



BODO OFFICE SPACES FOR LEASE



THE NORTHRUP BUILDING

405 South 8th Street
Boise, Idaho 83702

294 TO 2,370 SF

PROPERTY HIGHLIGHTS

Suite 201 Available May 2026

Suite 201	2,305 SF - \$20.00/SF FSEJ
Suite 250	2,370 SF - \$18.00/SF FSEJ
Suite 363	294 SF - \$19.00/SF FSEJ
Suite 371	1,023 SF - \$19.00/SF FSEJ
Lease Type	FSEJ
Preferred Term	3 to 5 Years
T.I. Allowance	Negotiable
Building Size	46,824 SF Total Downtown
Location	Boise
LockBox	No, Contact Agents
Availability	Immediate



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999 W MAN ST. SUITE 1300, BOISE, IDAHO 83702 | CUSHMANWAKEFIELD.COM

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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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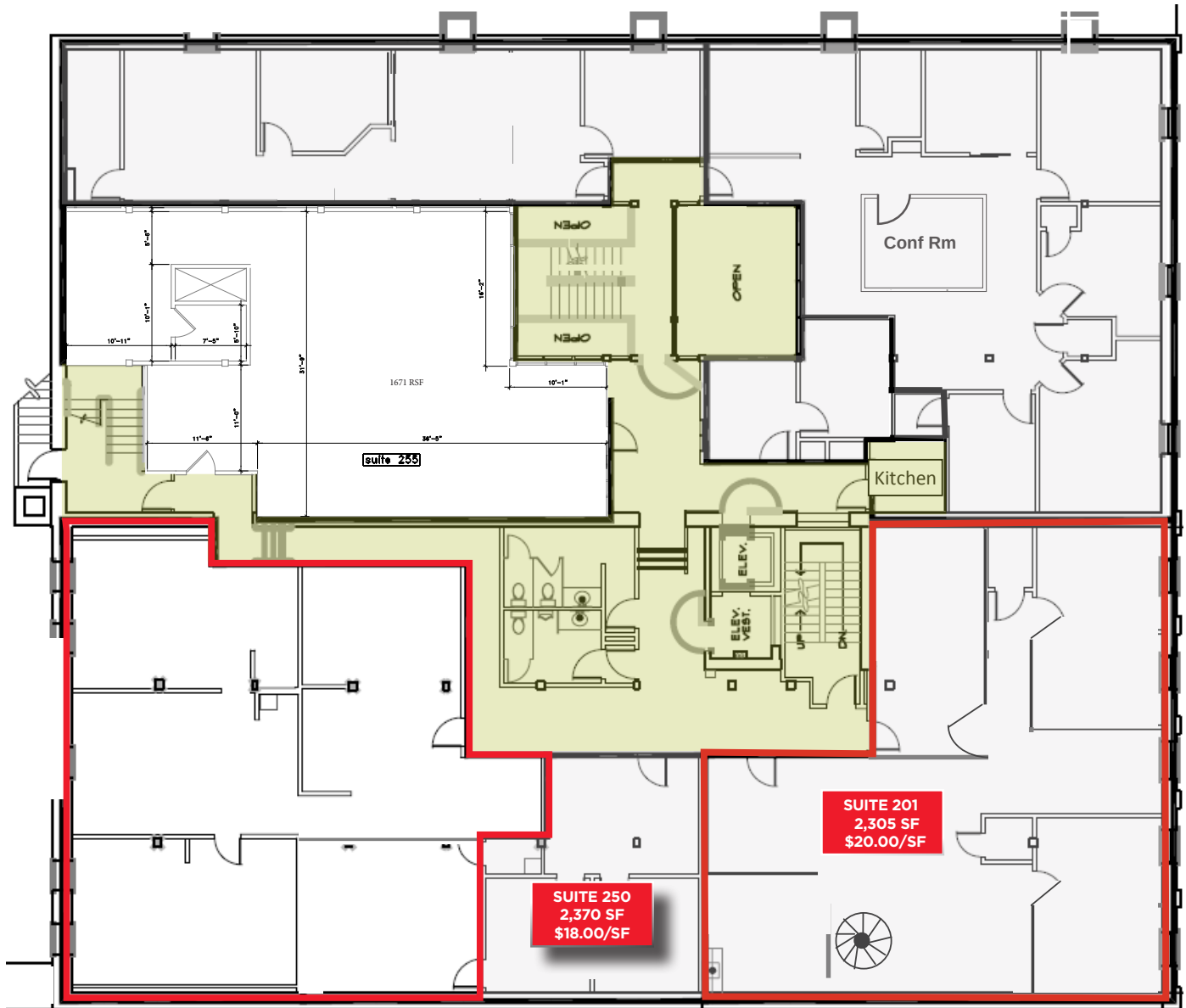
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2ND FLOOR OFFICE SPACE FOR LEASE - 2,305 TO 2,370 SF - \$18 - \$20.00/SF



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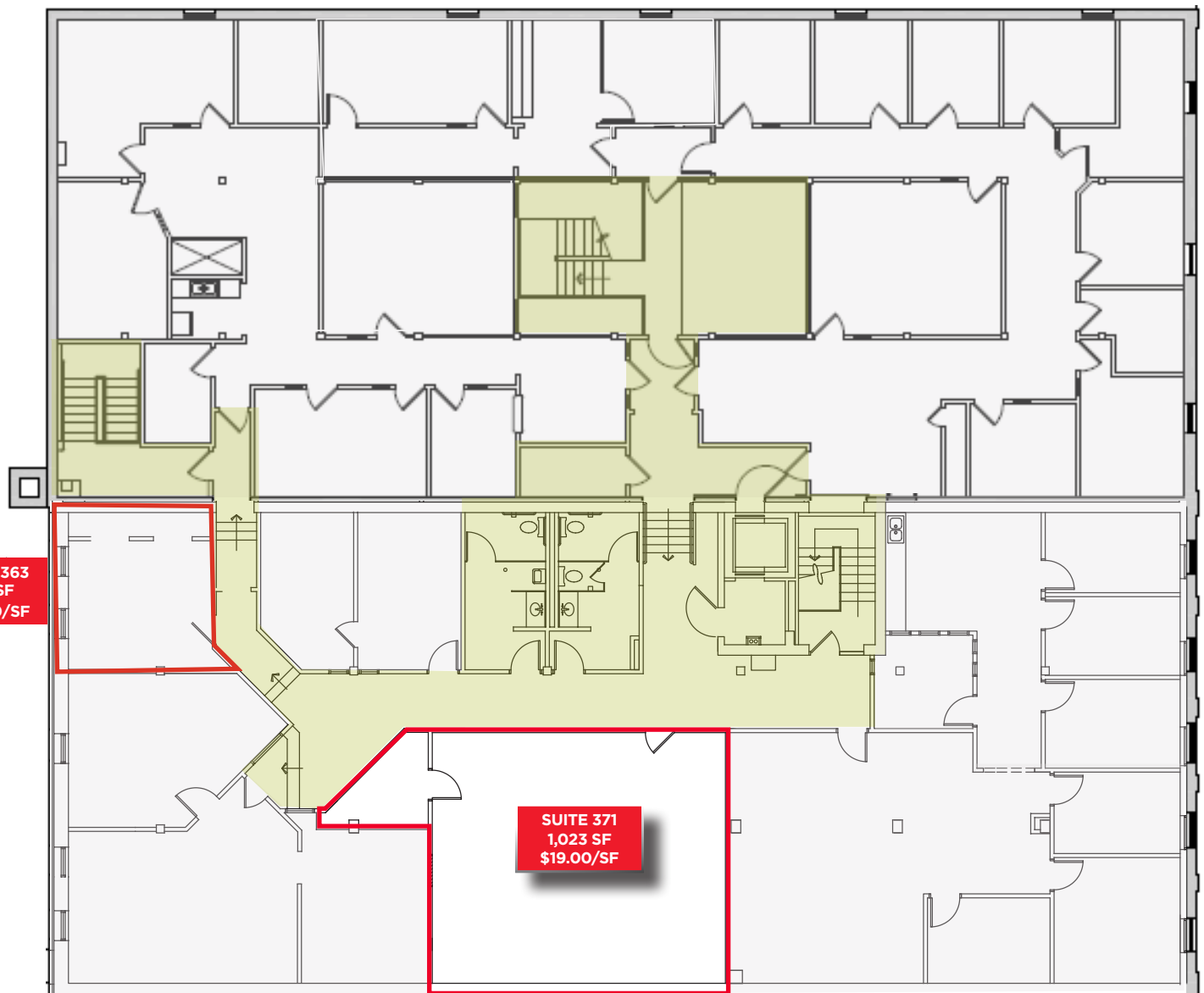
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THIRD FLOOR OFFICE SPACE - 294 SF - 1,023 SF - \$19.00/SF FSEJ



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LOCATION AERIAL





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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.

U.S. News
June 2022

Next Great Food City

Food & Wine
April 2022

#5 Top Emerging Industrial Markets

CommercialEdge
February 2022

#1 Most Promising US City

RocketHomes
December 2021

#2 Nampa, ID & #3 Meridian Top Boomtowns

Smart Asset
November 2021

Ada County #17 in Talent Attraction

EMSI Burning Glass
November 2021

#8 Best Places for Outdoor Enthusiasts to Live and Work

Smart Asset
October 2021

#10 Best City for Young Professionals

SmartAsset
June 2021

Safest Cities in America

SmartAsset
April 2021

#5 Best State

US News &
World Report
March 2021

Best-Performing Cities

Milken Institute
February 2021

#4 Best Place to Find a Job

WalletHub
February 2021

Top 5 Metros for First Time Homebuyers

Move.org
January 2021

Cities With the Best Work-Life Balance

SmartAsset
January 2021

#4 Best City for Early Retirees

SmartAsset
December 2020

#4 Best City for First Time Homebuyers

SmartAsset
October 2020

#1 City Whose Jobs Are Recovering

WalletHub
October 2020

Most Moved To Cities

Business Insider
September 2020