



BODO RETAIL & OFFICE SPACES AVAILABLE



THE MERCANTILE BUILDING

404 South 8th Street
Boise, Idaho 83702

476 TO 7,144 RSF

PROPERTY HIGHLIGHTS

Available	476 to 7,144 RSF
Lease Rate	\$10.00 to \$21.00/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



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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 202	476 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!!

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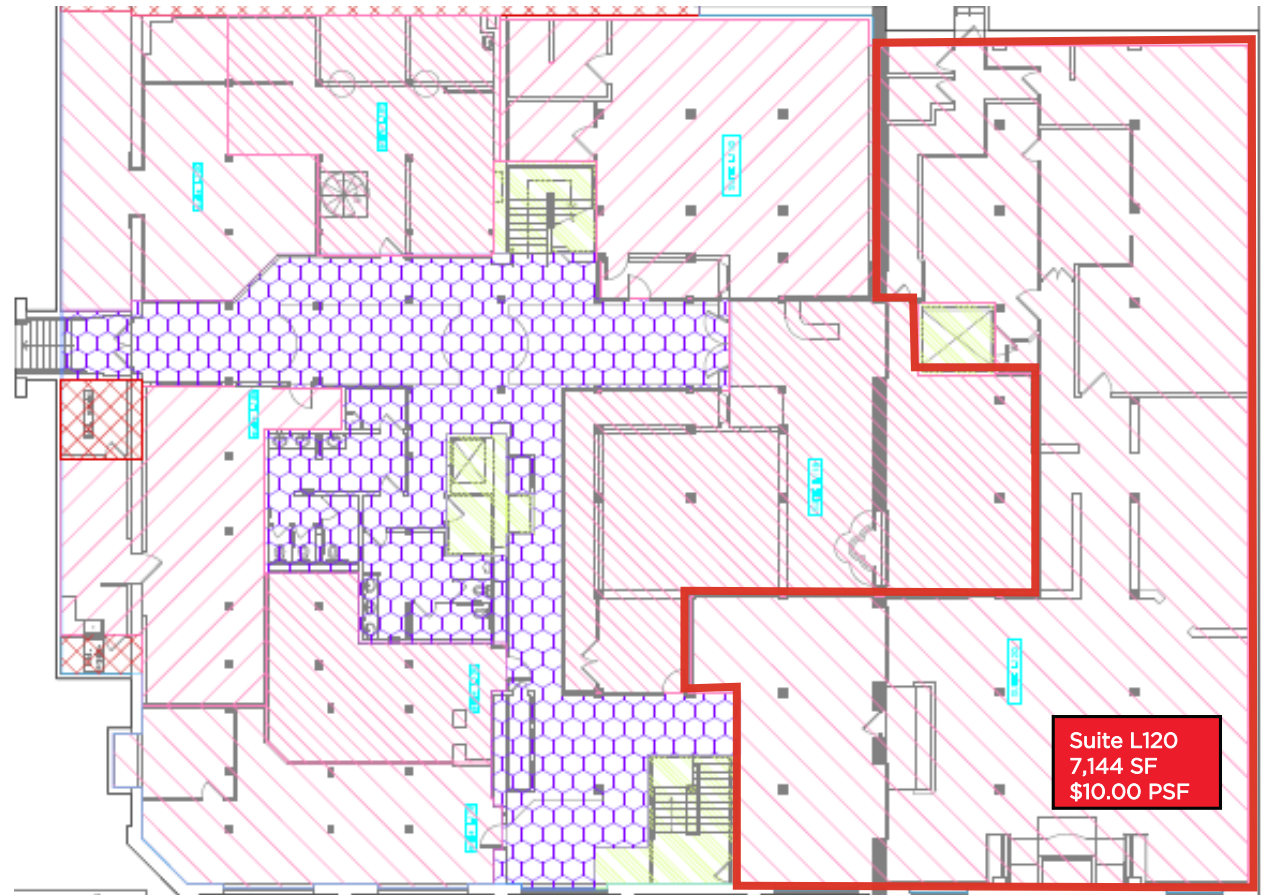
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LOWER LEVEL OFFICE SPACE - 1,281 - 7,144 RSF - \$10.00 - \$16.00/SF FSEJ





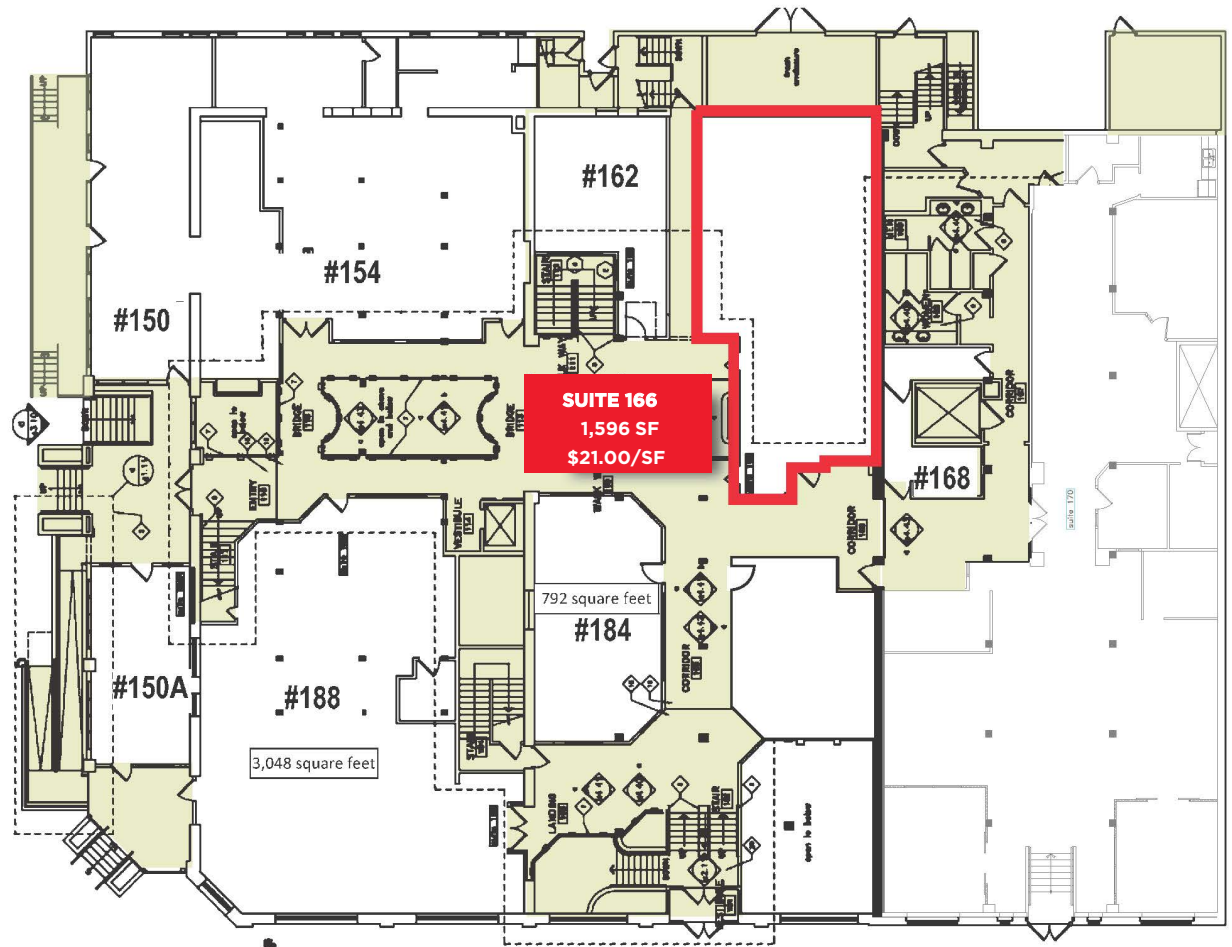
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1ST FLOOR OFFICE SPACE -1,596 RSF - \$21.00/SF FSEJ





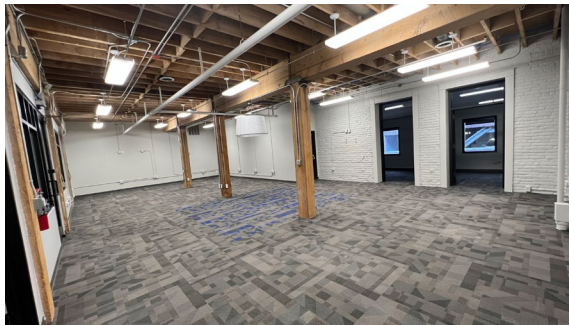
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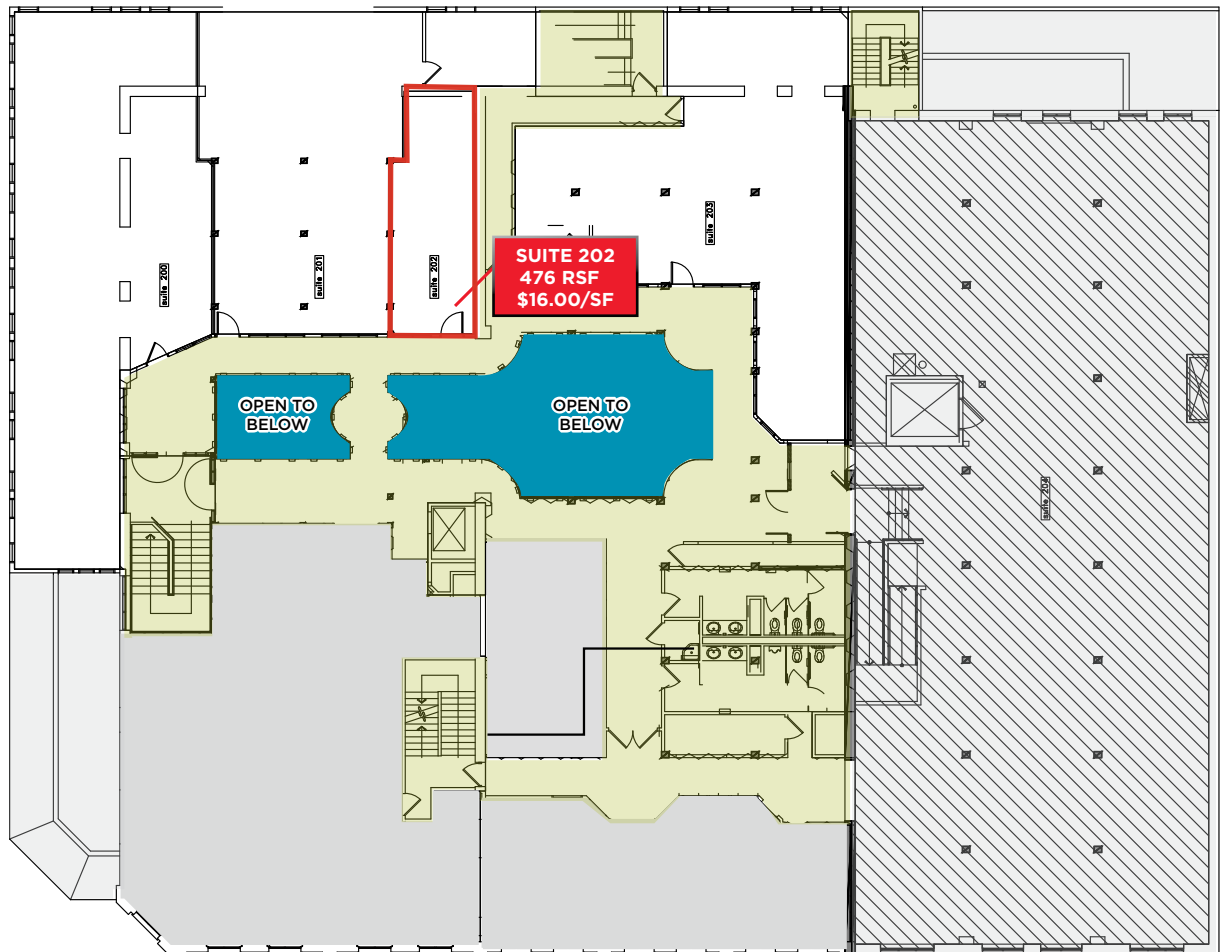


2ND FLOOR RETAIL / OFFICE SPACE - 476 RSF - \$16.00/SF FSEJ



Broad Street

Alley Access





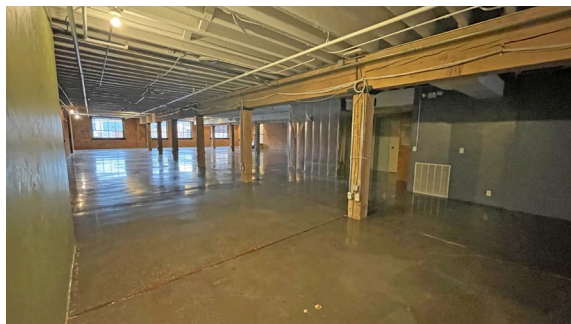
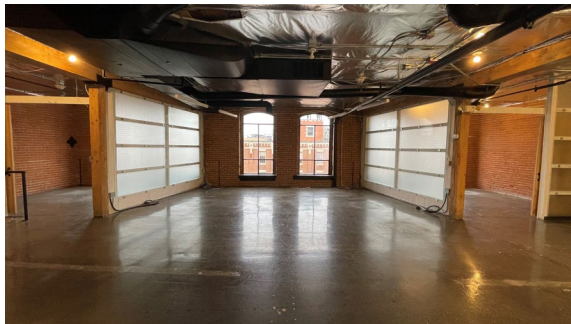
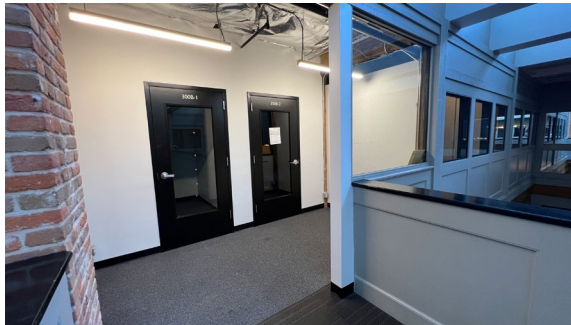
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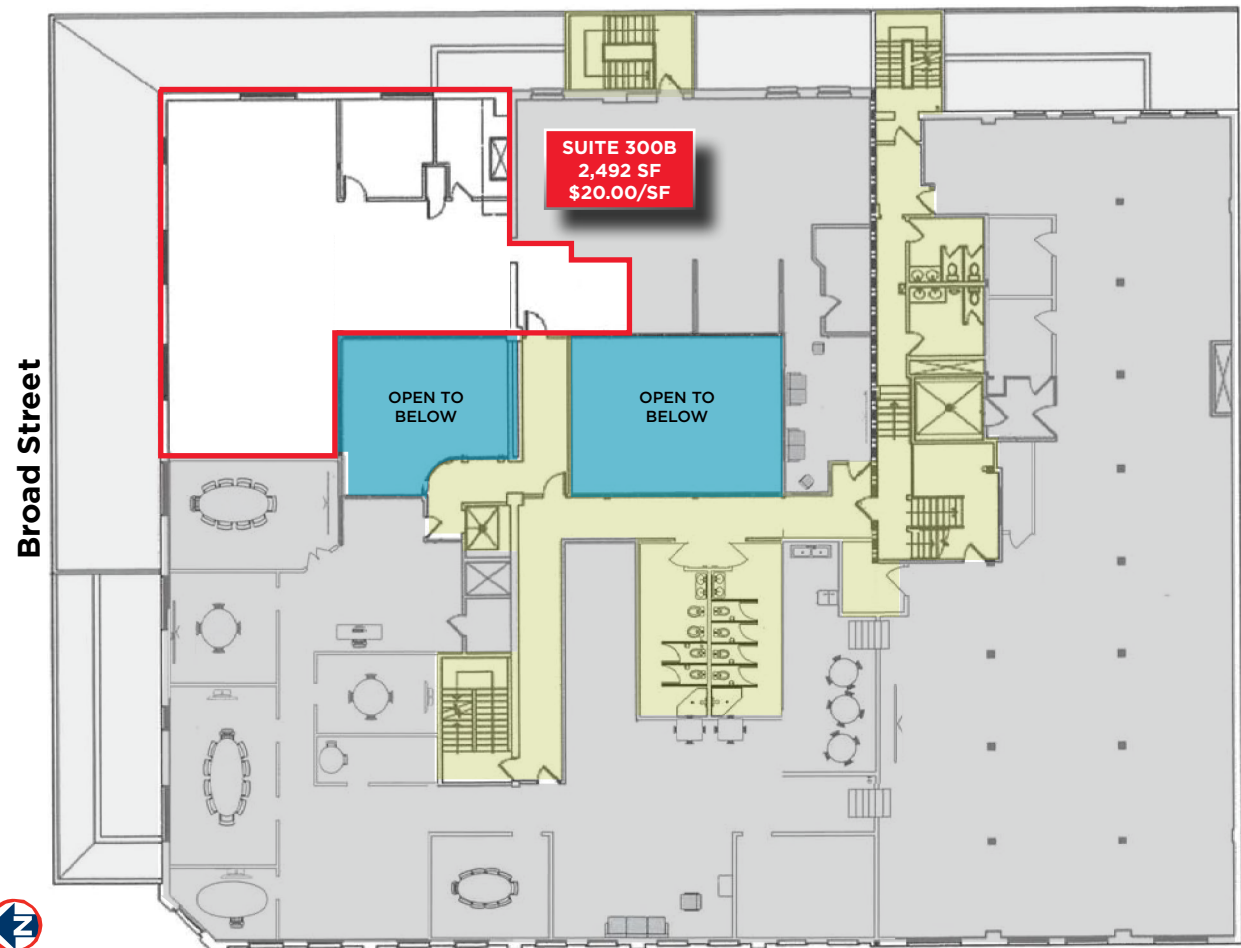
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THIRD FLOOR OFFICE SPACE - 2,492 RSF - \$20.00/SF FSEJ



Alley Access





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LOCATION AERIAL





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