

**CUSHMAN &  
WAKEFIELD**



**816**  
BUILDING

**DOWNTOWN BOISE  
OFFICE & STORAGE SPACES  
40 TO 605 SF FOR LEASE**

816 West Bannock Street, Boise, Idaho 83702

[cushmanwakefield.com](http://cushmanwakefield.com)



## PROPERTY HIGHLIGHTS

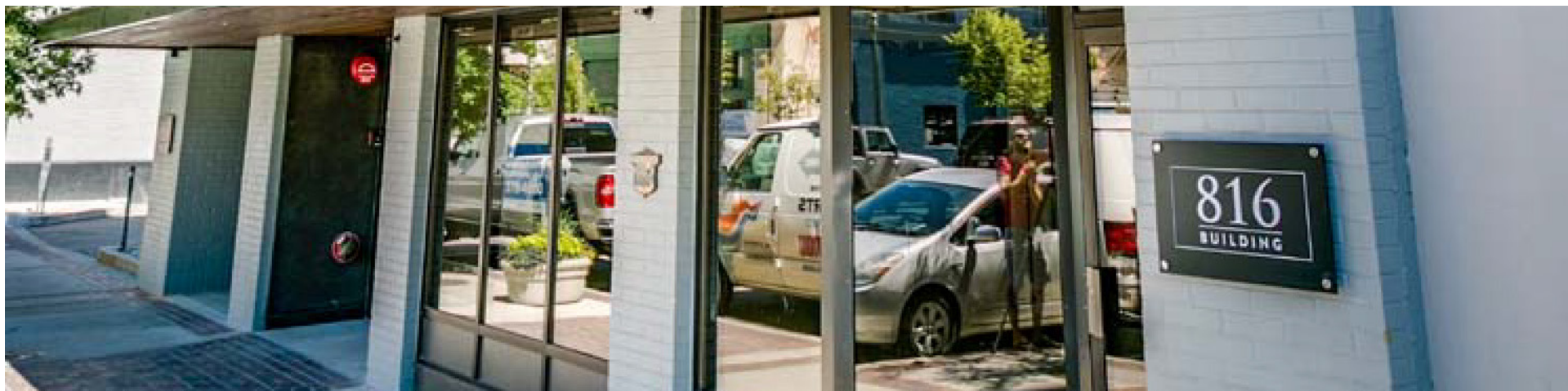
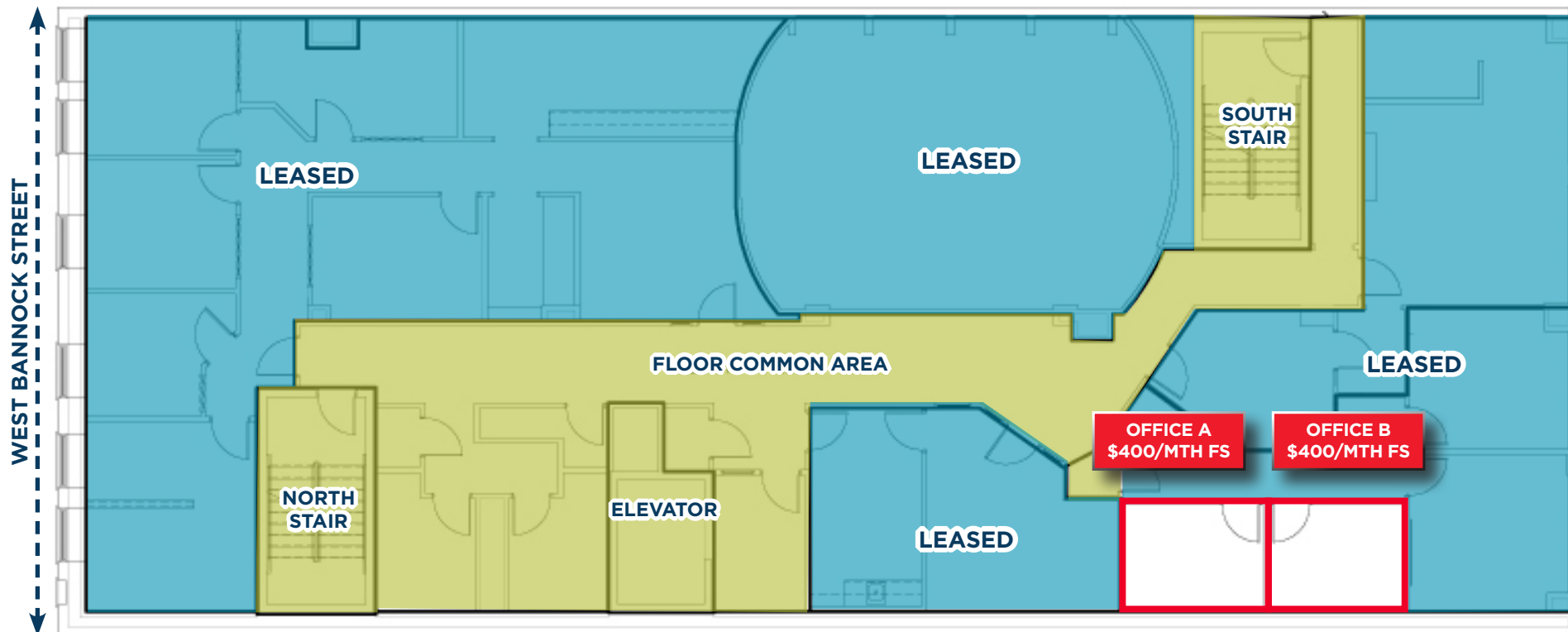
Second Floor - Office A		\$400/Month FS
Second Floor - Office B		\$400/Month FS
Lower Level Office - B70	605 SF	\$700/Month FS
Basement Storage	40 to 128 SF	\$75 - 175/Month

Building	34,207 SF
Parcel Size	0.14 Acres
Parking	Adjacent Paid Parking & Street Side
Zoning	City of Boise C-5DD
Parcel	R1013003571
Built/Remodeled	1908/2020
Tour Access	Offices Open During Business Hours

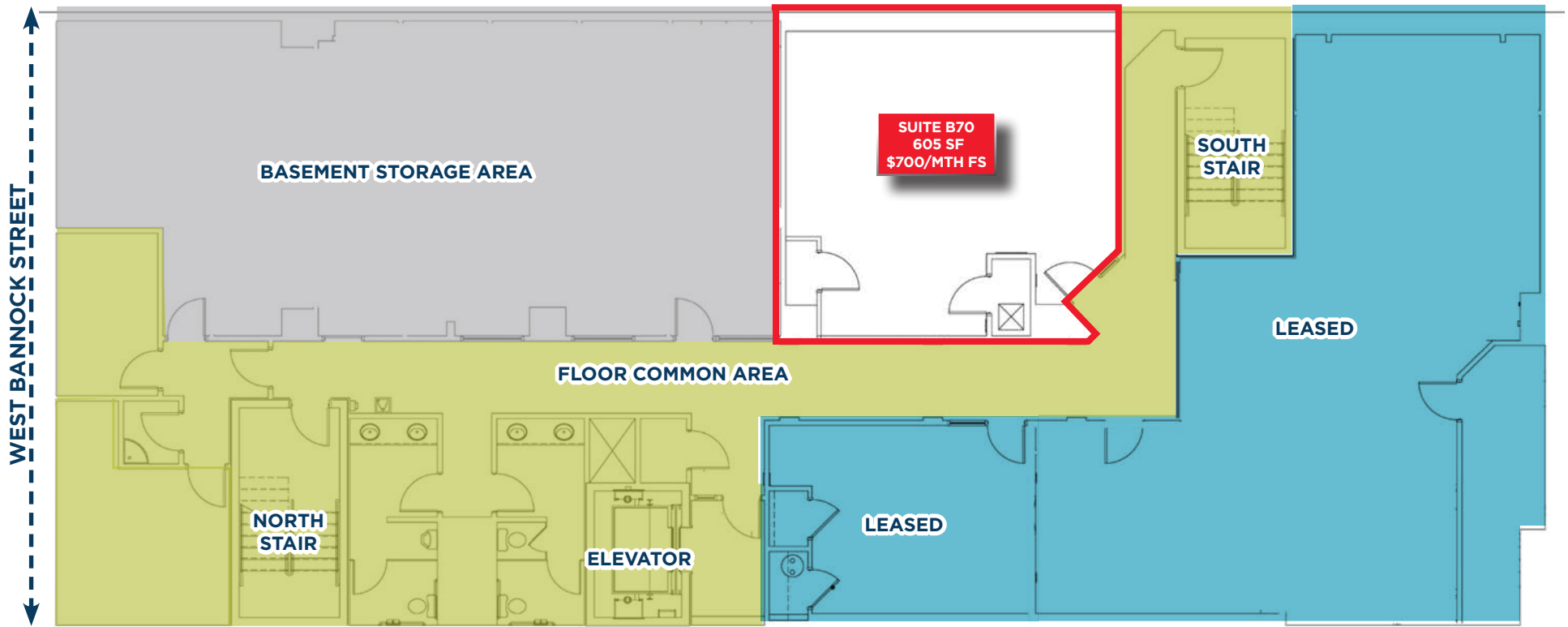
## LISTING DETAILS

- Newly remodeled office suites and storage spaces
- Office spaces consist of open work areas and private offices
- Lower level storage spaces offer secure and controlled access
- Located in downtown Boise on Bannock Street between 8th and 9th Streets - high foot traffic area - **Google 360 View**
- Building offers common area entry area and lobby, restrooms, elevator and stair access, and paid parking
- Surrounded by hotels, restaurants & complimentary services, easily accessible parking garages nearby
- Please do not disturb current tenants, view with discretion or contact agents to schedule a tour today!

# SECOND FLOOR OFFICE SUITES - \$400/MONTH FULL SERVICE

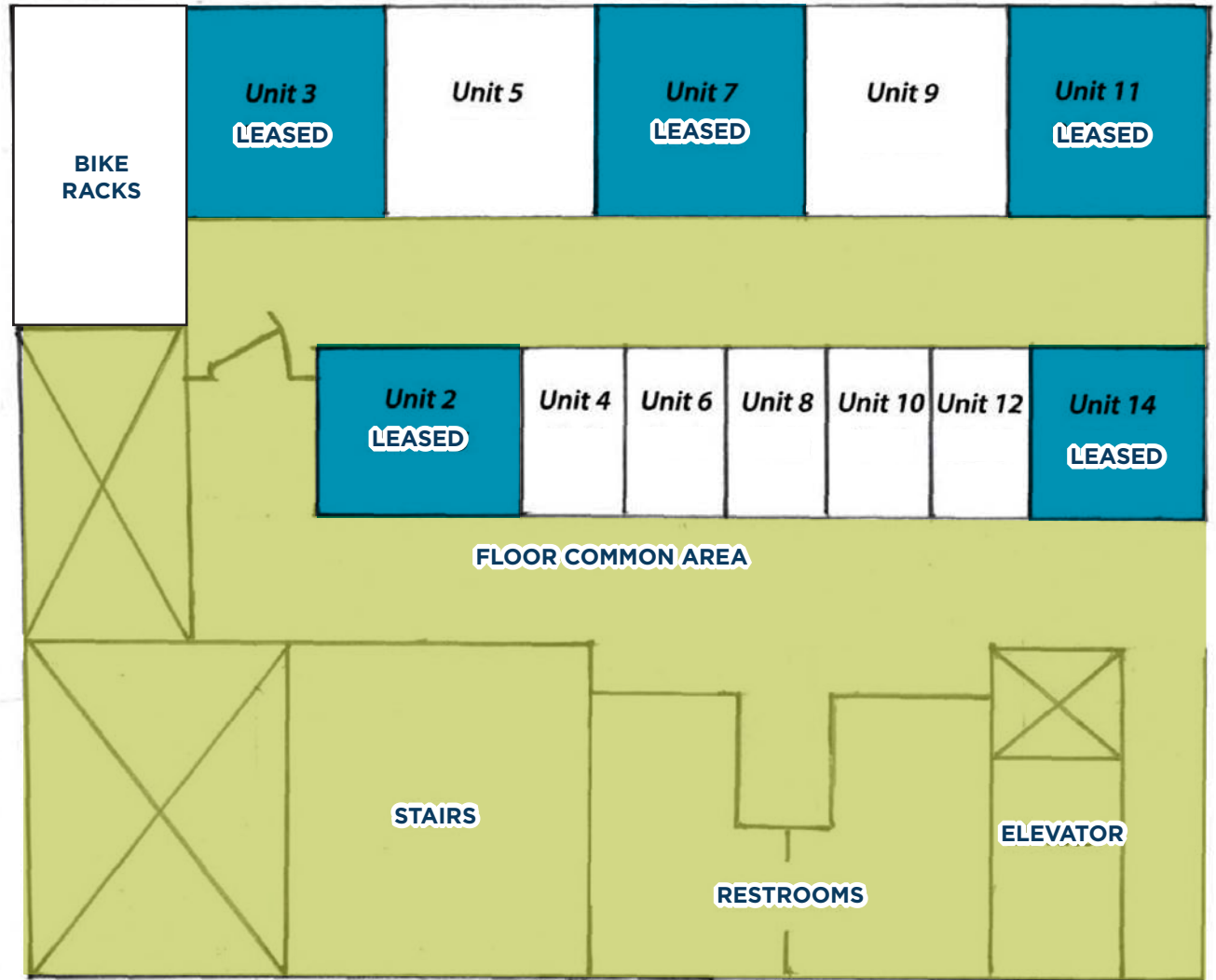


# BASEMENT OFFICE SUITE - 605 SF AVAILABLE INCLUDES COMMON AREA RESTROOMS, AND ELEVATOR AND STAIRWELL ACCESS

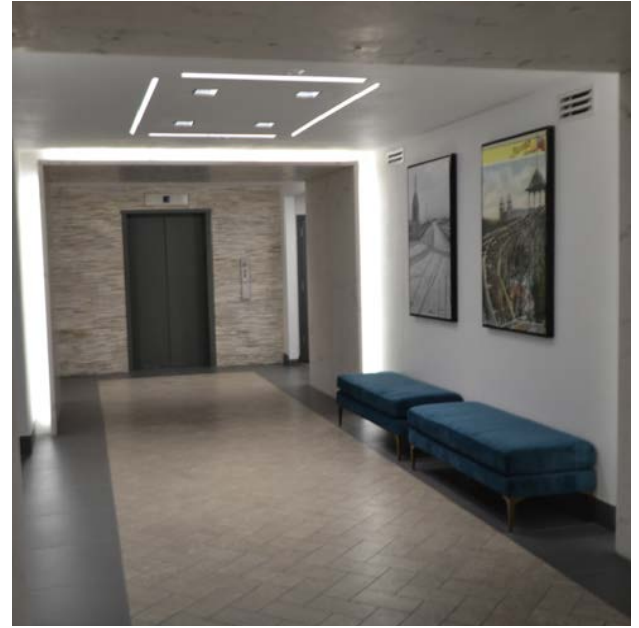
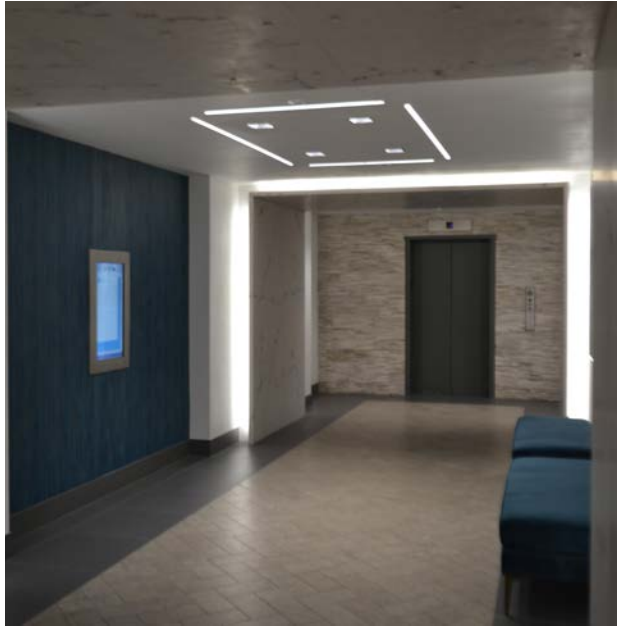


# BASEMENT STORAGE ROOMS - SECURE ACCESS INCLUDES COMMON RESTROOMS, AND ELEVATOR AND STAIRWELL ACCESS

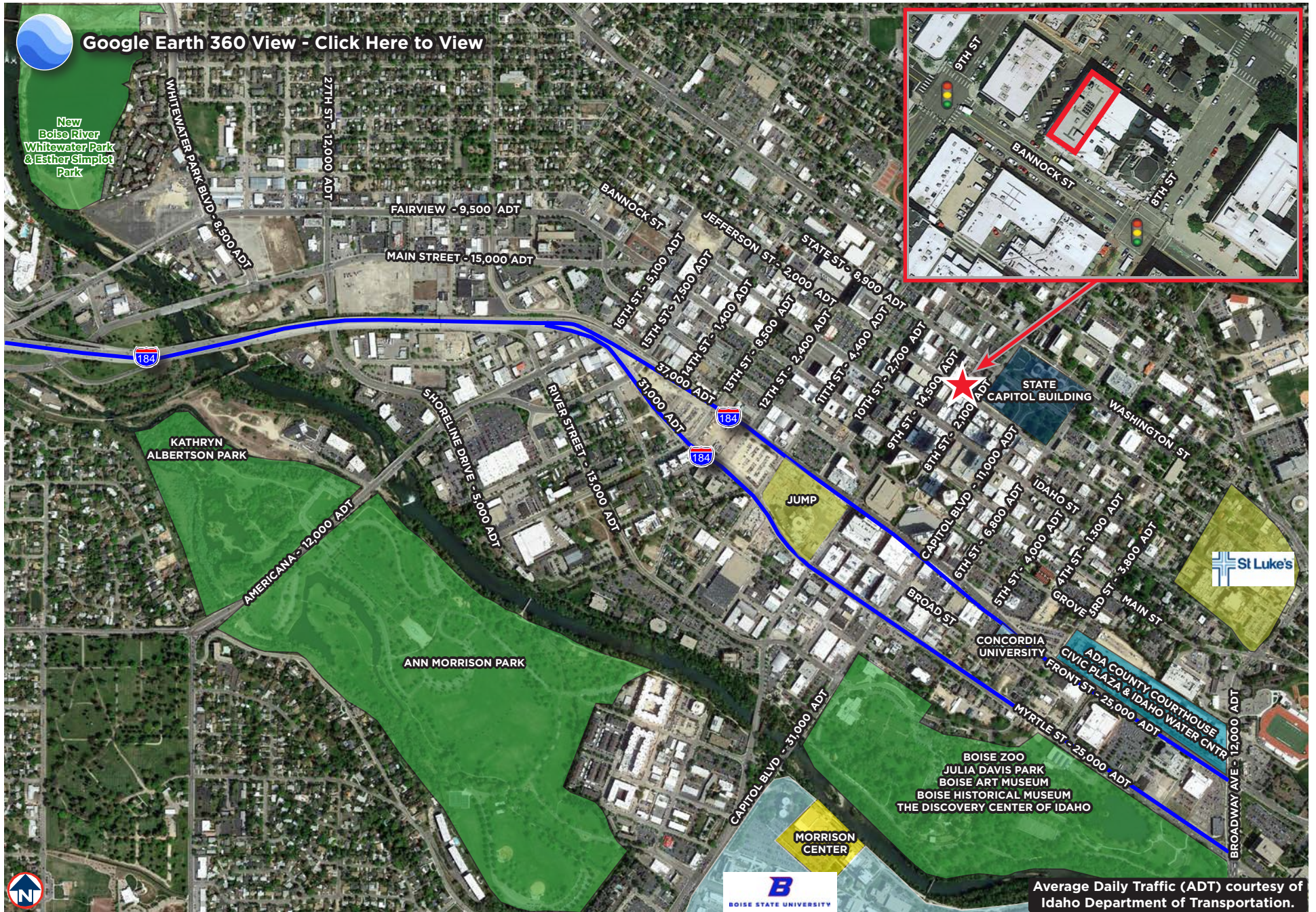
BASEMENT STORAGE SPACES		
UNIT #	DIMENSIONS	MONTHLY RATE
2	7.5 x 9.5	LEASED
3	10 x 10	LEASED
4	5 x 8	\$75.00
5	10 x 10	\$175.00
6	5 x 8	\$75.00
7	10 x 10	LEASED
8	5 x 8	\$70.00
9	10 x 10	\$175.00
10	5 x 8	\$75.00
11	9.5 x 10	LEASED
12	5 x 8	\$75.00
14	6 X 8	LEASED



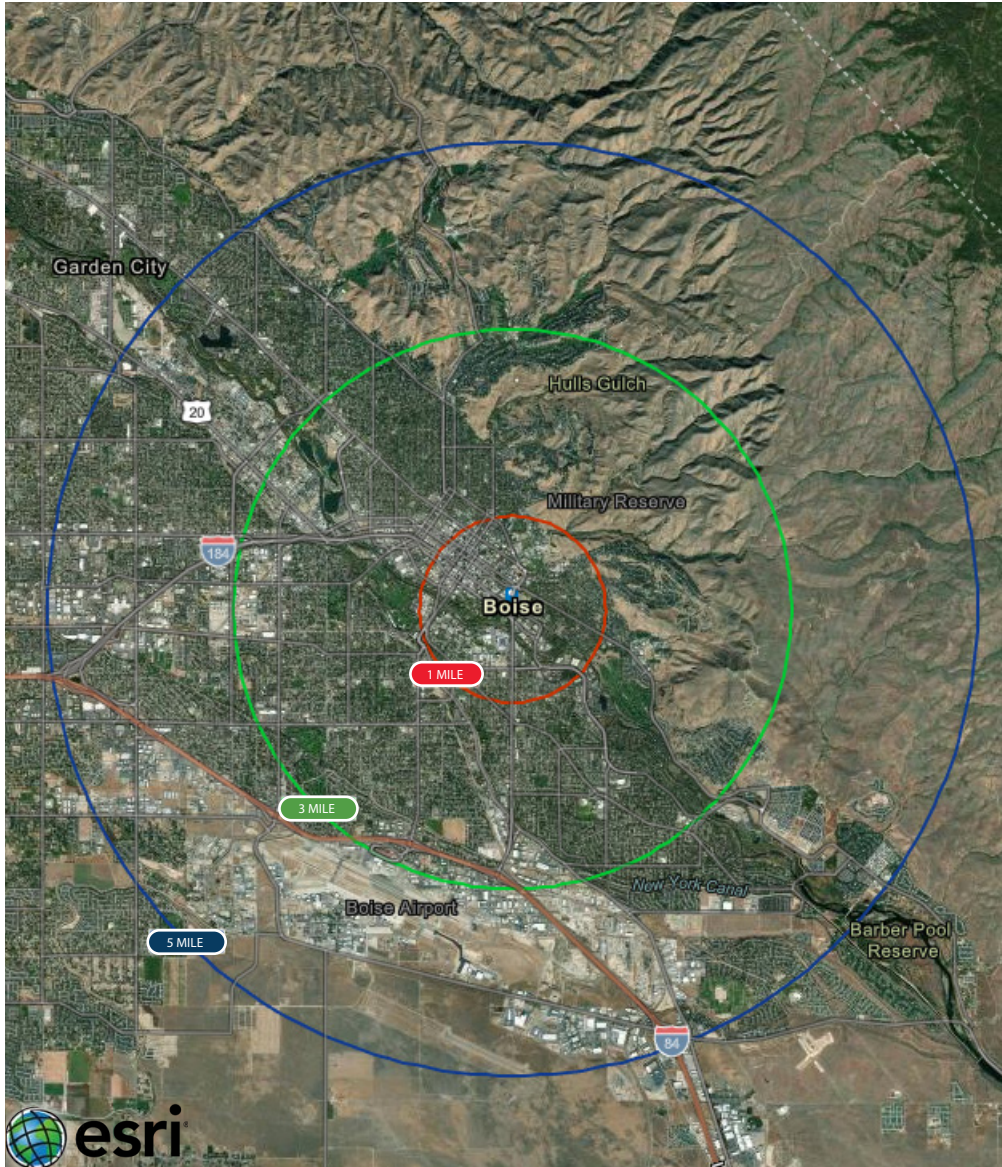
# BUILDING RECENTLY REMODELED LOBBY AREA, RESTROOMS, ELEVATOR ACCESS AND PARKING NEARBY



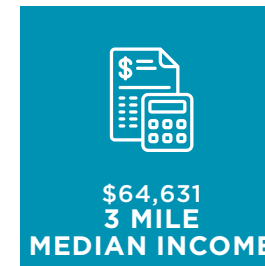
# LOCATED IN DOWNTOWN BOISE ON BANNOCK STREET BETWEEN 8TH AND 9TH STREETS - HIGH FOOT TRAFFIC AREA



# 1, 3 AND 5 MILE DEMOGRAPHICS REPORT



In the identified area, the current year population is 160,321. In 2020, the Census count in the area was 156,633. The rate of change since 2020 was 1.04% annually. The five-year projection for the population in the area is 170,382 representing a change of 1.22% annually from 2022 to 2027.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2022 and 2027. Esri converted Census 2000 data into 2010 geography.

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