

CUSHMAN & WAKEFIELD

## PACIFIC COMMERCIAL REALTY ADVISORS

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# 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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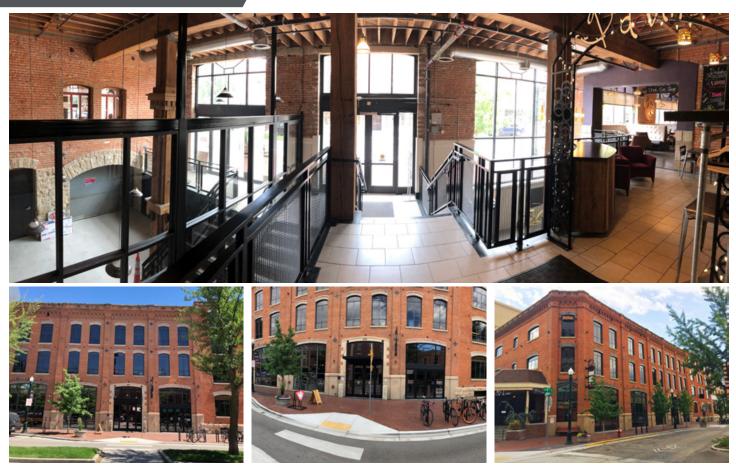
**999 West Main Street, Ste 1300** Boise, Idaho 83702 Main +1 208 287 9500 Fax +1 208 287 9501 paccra.com



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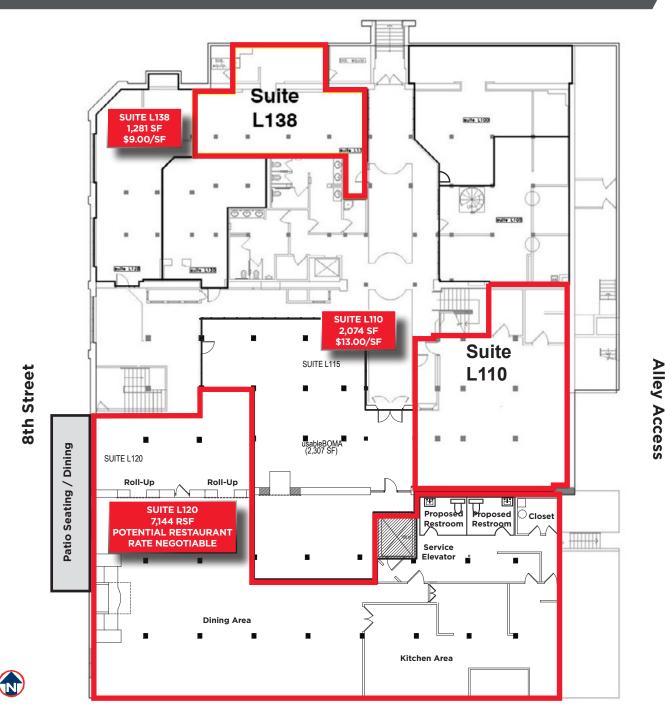
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## LOWER LEVEL RETAIL & OFFICE SPACES - 1,281 TO 7,144 SF



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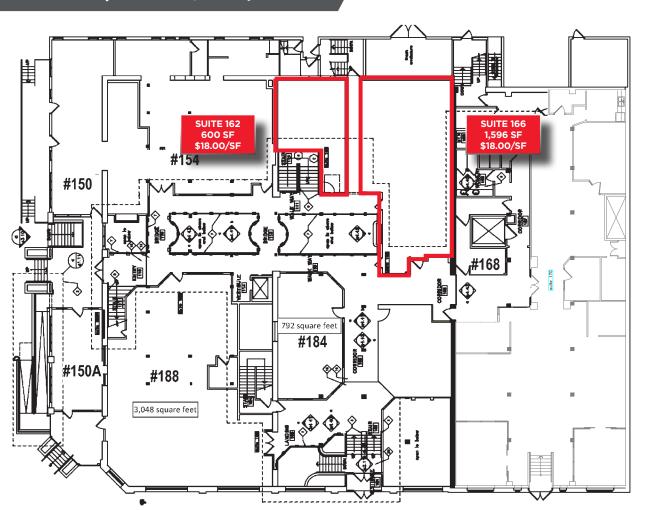


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# MAIN LEVEL RETAIL / OFFICE SPACE - 600 TO 1,596 SF - \$18.00/SF FSEJ





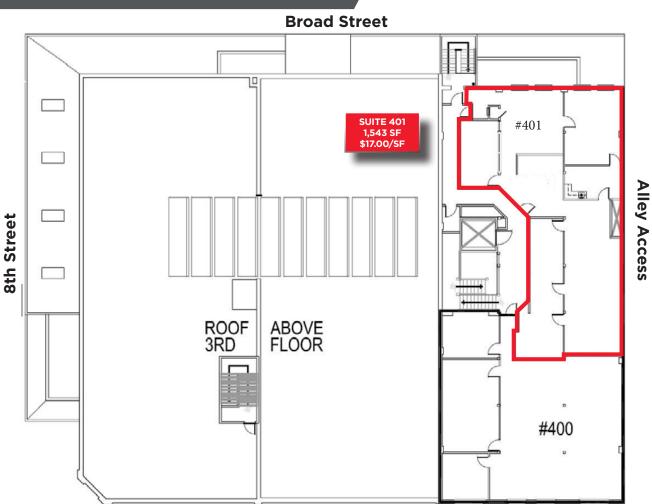


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## FOURTH FLOOR OFFICE SPACE - SUITE 401 - 1,543 SF - \$17.00/SF FSEJ

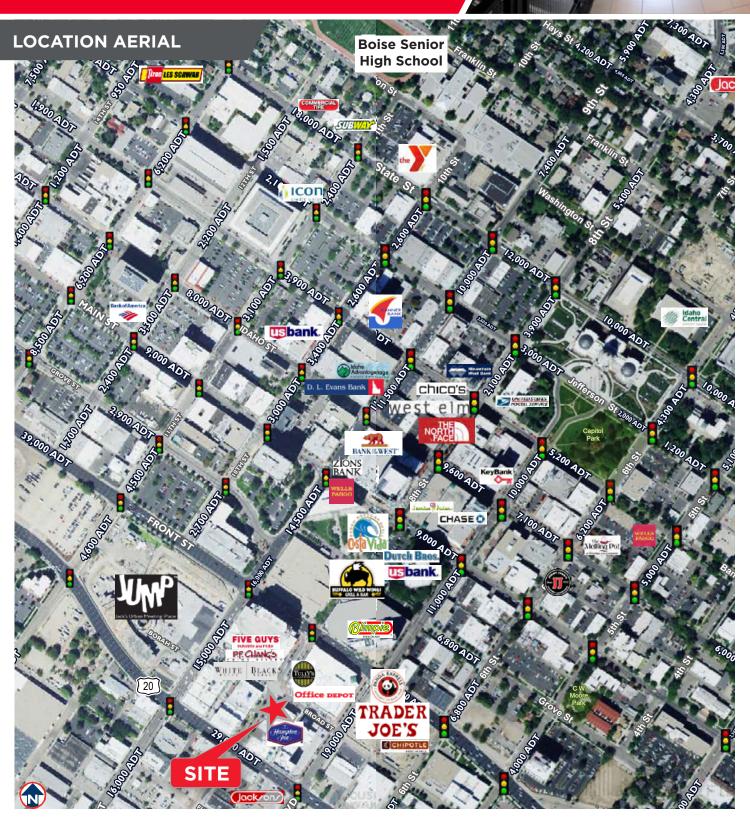






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#### HOTELS UNDER CONSTRUCTION HOME2SUITES BY HILTON - 140 ROOMS

#### 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

