



*Premier Existing Restaurant
Space in Downtown!*

Colliers

For Lease

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**Contact agent for
showing**

755 West Front Street, Suite 300
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Block 44

211 N. 8th Street | Boise, ID

Suite 211 | **3,577 SF** | Lease Rate: \$35.00 PSF NNN

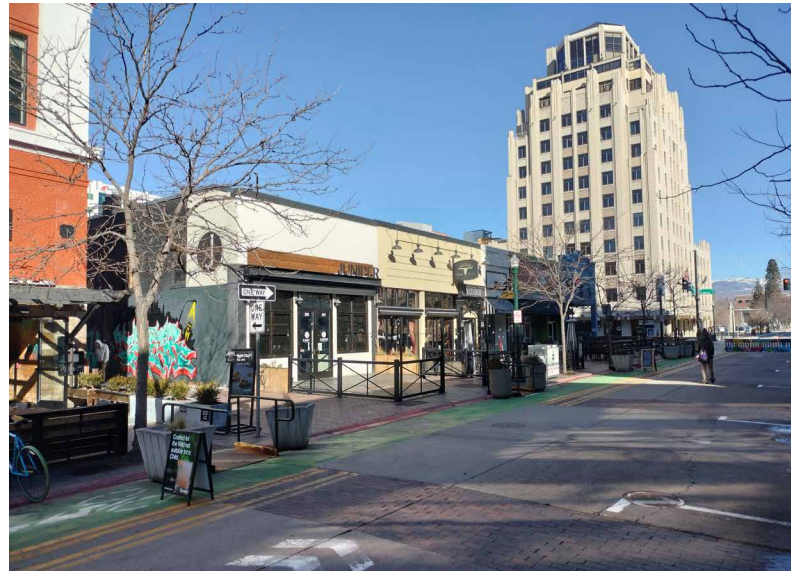
- Existing restaurant space in the premier block in Idaho, Block 44
- The space is ideally located on 8th Street's pedestrian only restaurant row and the interior corner to the entrance to downtown Boise's Freak Alley
- Centrally located downtown to highest density employers, Idaho Central Arena (6,800 capacity), public market and downtown's premier restaurant row
- Liquor license and FF&E for sale separately

For Lease

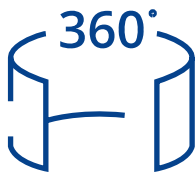
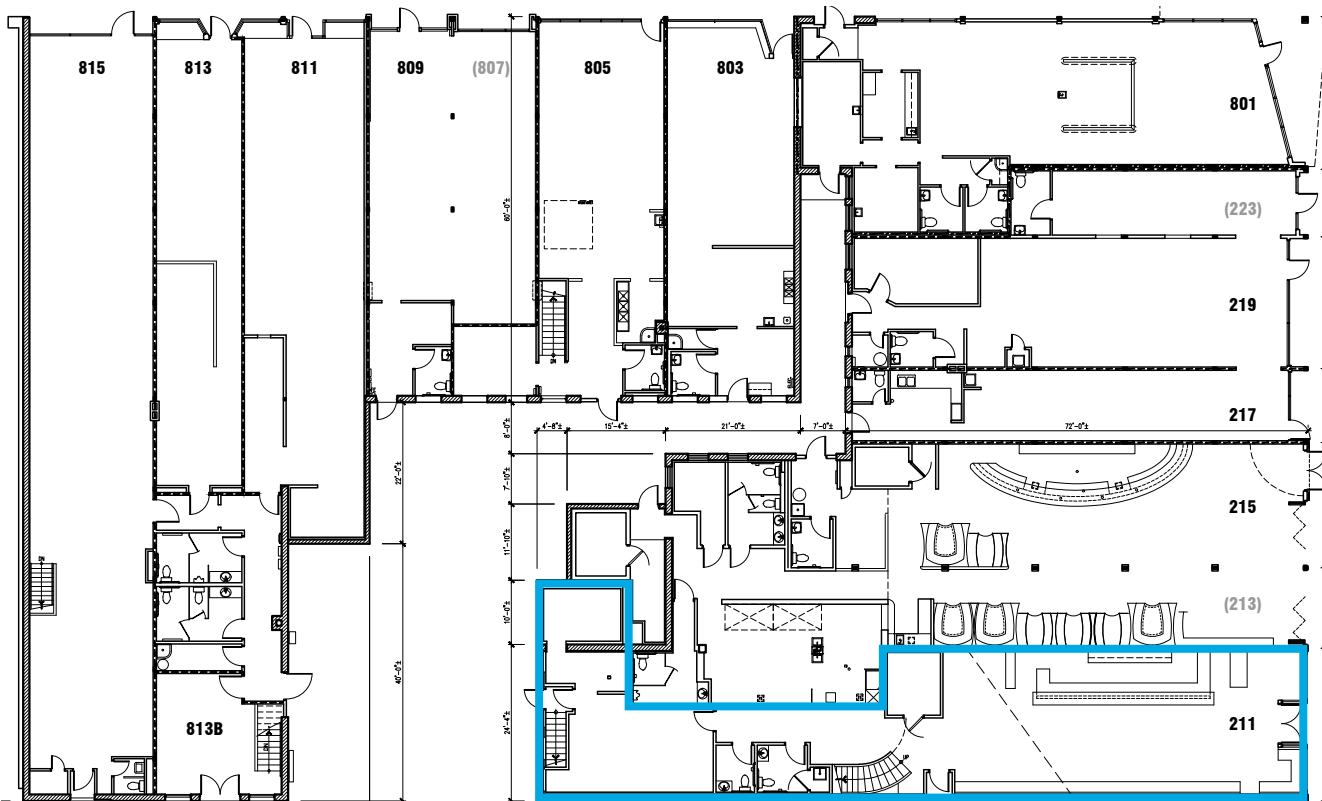
Block 44 is a highly desirable retail and mixed-used space, centrally located in the heart of Downtown Boise.

Property Information

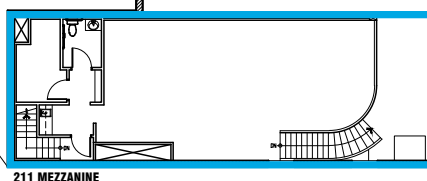
Property Type	Restaurant/Retail
Available Space	3,577 SF
Lease Rate	\$35.00 PSF NNN
Lease Type	NNN
Estimated NNN's	\$4.70 PSF NNN
Property Access	Contact Agent. Do not disturb tenant



Floor Plan



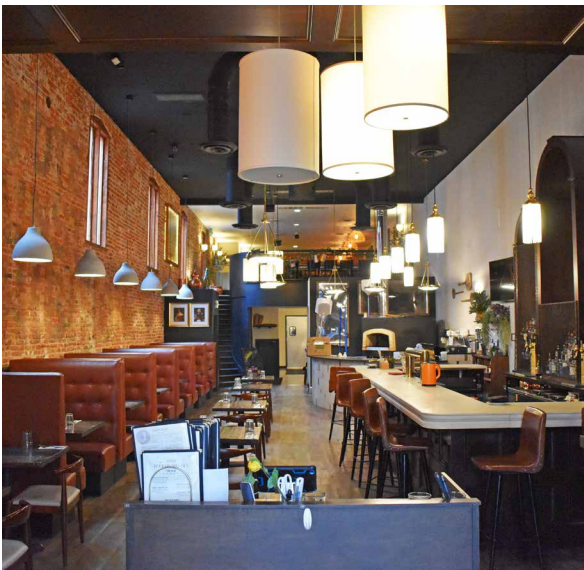
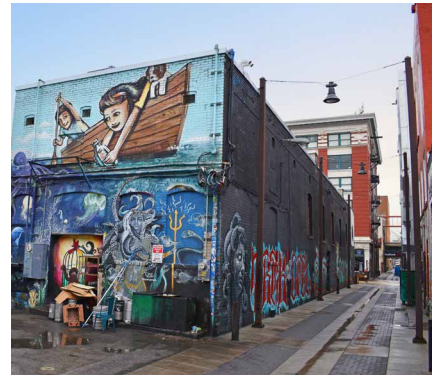
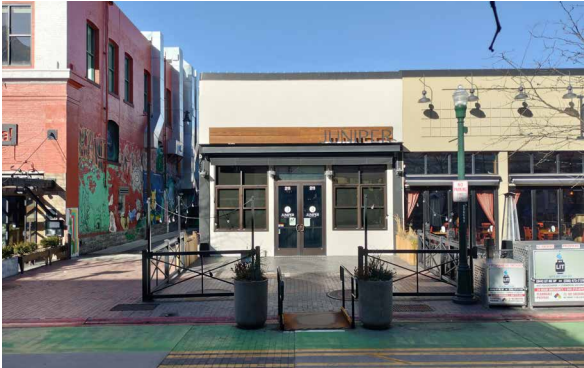
View Virtual Tour!



Suite 211 | 3,577 SF

211 N. 8th Street | For Lease

Property Gallery





Demos

	1 Miles	3 Miles	5 Miles
Population	14,454	92,128	167,235
Households	6,934	42,079	73,213
Avg. HH Income	\$94,459	\$99,819	\$101,599

Contact



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