



THE MERCANTILE BUILDING

Property Highlights

Suite L120	7,144 RSF
Lease Rate	Dependent Upon Term & Use
Preferred Term	3 to 5 Years
T.I. Allowance	Negotiable, Contact Agents
Building Size	75,031 SF Total
Building Type	Mixed-Use - Multi-Tenant
Parking	Surrounded by Metered Street Parking & Public Parking Garages
Zoning	City of Boise C-5HDC
Availability	Immediate
LockBox	No, Contact Agents to Schedule

Listing Features

- Prime Downtown Retail / Restaurant Space in BoDo
- Available Space Can Consist of Patio Seating & Dining Area, Large Interior Open Dining Area, Service Elevator, Kitchen, Rear Alley Access for Deliveries & Employees, Restrooms, Large Store Front Glass and Interior Roll-Up Doors to Provide an Open Airy Feel & Atmosphere
- Co-tenants Include Bodovino, LaBry Fine Art, 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 Walkthroughs Today!!

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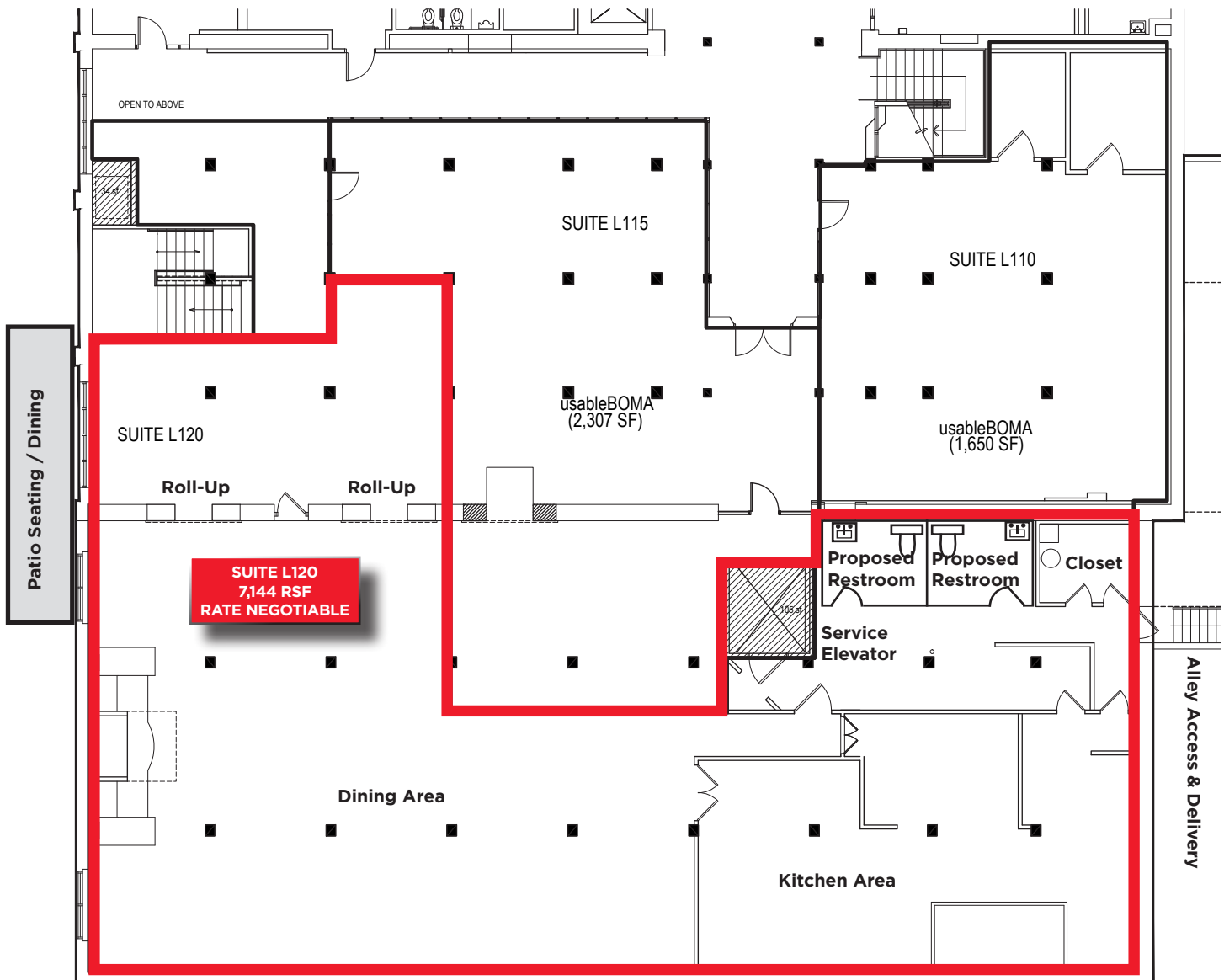
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Prime Retail / Restaurant Space - 7,144 RSF - Lease Rate Dependent Upon Term & Use



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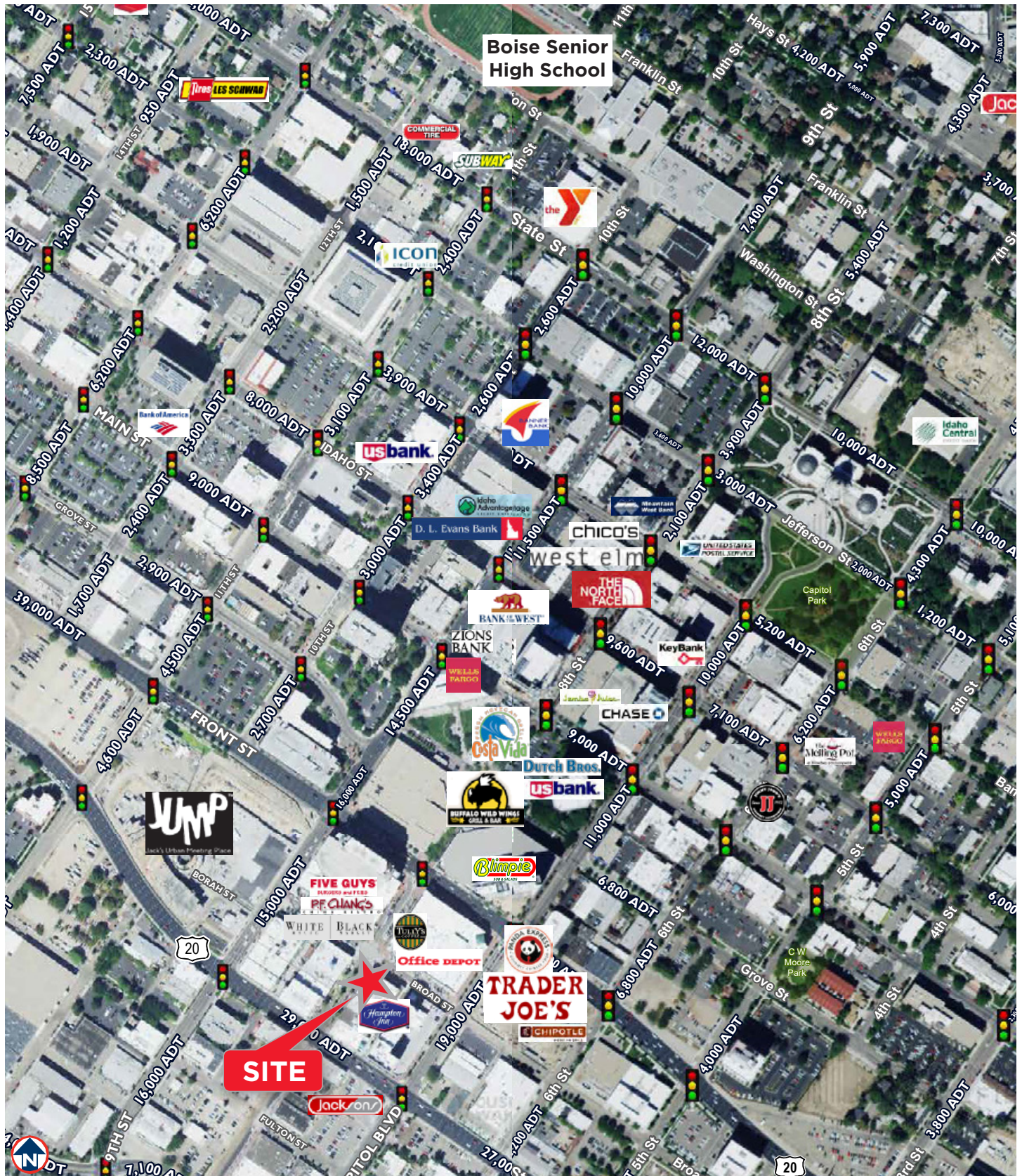
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FOR LEASE

BoDo Retail / Restaurant Space

404 South 8th Street, Boise, Idaho 83702

HOTELS UNDER CONSTRUCTION

- 1 MARRIOTT RESIDENCE INN
- 2 HYATT PLACE
- 3 INN AT 500 CAPITAL
- 4 HILTON GARDEN INN

EXISTING HOTELS

- 1 RED LION - 182 ROOMS
- 2 BUDGET INN - 44 ROOMS
- 3 HOTEL 43 - 112 ROOMS
- 4 HAMPTON INN - 186 ROOMS
- 5 TOWNEPLACE SUITES - 121 ROOMS
- 6 RESIDENCE INN - 104 ROOMS
- 7 THE MODERN - 41 ROOMS
- 8 SAFARI INN - 103 ROOMS
- 9 THE GROVE - 234 ROOMS
- 10 COURTYARD - 162 ROOMS
- 11 THE ANNIVERSARY INN - 40 ROOMS

EVENT CENTERS

- 1 CONVENTION CENTER EXPANSION
40,000 SF
- 2 JUMP - \$70 MIL URBAN ART CENTER
- 3 BOISE CONVENTION CENTER
200 + EVENTS 120,000 PEOPLE YEARLY
- 4 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 NUMBERS

30,000 WORKERS
88,199 PEOPLE LIVE WITHIN 3 MILES
10,500 PUBLIC PARKING SPACES
662,644 MSA POPULATION
\$66,310 AVG. H.H. INCOME



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