

CUSHMAN & WAKEFIELD

PACIFIC COMMERCIAL REALTY ADVISORS

devine

THE MERCANTILE BUILDING

404 South 8th Street Boise, Idaho 83702

600 TO 7,144 SF

PROPERTY HIGHLIGHTS

Suite L110	2,074 SF - \$13.00/SF FSEJ
Suite L120	7,144 SF - Rate Negotiable
Suite L138	1,281 SF - \$9.00/SF FSEJ
Suite 162	600 SF - \$18.00/SF FSEJ
Suite 166	1,596 SF - \$18.00/SF FSEJ
Suite 401	1,543 SF - \$17.00/SF FSEJ
Preferred Term	3 to 5 Years
T.I. Allowance	Negotiable, Contact Agents
LockBox	No, Contact Agents



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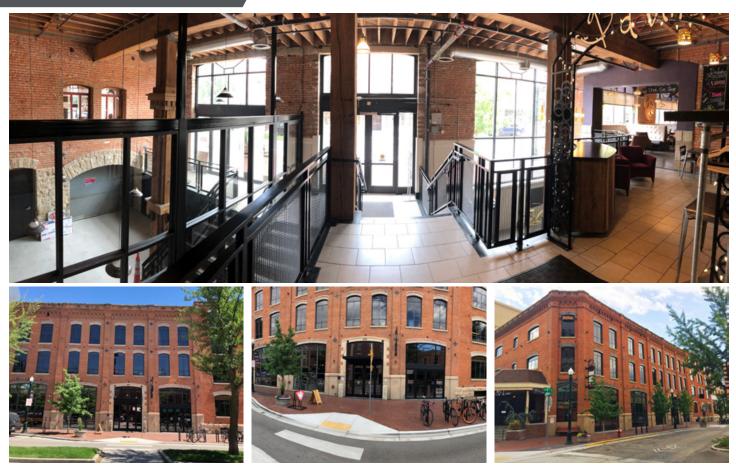
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404 South 8th Street, Boise, Idaho 83702

600 TO 7,144 SF FOR LEASE

LISTING FEATURES



Listing Features

- Retail, restaurant & office spaces at 8th Street Marketplace (central hub for Idaho technology firms)
- Available spaces currently consist of open collaborative work area/sales floors & small back areas
- · Common area restrooms and elevator access & surrounded by metered street parking & public parking garages
- Co-tenants include Bodovino, Naturally & Cole/Marr Photography
- · Surrounded by various retailers, restaurants, financial institutions and other professional services
- Contact agents to discuss various uses and layouts and to schedule a walkthrough today!!

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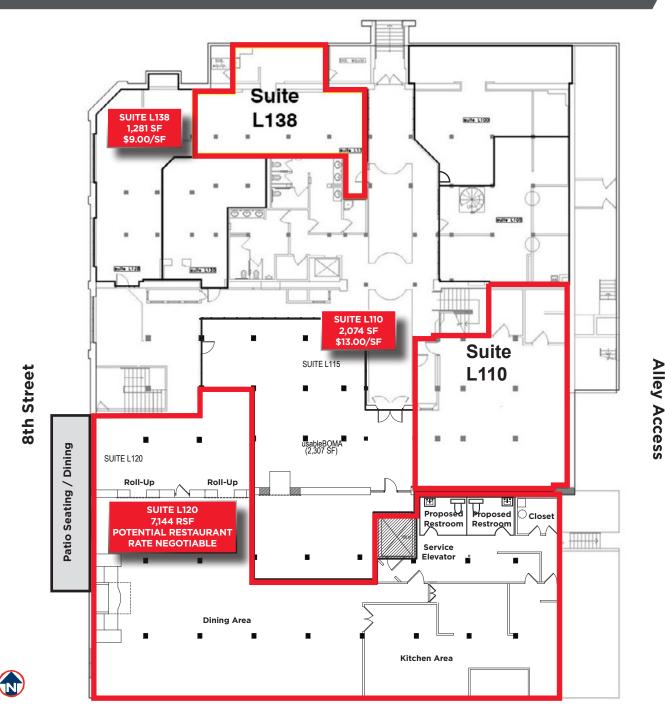
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LOWER LEVEL RETAIL & OFFICE SPACES - 1,281 TO 7,144 SF



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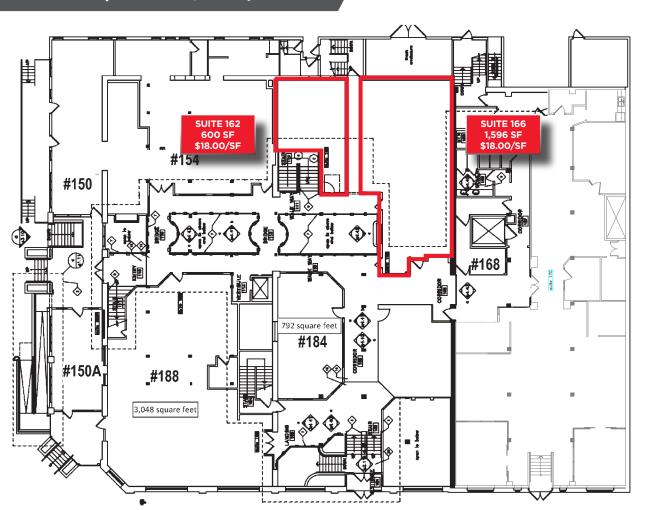


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MAIN LEVEL RETAIL / OFFICE SPACE - 600 TO 1,596 SF - \$18.00/SF FSEJ





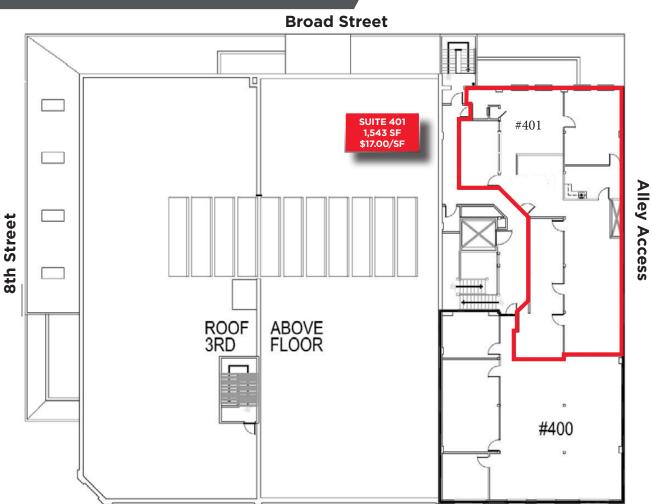


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FOURTH FLOOR OFFICE SPACE - SUITE 401 - 1,543 SF - \$17.00/SF FSEJ

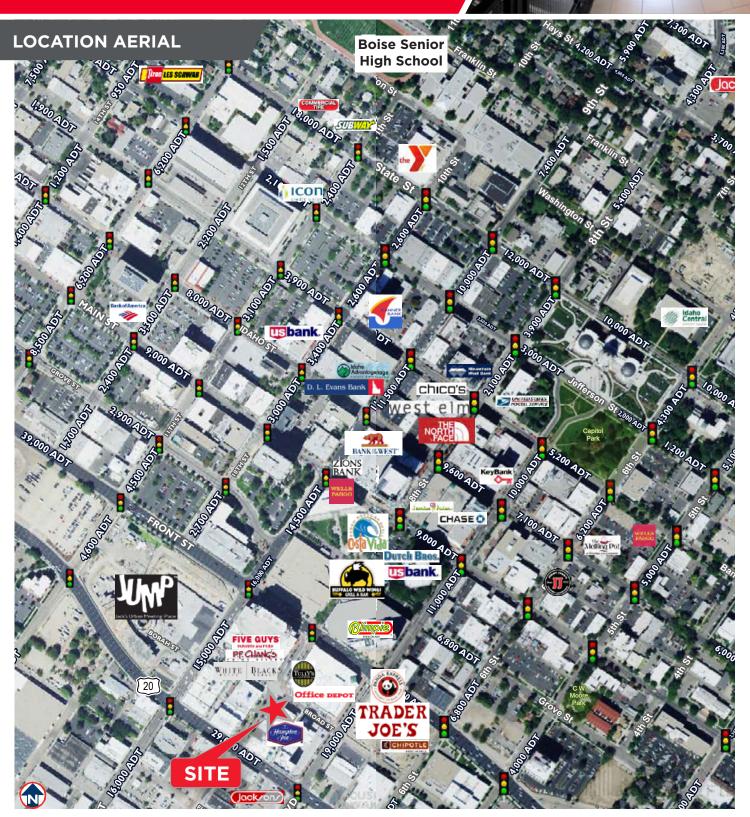






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HOTELS UNDER CONSTRUCTION HOME2SUITES BY HILTON - 140 ROOMS

EXISTING HOTELS

RED LION - 182 ROOMS BUDGET INN - 44 ROOMS HOTEL 43 - 112 ROOMS HAMPTON INN - 186 ROOMS TOWNEPLACE SUITES - 121 ROOMS RESIDENCE INN - 104 ROOMS THE MODERN - 41 ROOMS SAFARI INN - 103 ROOMS THE GROVE - 234 ROOMS THE GROVE - 234 ROOMS COURTYARD - 162 ROOMS THE ANNIVERSARY INN - 40 ROOMS MARRIOT RESIDENCE INN - 185 ROOMS HYATT PLACE - 150 ROOMS INN AT 500 CAPITAL - 111 ROOMS HILTON GARDEN INN - 175 ROOMS

EVENT_CENTERS

- CONVENTION CENTER EXPANSION 40,000 SF
- 2 JUMP \$70 MIL URBAN ART CENTER
- BOISE CONVENTION CENTER 200 + EVENTS 120,000 PEOPLE YEARLY
- CENTURY LINK ARENA 300.000 PEOPLE PER YEAR

NEW DEVELOPMENTS

- 1 CITY CENTER PLAZA CLEARWATER ANALYTICS 400 + EMPLOYEES
 - BSU COMPUTER SCIENCE PROGRAM 53,549 SQ FT, 2 FLOORS
- 2 SIMPLOT HQ 800 EMPLOYEES
- 3 DOWNTOWN RESIDENTIAL 600 + UNITS
- 4 132,000 SF OFFICE BUILDING

DOWNTOWN BY THE NUMBER

94,223 WORKERS 91,199 PEOPLE LIVE WITHIN 3 MILES 17,000 PUBLIC PARKING SPACES 725,168 MSA POPULATION \$66,310 AVG. H.H. INCOME

