



Accelerating success



For Sale/Lease

**Condo demising lines are conceptual & to be verified by Idaho licensed engineer*

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BODO Office Condos

398 S 9th Street | Boise, ID 83702

A coveted space in the
heart of Downtown Boise



Class A office
space



Located in highly
desirable BoDo
marketplace



Parking garage with
direct access to
building

Sale Price: \$557,865-2,450,000

Lease Rate: \$19.50/SF to \$20.50/SF NNN

Size: 1,771 to 7,761 SF Available

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Property Overview

Highlights

- Own your own office condo in the heart of Boise
- Class A office condo space for sale or lease
- Located in highly desirable BoDo marketplace with great visibility over PF Chang's, and Five Guys
- Directly across from the new Warehouse Food Hall, a highly sought after amenity
- Walking distance to numerous amenities in BoDo and Downtown Boise, including the [Grove Plaza](#)
- Convenient parking garage adjacent with direct access to building
- Space is the only available office space for lease near all other owner-occupied adjacent offices
- Building signage available (*with City and Association approval*)
- Estimated NNN's: \$8.23/YR

Space Available for Sale/Lease

Condo	Size	Type	Lease Rate	Price PSF	Sale Price
A	3,000 RSF (2,576 USF)	For Sale	N/A	\$315/RSF (\$368/USF)	\$945,000
A+B	5,990 RSF (5,143 USF)	For Sale or Lease	\$19.50 /SF/YR	\$315/RSF (\$368/USF)	\$1,886,850
C	1,771 RSF (1,519 USF)	For Sale or Lease	\$20.50 /SF/YR	\$315/RSF (\$368/USF)	\$557,865
B+C	4,761 RSF (4,086 USF)	For Sale or Lease	\$19.50 /SF/YR	\$315/RSF (\$368/USF)	\$1,499,715
A+B+C	7,761 RSF (6,663 USF)	For Sale or Lease	\$19.50 /SF/YR	\$315/RSF (\$368/USF)	\$2,444,715

*Buyer and Seller will work together to demise office prior to closing



THE WAREHOUSE FOOD HALL

warehouseboise.com

The BODO office condos are conveniently located adjacent to Boise's newest culinary hub, The Warehouse Food Hall. With over 29,000 square feet, The Warehouse will feature the best-of-the-best independently owned businesses and local favorites. This hub of Boise's finest will be an extension of the 8th Street dining district with space for 20+ food and retail vendors. Currently in the lineup of vendors are:

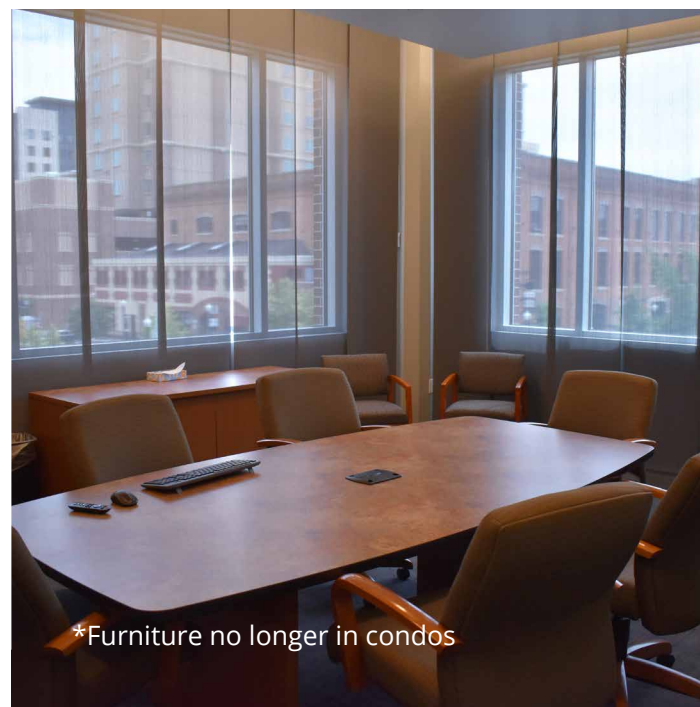
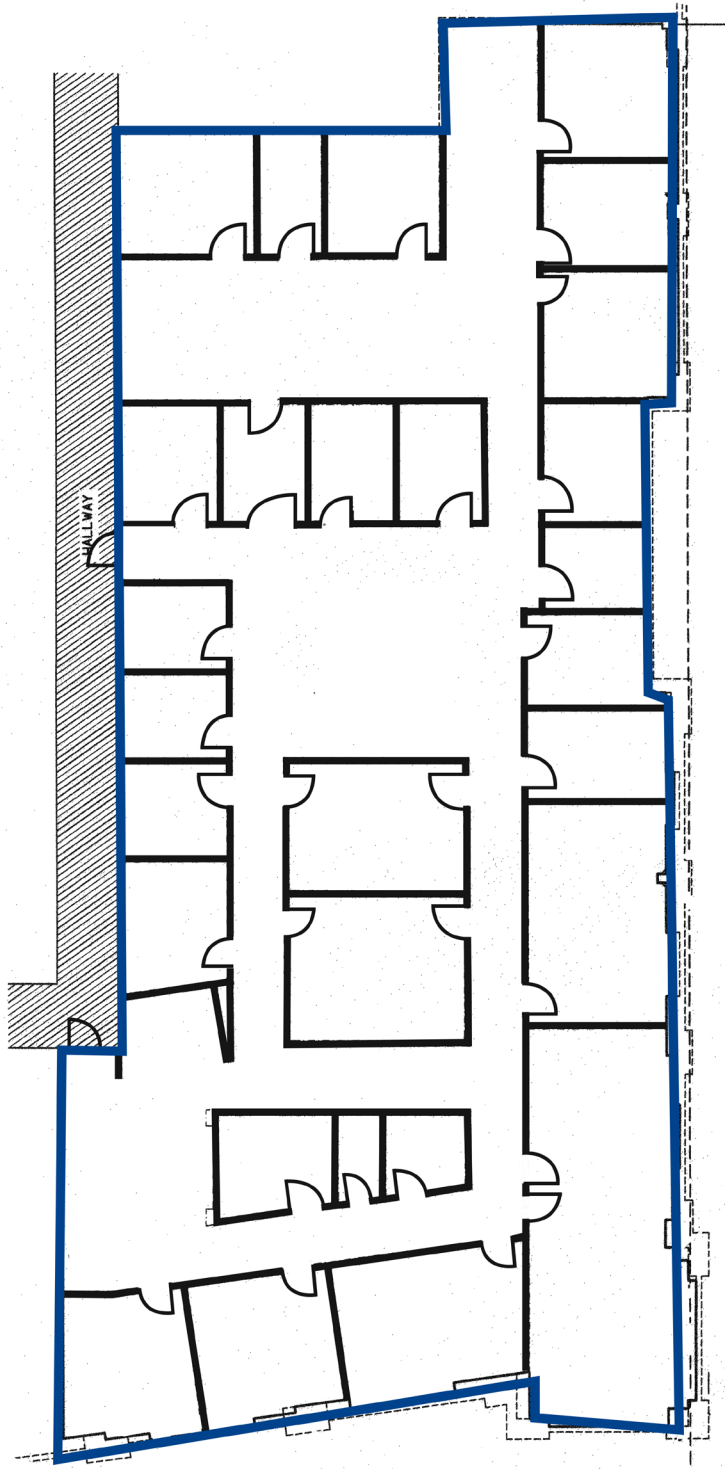
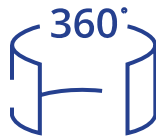
- Rush Bowls
- The Loading Dock
- Totally Smashed
- Caffé D'arte
- Camp Cocktail Bar
- Wok N' Roll
- Waffle Love
- Basquenese
- Foy's Franks
- KB's Burritos
- Anzalone Pizza
- Neighbor Tim's BBQ
- Poppy Seed Bakery & Café

For Sale/Lease

Condo A, B & C -

7,761 RSF (6,663 USF)

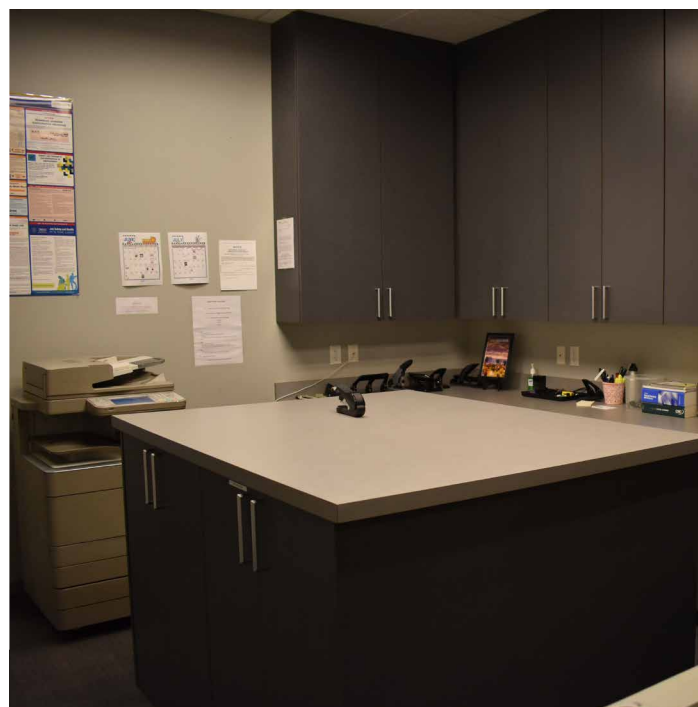
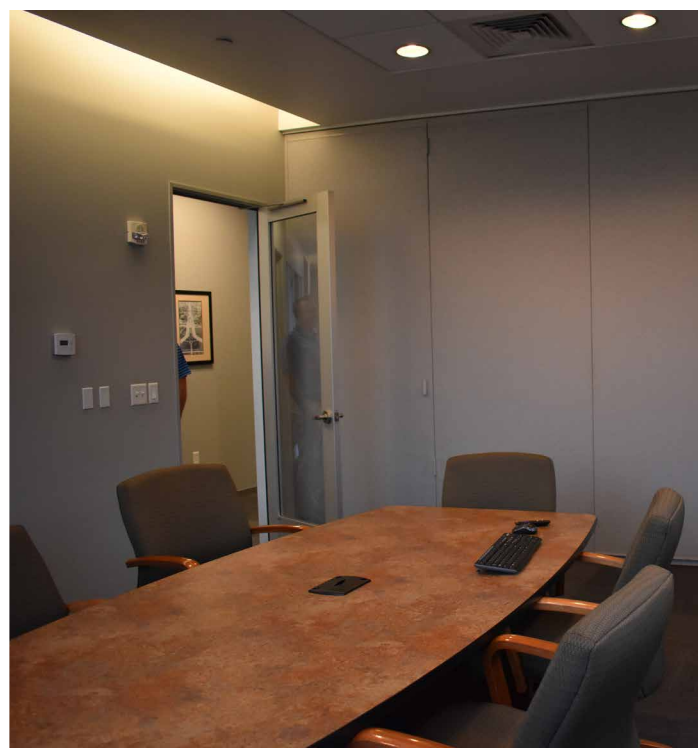
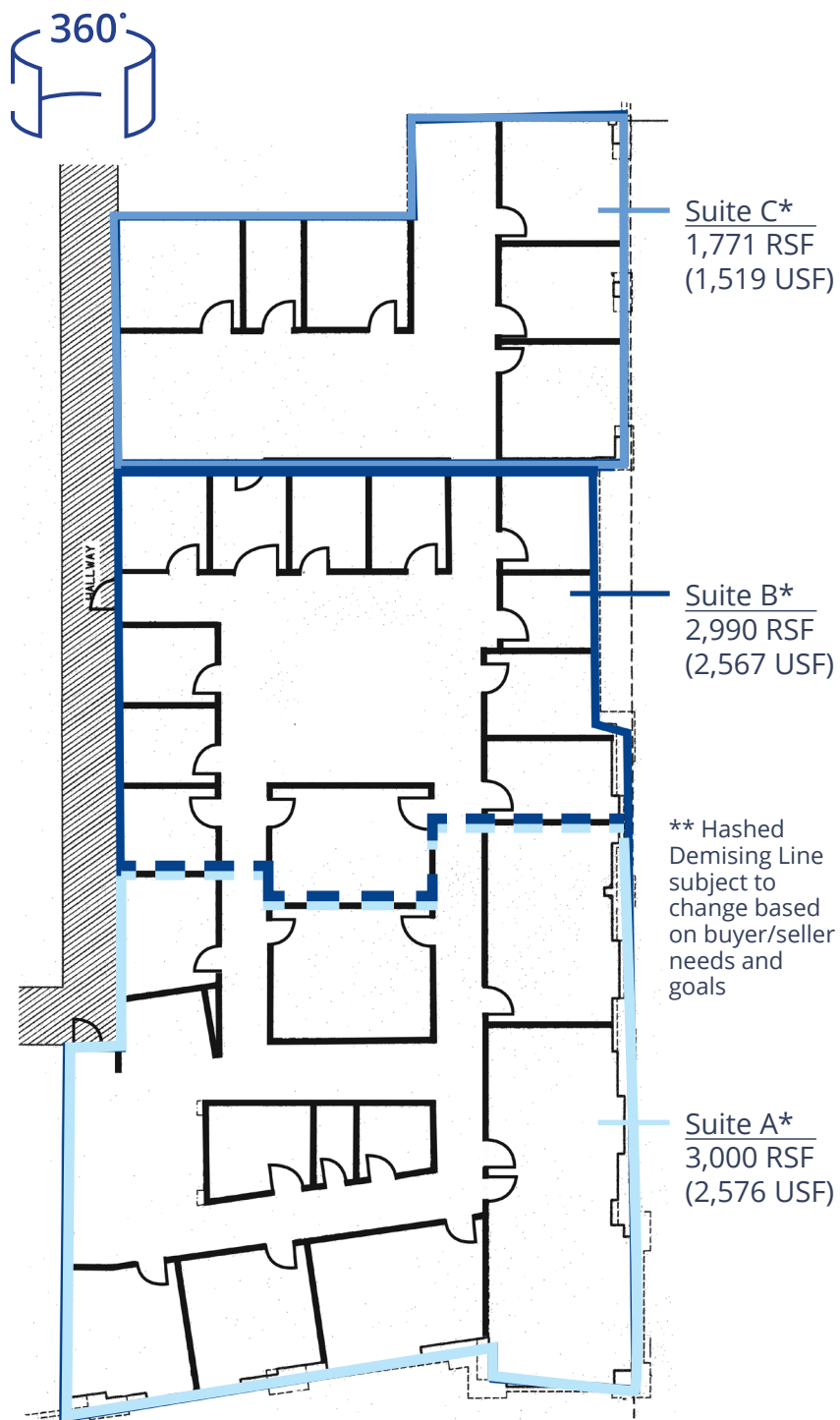
Current as built configuration



*Furniture no longer in condos

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*All sizes are conceptual and will be verified by an Idaho licensed engineer during due diligence or prior to lease signature



** Suites A&B will only be subdivided for purchase, not lease

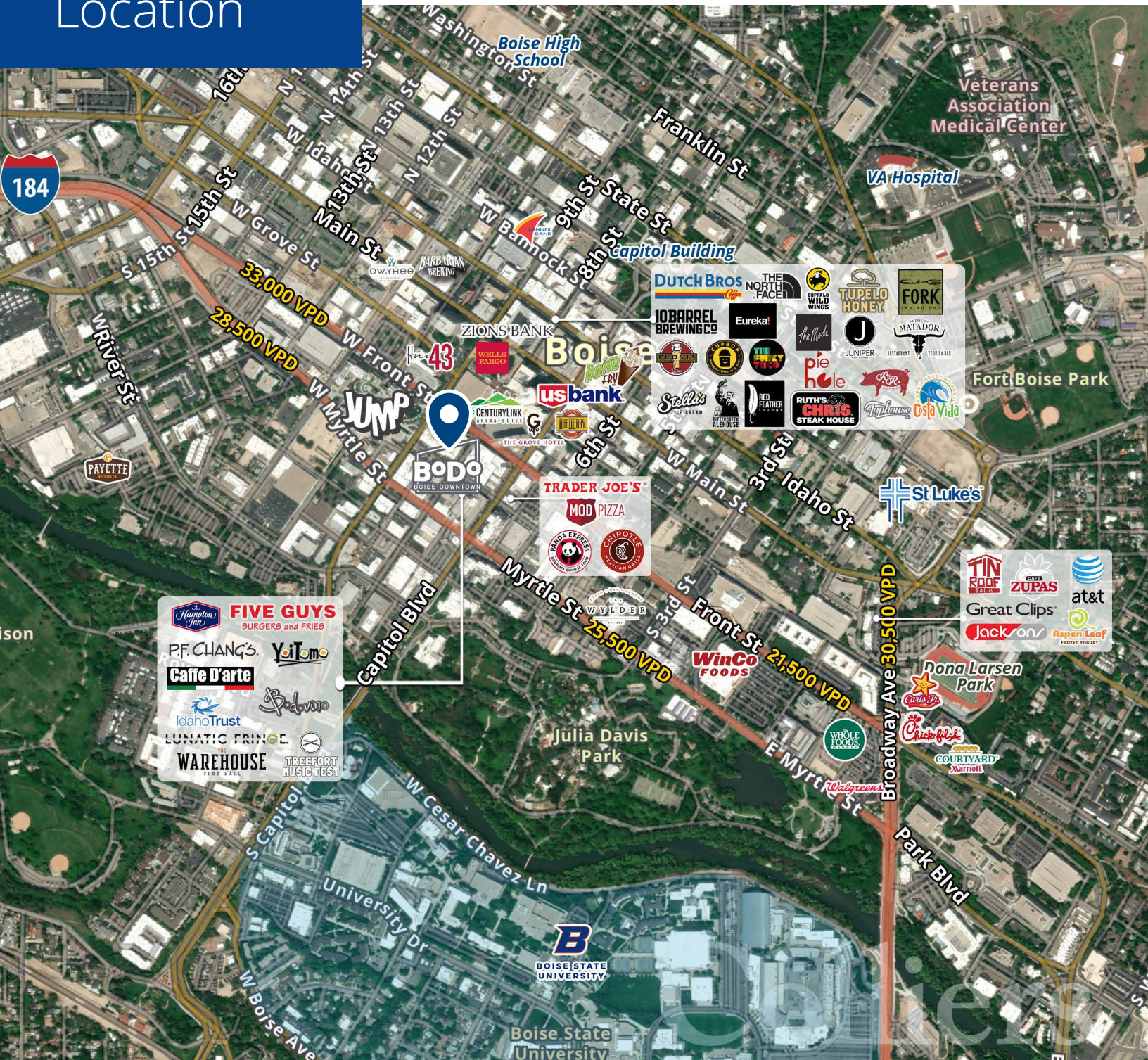
Location



Google Map



Street View



#3

Best State - Idaho

2023



#3

Best Performing
Large City - Boise

FEB
2024



#4

Best State Capital
to Live in- Boise

FEB
2024

Idaho Statesman

#1

Best Cities to Invest in
Real Estate in 2023 -
Boise

APR
2023





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