



BODO OFFICE SPACES FOR LEASE



THE NORTHRUP BUILDING

405 South 8th Street
Boise, Idaho 83702

656 TO 2,370 SF

PROPERTY HIGHLIGHTS

| | |
|----------------|----------------------------|
| Suite 109 | 656 SF - \$21.00/SF NNN |
| Suite 250 | 2,370 SF - \$18.00/SF FSEJ |
| Suite 255 | 1,678 SF - \$18.00/SF FSEJ |
| Suite 365 | 1,138 SF - \$19.00/SF FSEJ |
| Lease Type | FSEJ & NNN |
| Preferred Term | 3 to 5 Years |
| T.I. Allowance | Negotiable |
| Building Size | 46,824 SF Total |
| Location | Downtown Boise |
| LockBox | No, Contact Agents |
| Availability | Immediate |



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LISTING FEATURES

- Office spaces in Historic BODO / 8th Street Marketplace in Downtown Boise - [Click Here for Google 360 View](#)
- Available spaces currently consists of private offices and open collaborative work / sales areas with common area restrooms and elevator access & surrounded by metered street parking & public parking garages
- Co-tenants include Liquid Lounge, Solid Bar & Grill & Slow By Slow Coffee House
- 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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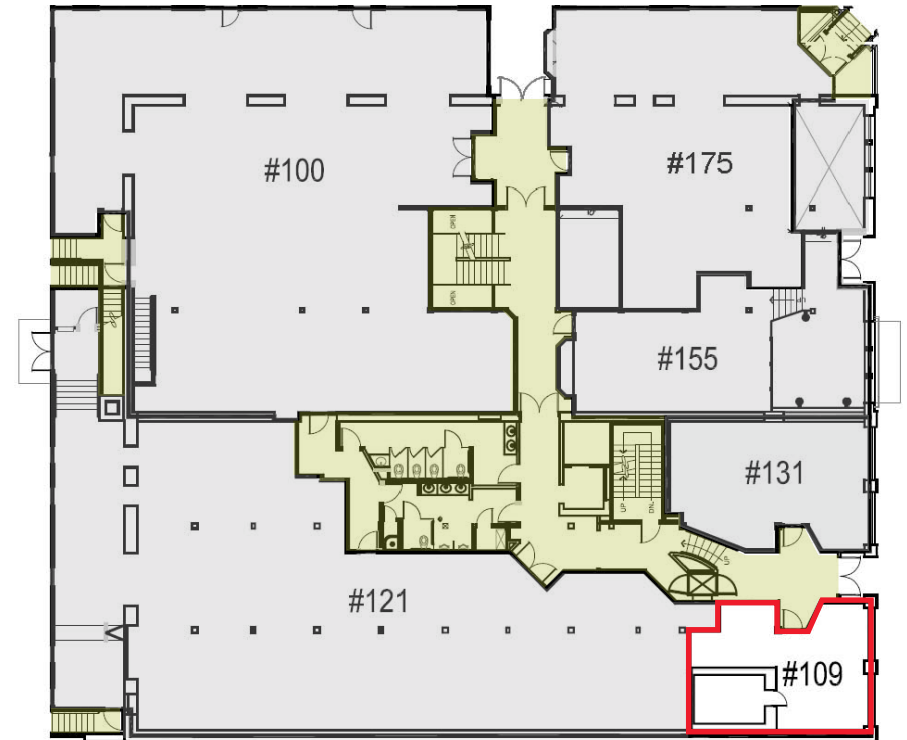
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1ST FLOOR SUITE - 656 SF - \$21.00/SF NNN - RETAIL OR OFFICE



**SUITE 109
656 SF
\$21.00/SF**



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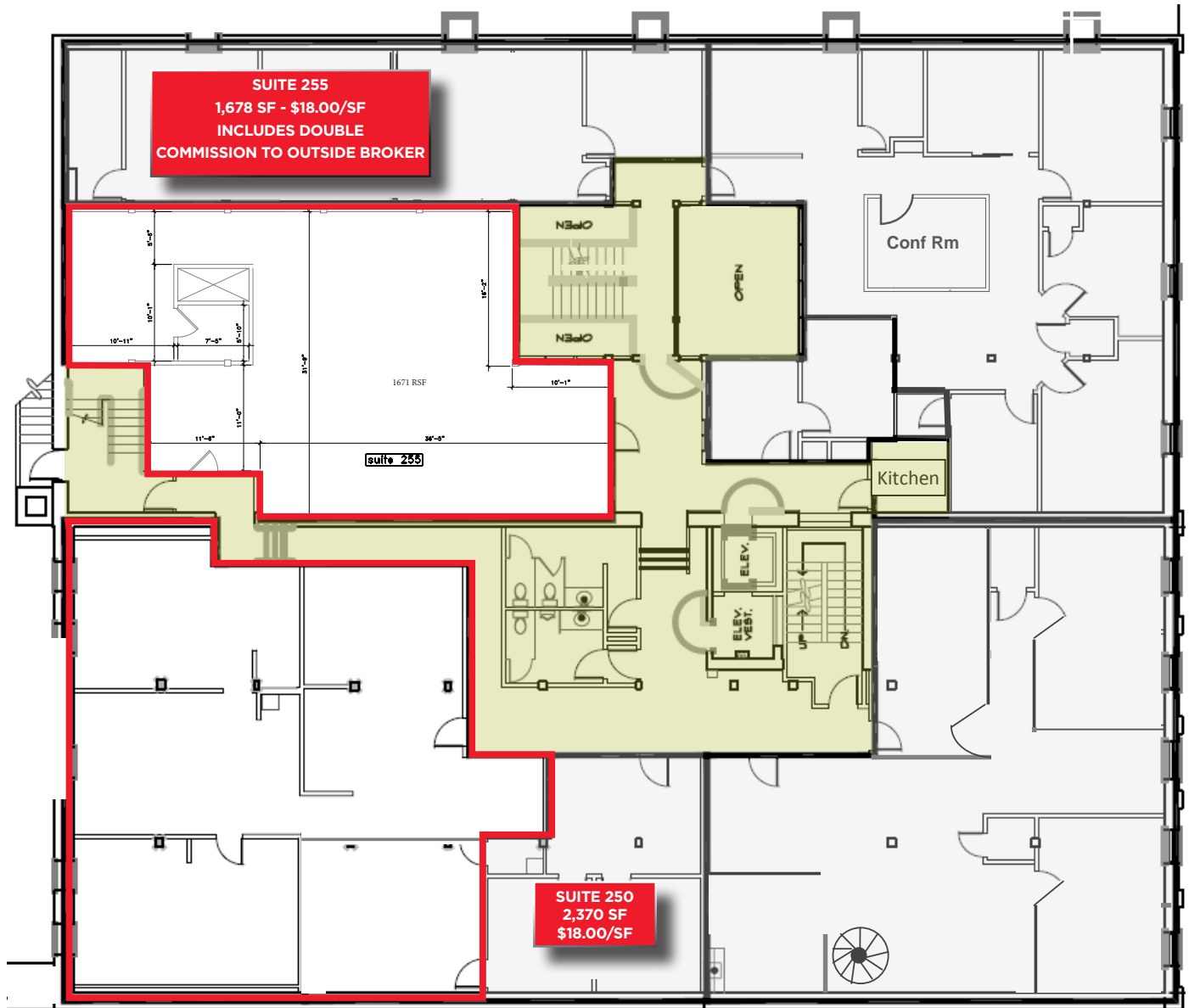
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2ND FLOOR OFFICE SPACE FOR LEASE - 1,678 TO 2,370 SF - \$18.00/SF



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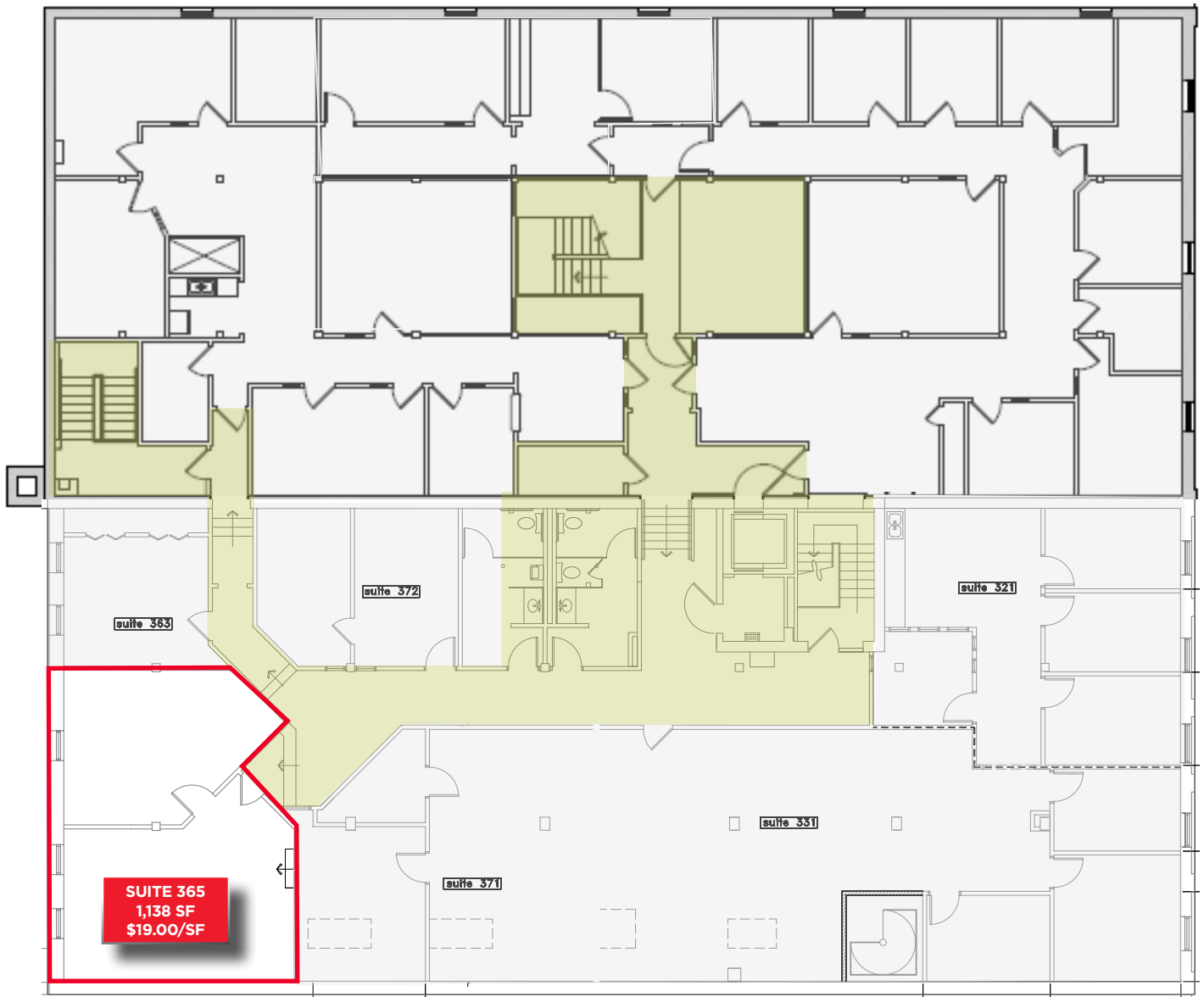
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THIRD FLOOR OFFICE SPACE - 293 TO 1,138 SF - \$19.00/SF FSEJ



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LOCATION AERIAL



| DEMOGRAPHICS | 1 MILE | 2 MILE | 3 MILE |
|-------------------------------|----------|----------|----------|
| POPULATION | | | |
| 2020 Estimated Population | 13,432 | 46,470 | 93,209 |
| 2025 Projected Population | 14,794 | 50,463 | 101,089 |
| HOUSEHOLDS | | | |
| 2020 Estimated Households | 7,009 | 22,897 | 43,894 |
| 2025 Projected Households | 7,871 | 25,083 | 47,902 |
| 2020 Est. Average HH Income | \$62,450 | \$76,438 | \$78,264 |
| 2025 Est. Average HH Income | \$68,809 | \$82,654 | \$84,194 |
| BUSINESSES / EMPLOYEES | | | |
| Total Businesses | 2,958 | 4,465 | 6,674 |
| Daytime Population/Employees | 52,230 | 67,917 | 97,797 |

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING, ESRI FORECASTS FOR 2020 AND 2025, ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY

THE WAREHOUSE - RESTAURANT ROW

Rush Bowls, Bao Boi, Anzalone Pizza
 Caffe D'Arte, Last Call, Paddles Up Poke
 The Loading Dock, Piedaho, Wok n' Roll
 Totally Toasted, Last Call, Camp Cocktail Bar,
 Waffle Love Gaston's Bakery, Neighbor Tim's BBQ

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NATIONAL ACCOLADES

It's no news to us - the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition. Click the tiles below to view - View All Accolades Here: <https://bvep.org/lifestyle/national-accolades>

| | | | | | |
|---|---|--|---|---|---|
| Best Places to Live in the U.S. <hr/> U.S. News June 2022 | Next Great Food City <hr/> Food & Wine April 2022 | #5 Top Emerging Industrial Markets <hr/> CommercialEdge February 2022 | #1 Most Promising US City <hr/> RocketHomes December 2021 | #2 Nampa, ID & #3 Meridian Top Boomtowns <hr/> Smart Asset November 2021 | Ada County #17 in Talent Attraction <hr/> EMSI Burning Glass November 2021 |
| #8 Best Places for Outdoor Enthusiasts to Live and Work <hr/> Smart Asset October 2021 | #10 Best City for Young Professionals <hr/> SmartAsset June 2021 | Safest Cities in America <hr/> SmartAsset April 2021 | #5 Best State <hr/> US News & World Report March 2021 | Best-Performing Cities <hr/> Milken Institute February 2021 | #4 Best Place to Find a Job <hr/> WalletHub February 2021 |
| Top 5 Metros for First Time Homebuyers <hr/> Move.org January 2021 | Cities With the Best Work-Life Balance <hr/> SmartAsset January 2021 | #4 Best City for Early Retirees <hr/> SmartAsset December 2020 | #4 Best City for First Time Homebuyers <hr/> SmartAsset October 2020 | #1 City Whose Jobs Are Recovering <hr/> WalletHub October 2020 | Most Moved To Cities <hr/> Business Insider September 2020 |