

401 FRONT ST

BOISE, ID 83702

DOWNTOWN BOISE OFFICE CONDO INVESTMENT OPPORTUNITY



TOK COMMERCIAL
REAL ESTATE

MAJOR PRICE REDUCTION

DOWNTOWN
SUBMARKET

\$269/SF
PRICE/SF

SALE PRICE
\$10,900,000
~~\$11,880,318~~

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THE DETAILS

ADDRESS	401 Front St, Boise, ID 83702 Floors 4, 5, & 6
PROPERTY TYPE	Office
UNITS TOTAL SIZE	40,491 SF
BUILDING SIZE	80,478 SF
YEAR BUILT	2007
ZONING	MX-5
PARKING	40 Spaces
OCCUPANCY	100%

FINANCIALS

SALE PRICE	\$11,880,318 \$10,900,000
PRICE/SF	\$269/SF
NOI (ACTUAL)	\$710,693
CAP RATE (ACTUAL)	6.5%



THE OFFERING

401 W Front Street presents a rare opportunity to acquire a Class A office investment in the heart of Downtown Boise, offered below replacement cost and anchored by institutional-grade tenancy including Microsoft and LPL Financial. The offering consists of 40,491 square feet across three floors within an 80,478-square-foot building built in 2007, currently 100% occupied. The property generates \$710,693 in actual NOI, offering a 6.5% cap rate at the reduced \$10,900,000 asking price, and features professionally built-out suites, staggered lease expirations, and diversified industry tenancy supporting long-term income stability.

Located just three blocks from the Downtown Core and surrounded by major employers, civic institutions, and over 132,000 employees within a five-mile radius, 401 W Front Street offers investors both durable income today and meaningful long-term investment in one of the Mountain West's strongest-performing markets.

THE HIGHLIGHTS

Professionally built-out floors with quality finishes and flexible layouts.

Offered below replacement cost, providing immediate value to investors.

Diverse tenant mix across industries supports long-term occupancy stability.

Direct access to parking lot enhances tenant convenience and leasing appeal.

Staggered lease expirations reduce rollover risk and maintain consistent cash flow.

Microsoft recently committed \$1.5 million toward significant improvements to their space.

Parking income adds stable, diversified revenue with the option to completely redevelop the lot.

Microsoft and LPL Financial are two publicly traded companies, providing institutional-grade income security.



FINANCIAL OVERVIEW



CLICK HERE TO ACCESS 

ZONING INFORMATION

MX-5

MX-5 zoning in Boise, Idaho, is the city's highest-intensity mixed-use designation, created specifically for the Downtown Planning Area. It's designed to support dense, urban development with a strong mix of residential, office, commercial, and institutional uses.

This zone encourages vertical growth with no height or density limits and removes minimum lot size, frontage, and parking requirements—offering maximum development flexibility. These standards aim to accommodate a wide range of building types and urban forms.

To promote walkability and a vibrant streetscape, at least 80% of ground-floor street frontage in MX-5 developments must be used for active uses such as retail, lobbies, or office space. Surface parking between buildings and the street is not allowed, and any parking must be tucked away or structured.

MX-5 projects must follow Boise's urban design standards. For buildings over 10,000 square feet, there are additional requirements including a minimum of four stories, active frontage, and structured parking, unless an alternative form is approved.

Overall, MX-5 is a future-focused zoning tool that supports compact, pedestrian-oriented, and architecturally modern development in Boise's urban core. For the most precise and current standards, it's always best to consult Boise's official zoning code or contact the city's Planning and Development Services department.

**SUPPORTS
WALKABLE,
VIBRANT STREETS**

**ALLOWS FOR A
DYNAMIC MIX OF
USES**

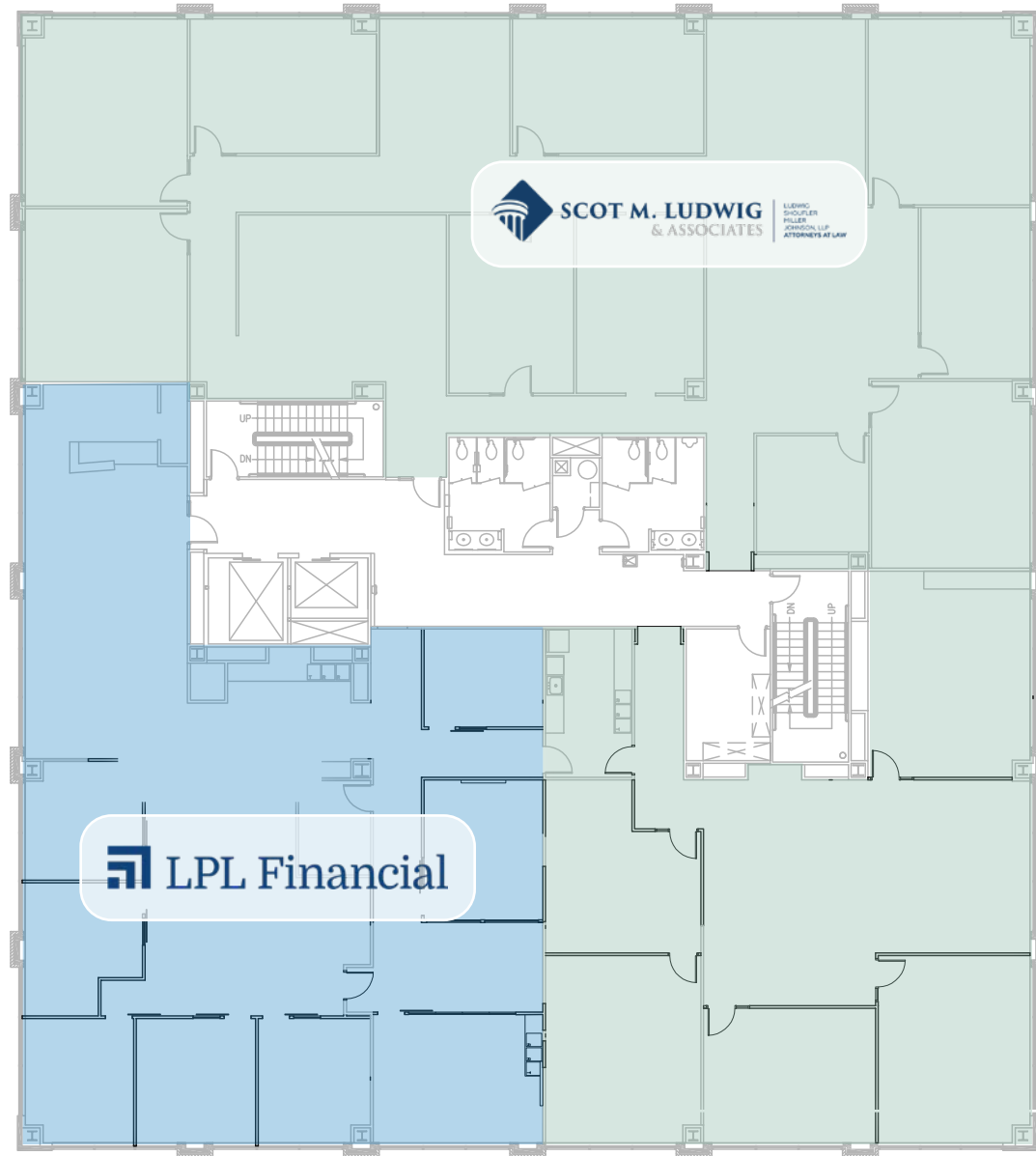
**PARKING LOT IS
HIGH-DENSITY
DEVELOPMENT
READY**

LEARN MORE



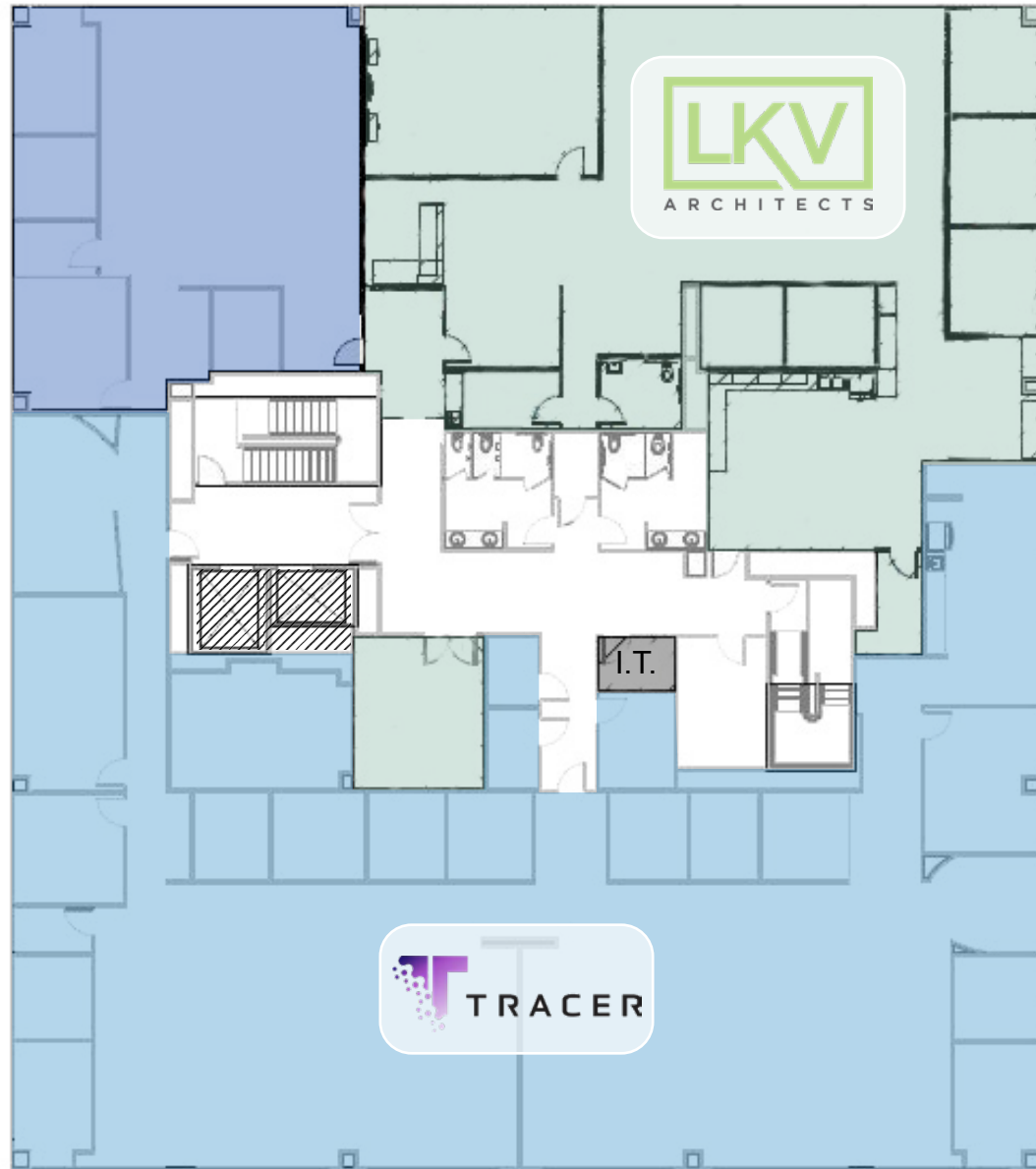
FLOOR
FOUR

FLOOR PLAN



FLOOR
FIVE

FLOOR PLAN



TENANT OVERVIEW



MICROSOFT - MSFT

Microsoft is a globally recognized leader in technology, software development, and cloud-based solutions, serving millions of businesses and consumers worldwide. The company's financial strength and long-standing reputation for innovation make it one of the most stable and creditworthy tenants in any market. At 401 W Front Street, Microsoft occupies a high-quality office space that supports its regional operations and client services across the Pacific Northwest. Microsoft recently committed \$1.5 million toward significant improvements to their space.

GLOBAL
PRESENCE

PUBLICLY
TRADED

AAA CREDIT
TENANT

13,497 SF
OCCUPIED



LPL FINANCIAL - LPLA

LPL Financial is the largest U.S. independent broker-dealer, founded in 1989 and supporting over 29,000 advisors managing trillions in assets via wealth management, financial planning, and investment services. Headquartered in Boston with offices in Fort Mill, Austin, and San Diego, it offers advisors research tools, tech platforms, and compliance support—without proprietary products—for personalized client advice.

NATIONAL
PRESENCE

PUBLICLY
TRADED

HIGH CREDIT
TENANT

4,348 SF
OCCUPIED



TRACER AI

Tracer is a digital brand protection and AI company that helps major brands detect and remove online brand abuse—such as counterfeits, impersonation, phishing, and domain or marketplace fraud—across domains, social platforms, e-commerce sites, and other digital channels. Its platform combines AI and human experts to monitor the web at scale, prioritize high-risk infringements, and streamline takedowns so companies can protect their intellectual property, revenue, and customer trust in one centralized system.

15 YEARS
IN BUSINESS

7,185 SF
OCCUPIED

TENANT OVERVIEW



LKV ARCHITECTS

LKV Architects is a Boise-based firm specializing in commercial and institutional architecture, with a focus on educational facilities, religious buildings, public projects, and work for Boise State University and multiple Idaho school districts. Founded as a partnership in 1975 by Darrell Leatham and Kent Krohn (building on Leatham's 1960s practice), it has over 50 years of experience.

50 YEARS
IN BUSINESS

4,675 SF
OCCUPIED



LUDWIG SHOUFLER MILLER JOHNSON, LLP

Ludwig Shoufler Miller Johnson, LLP is a Boise-based litigation and family law firm serving clients throughout Idaho, with primary emphasis on divorce, child custody and support, and related domestic matters, as well as business and real property disputes, personal injury, workers' compensation, and criminal defense, supported by experienced trial and appellate attorneys with long-standing Idaho practices and strong peer recognition.

30 YEARS
IN BUSINESS

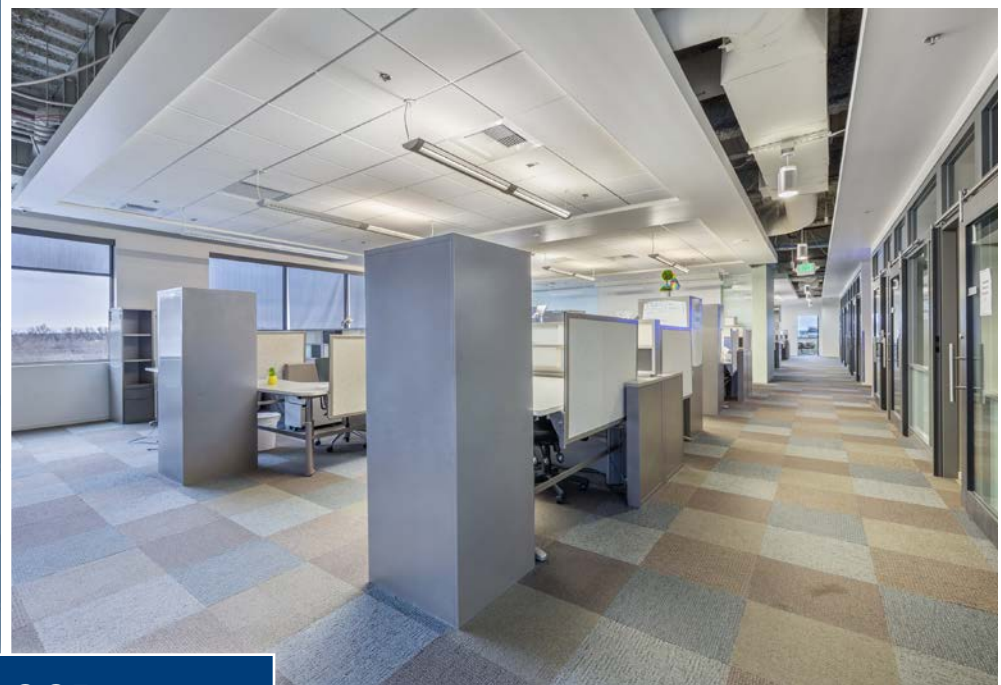
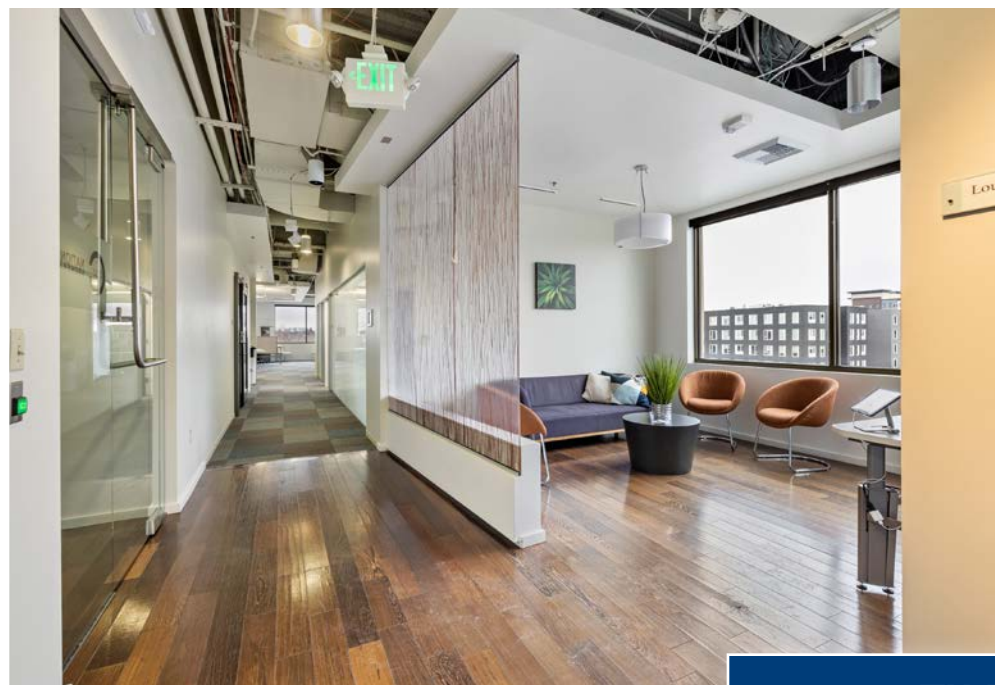
9,149 SF
OCCUPIED



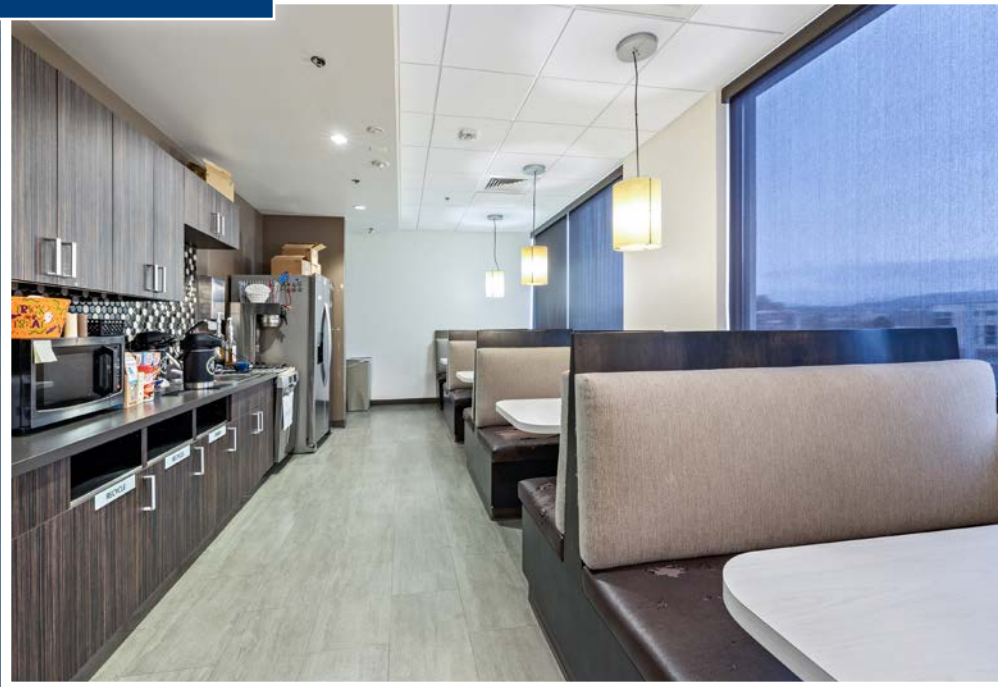


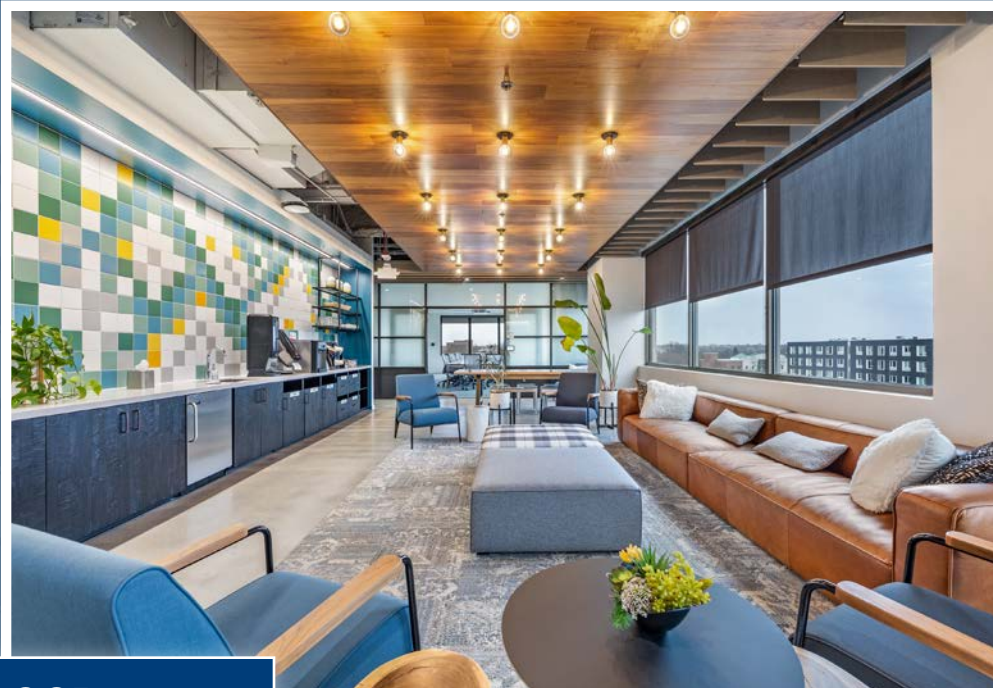
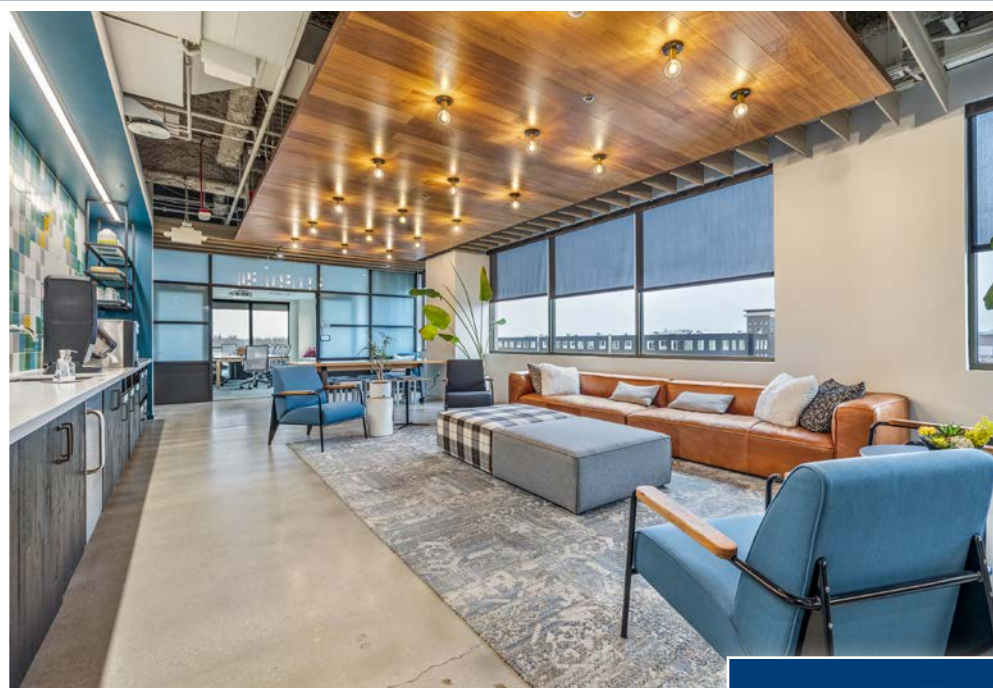
4TH FLOOR





5TH FLOOR





6TH FLOOR





WYLDER FORM & FUNCTION



JULIA DAVIS PARK

SITE

ICCU ARENA

DOWNTOWN CORE
3 BLOCKS AWAY!

IDAHO STATE
CAPITOL

**WinCo
FOODS**

22,671 VPD

21,854 VPD

MYRTLE ST

FRONT ST

ADA COUNTY
COURTHOUSE

MAIN ST

St Luke's

ST LUKES
\$1.17 B EXPANSION

BROADWAY AVE

STATE ST

GREAT DOWNTOWN LOCATION

HUB FOR EMPLOYERS

ST. LUKE'S



SAINT ALPHONSUS



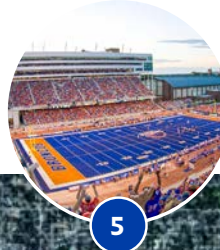
IDAHO POWER



STATE OF IDAHO



BOISE STATE UNIVERSITY



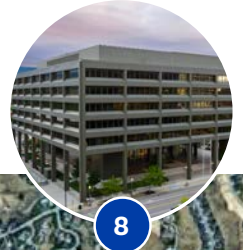
J.R. SIMPLOT



BOISE CASCADE

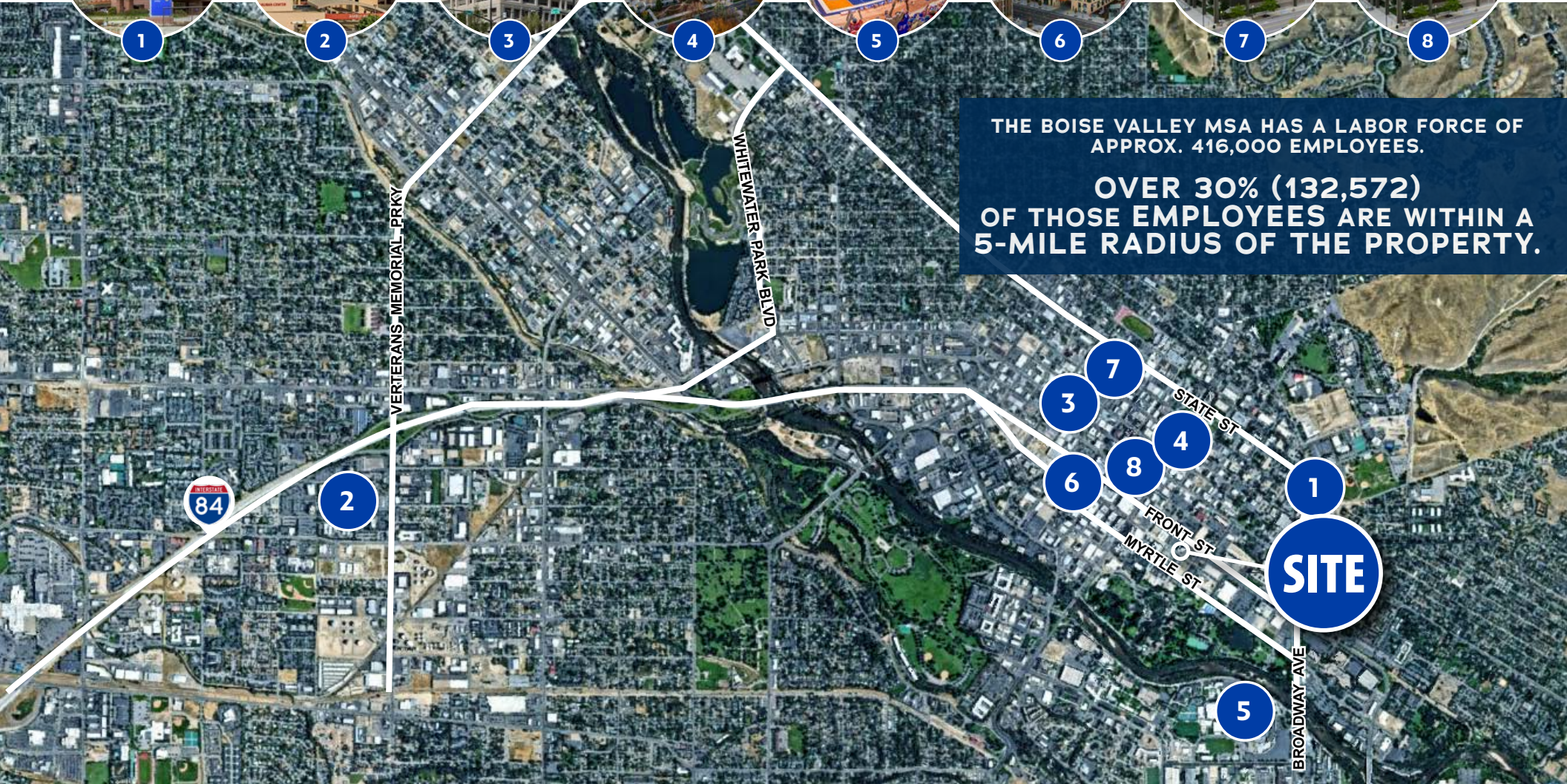


CLEARWATER ANALYTICS



THE BOISE VALLEY MSA HAS A LABOR FORCE OF APPROX. 416,000 EMPLOYEES.

OVER 30% (132,572) OF THOSE EMPLOYEES ARE WITHIN A 5-MILE RADIUS OF THE PROPERTY.



BOISE, IDAHO

AREA OVERVIEW

The Boise Valley is home to Idaho's capitol and serves as the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 845,864. Experts estimate the MSA population will exceed 1,075,000 by 2050.

Although Idaho is world famous for its agriculture, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in the valley, including Micron Technology, Hewlett Packard, Amazon, Albertsons, J.R. Simplot Company, MotivePower, Materne, Lamb Weston, and many others.

Forbes consistently ranks the Boise Valley as one of the top places in the country to not only do business, but also for raising a family, entertainment, recreation and its high quality of life.



#3

BEST PERFORMING CITY
*Milken Institute



845,864

POPULATION



\$128,006

AVERAGE HOUSEHOLD
INCOME



3.6%

UNEMPLOYMENT
RATE

MARKET SNAPSHOT

THROUGH MARCH 2026



ANNUAL



QUARTERLY

58,000 SQ. FEET
NET ABSORPTION



ANNUAL



QUARTERLY

9.5%
MULTITENANT VACANCY



ANNUAL

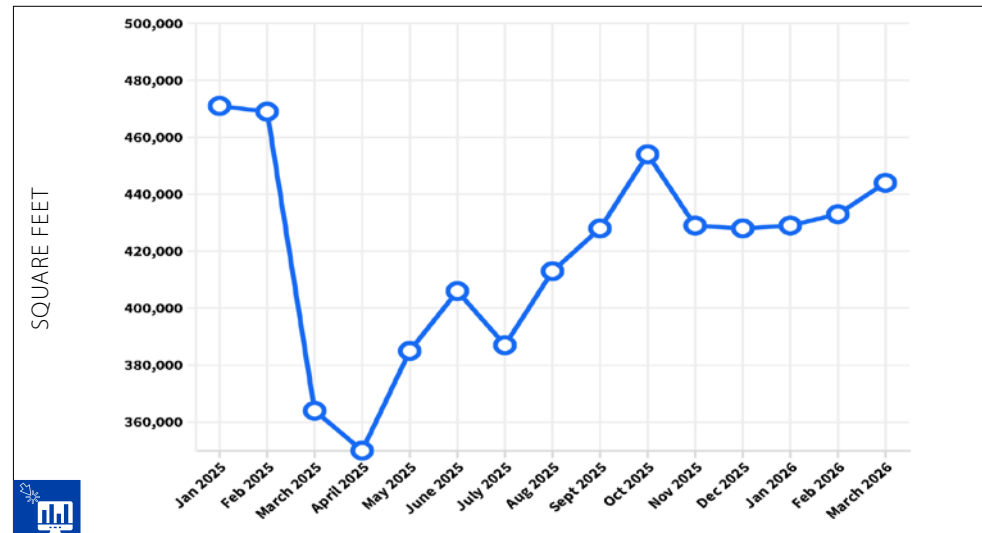


QUARTERLY

\$22.15
AVERAGE FLSV LEASE RATE (ANNUALLY)

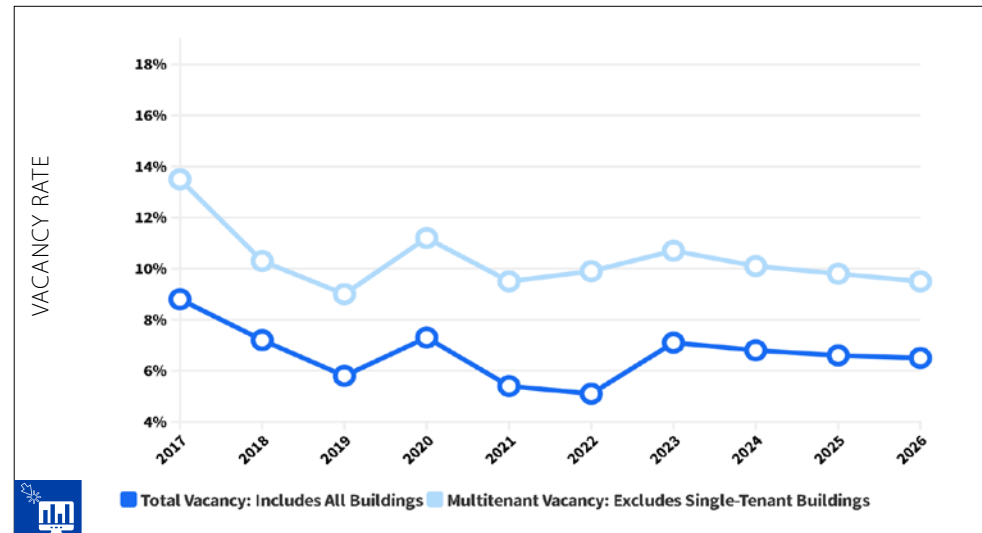
SUBLEASE SPACE BY SQUARE FEET

TOTAL AVAILABLE SUBLEASE SPACE rose to 444,000 SF in Q1, UP 22% year over year. 32% of available SUBLEASE SPACE is in NORTH MERIDIAN with 144,000 SF LISTED.



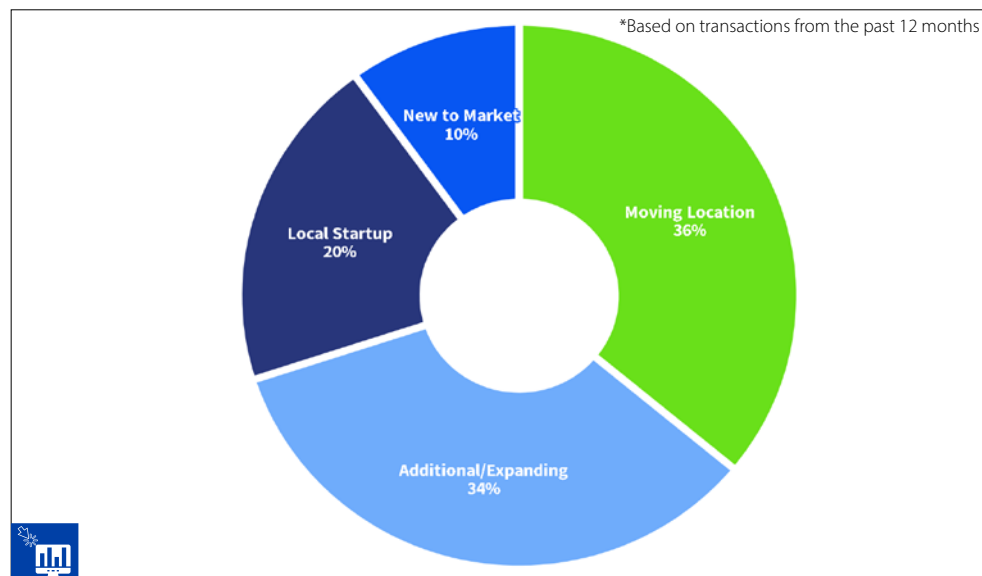
VACANCY TRENDS

TOTAL VACANCY decreased from 6.8% in Q1 2025 to 6.5% in Q1 2026. Vacancy in MULTITENANT BUILDINGS decreased from 10.0% to 9.5% over the past 12 months.



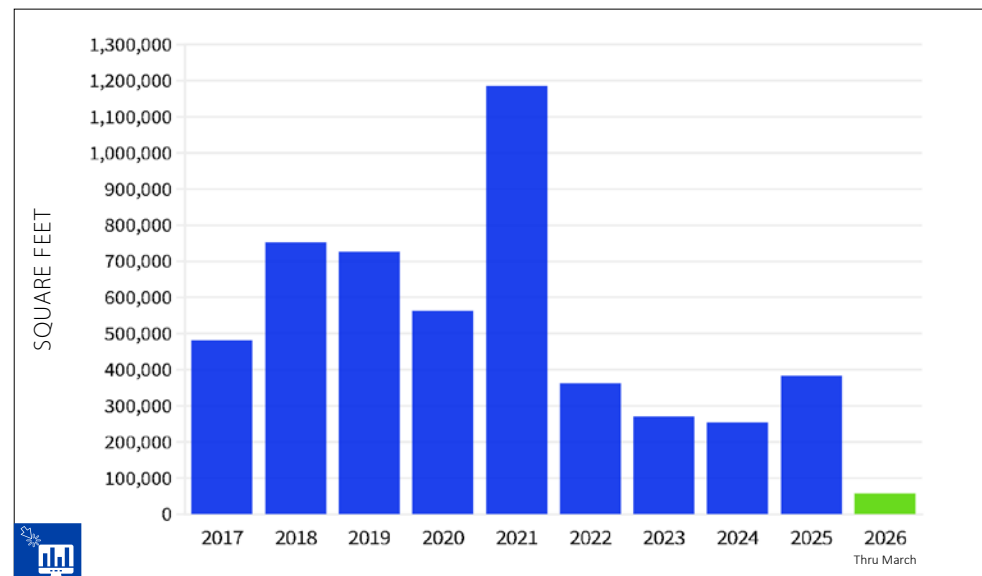
TENANT ORIGIN

OVER 60% of NEW TO MARKET TENANTS found space in the BOISE submarkets. TRANSACTIONS with tenants NEW TO THE MARKET were UP 3% from Q1 2025.



NET ABSORPTION

NET ABSORPTION was OVER DOUBLE the amount recorded in Q1 2025 totaling 58,000 SF. NORTH MERIDIAN submarket had the HIGHEST NET ABSORPTION thru March with 36,000 SF.



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