



For Sale/Lease

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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

Lease Rate:
\$20.50/SF NNN

Condo B*

1,771 SF available for lease or purchase as
owner-user

**Condo demising lines shown are currently in progress.*

Accelerating success.

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 Five Guys and Wok 'N Roll
- 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
B	1,771 RSF (1,519 USF)	For Sale or Lease	\$20.50 /SF/YR	\$315/RSF (\$368/USF)	\$557,865



THE WAREHOUSE FOOD HALL

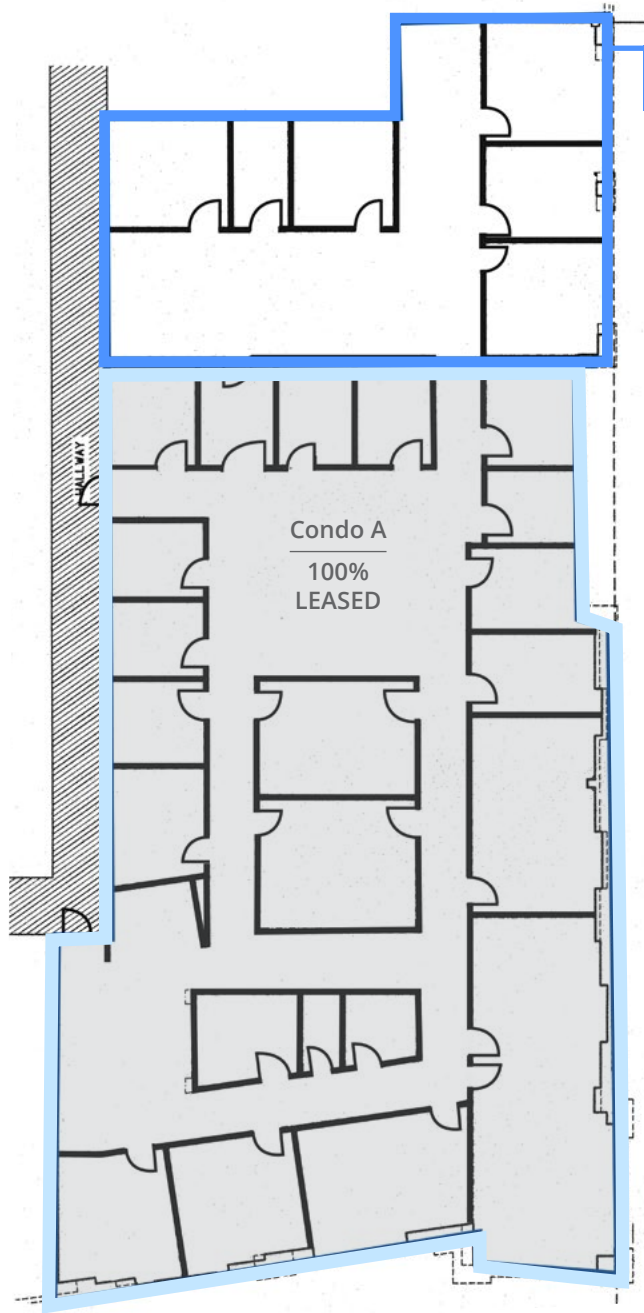
warehouseboise.com

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
- Basquenese
- KB's Burritos
- Anzalone Pizza
- Neighbor Tim's BBQ
- Poppy Seed Bakery & Café
- El Cafetal
- Just Chicken
- Mazzah Mediterranean
- Poppy Seed Bakery & Cafe

398 S 9TH ST

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Lease

Condo B

1,771 RSF
(1,519 USF)

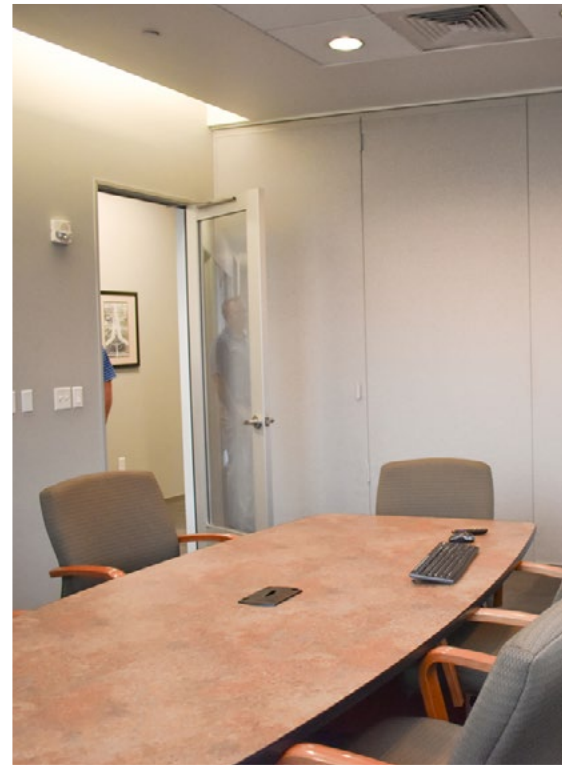
\$20.50/SF/YR NNN

\$557,865

Condo A

5,990 RSF

Available
separately for
purchase.



View Sale OM
for Condo A



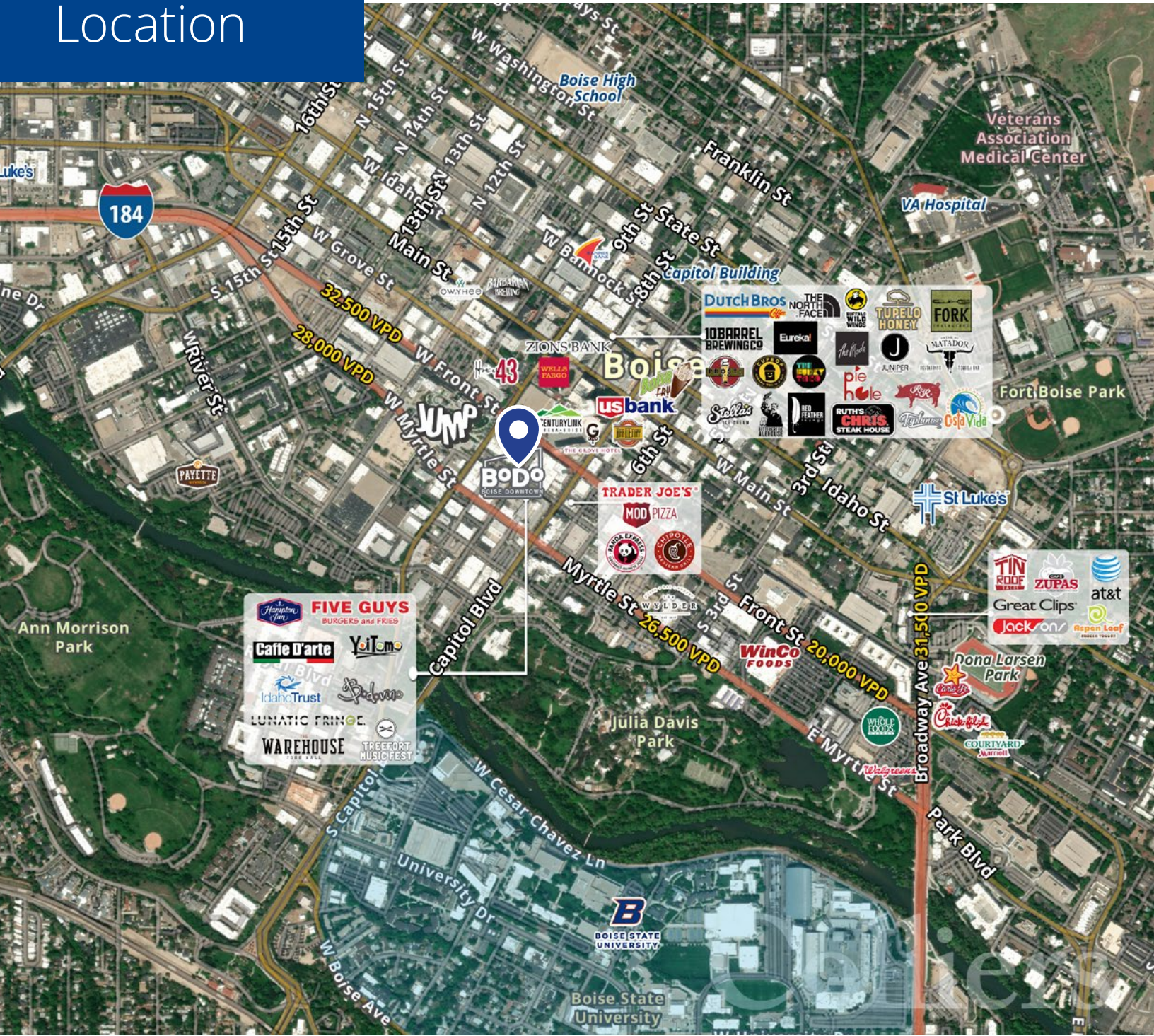
View the 360°
Tour

398 S 9TH ST

Google Map

Street View

Location



#3

Best State Overall - Idaho

2026 **U.S. News** & WORLD REPORT

#2

Fastest Growing State - Idaho

2026 United States **Census** Bureau

#4

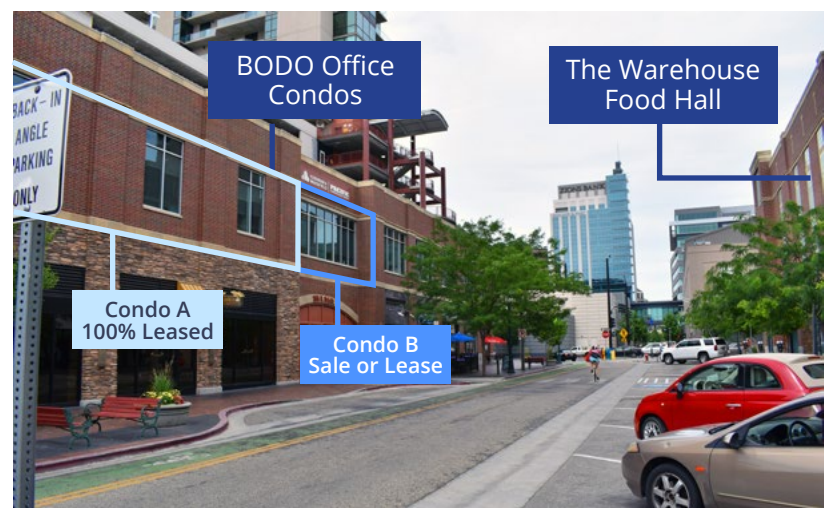
Best State Capital to Live in- Boise

FEB 2024 Idaho Statesman

#1

State in Five-year GDP Growth - Idaho

2025 **Forbes**



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