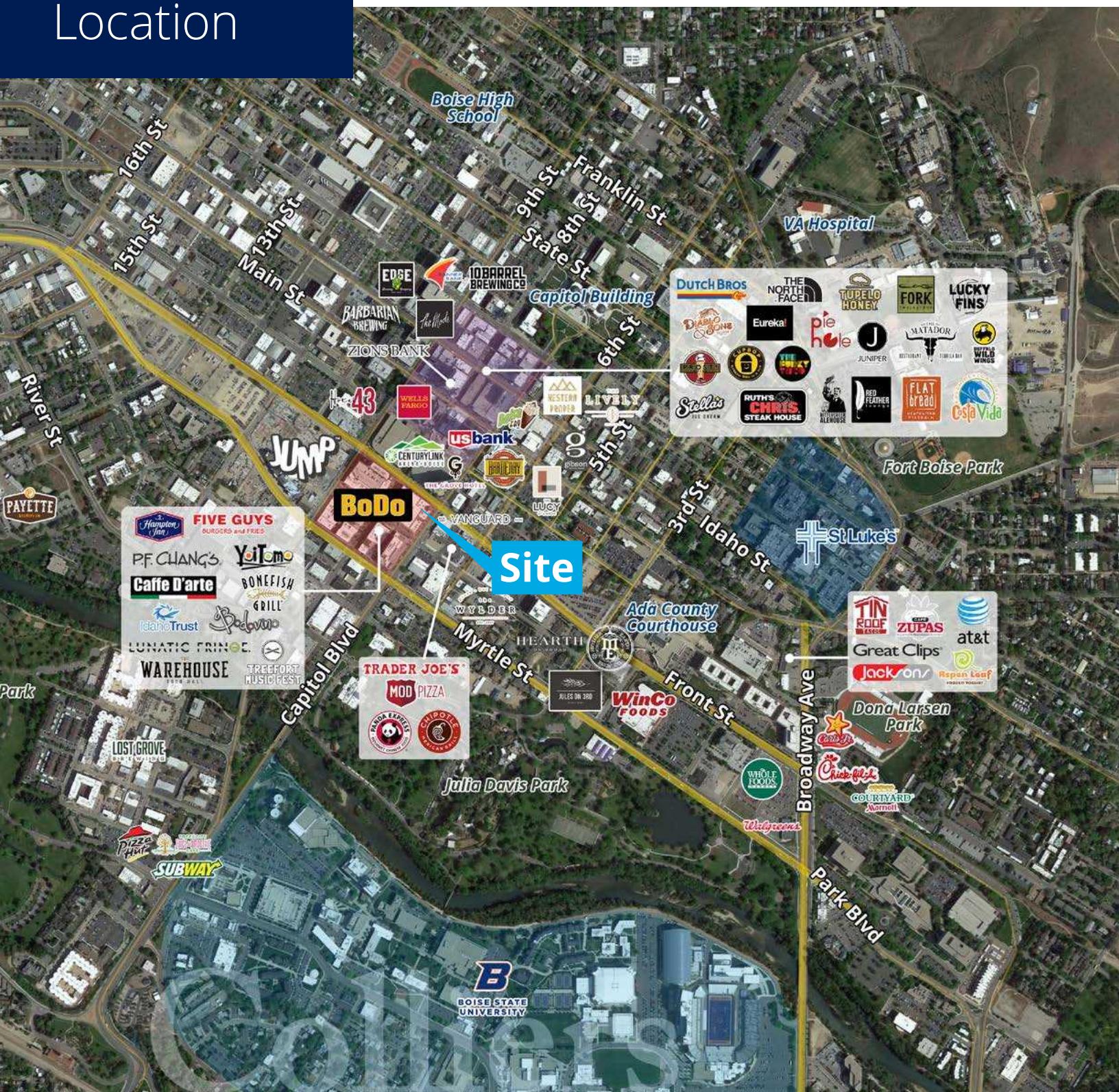
The Warehouse Food Hall

Treefort Music Fest



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Location

[Google Map](#)[Street View](#)

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755 West Front Street, Suite 300
Boise, Idaho 83702
208 345 9000
colliers.com/idaho

Local Overview | Boise, ID

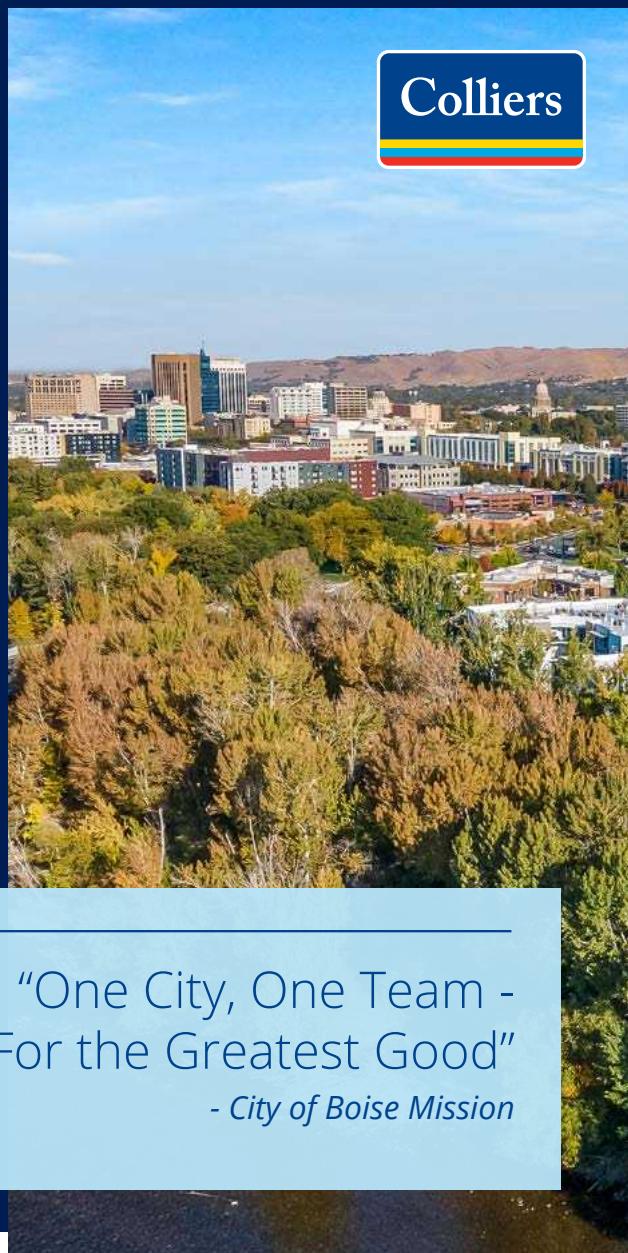
Boise, Idaho's Capital City, is as unexpected as it is beautiful. It's a rare blend of urban and outdoors with hundreds of restaurants, miles of trails, a mountain-fed river running through the center of town and the nicest people you will ever meet. Boise is full of unique sites and attractions, unlimited recreation and a melting pot of culture.

This city is home to several Fortune 500 companies with national and international headquarters, sprawling high-tech campuses and a major university with a distinctive blue football field.

A rapidly growing job market and a safe, clean and vibrant downtown all add up to a great place to live.

Resources:

www.cityofboise.org
www.visitboise.org



**"One City, One Team -
For the Greatest Good"**

- City of Boise Mission

Boise Fast Facts



2024
population

243,738



Unemployment
Rate

2.7%



2024 Average Household
Income

\$113,857



Average
Commute Time

19

Area Accolades

#3

Best State to Move to
in the U.S. - Idaho

JUL 2024  ConsumerAffairs

#3

Best Performing
Large City - Boise

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