



Owner/User, Investment or Lease Opportunity

# For Sale & Lease

755 W. Front Street, 2<sup>nd</sup> Floor | Boise, ID 83702

## Class A Office Condo

- Desirable location in the heart of Downtown Boise
- Private Outdoor Patio
- Highend Finishes

**Lew Goldman**  
208 867 0189  
lew@goldmanryden.com  
Licensed with Silvercreek Realty Group

**Matt Ryden**  
208 608 4089  
Matt@goldmanryden.com  
Licensed with Silvercreek Realty Group

**Scott Feighner**  
208 861 4812  
scott.feighner@colliers.com  
Licensed with Colliers



# For Sale & Lease

*Rare opportunity to purchase or lease a Class A office space within Downtown Boise's premier development, BoDo. The office's Class A finishes and prime location are set to impress clientele while creating a dynamic workplace for employees.*

## Property Details

<b>Property Type</b>	Class A Office
<b>* Size</b>	10,316 SF
<b>Available</b>	Immediately
<b>Submarket</b>	Downtown Boise
<b>Year Built</b>	2005

## Pricing Information

<b>Lease Type</b>	NNN
<b>Lease Rate</b>	\$20.00/SF/YR NNN
<b>* Sale Price</b>	\$2,992,000 or \$290/SF

## Investment Highlights

- Private outdoor patio
- Highend Class A finishes
- 4 blocks away from the Boise River and greenbelt
- Surrounded by Boise's best restaurants
- Steps away from Boise's top music venues, hotels and retail shops
- Set at "Main & Main" location
- Fully built out executive chef's kitchen
- Generational and irreplaceable real estate
- \* Office condo on floor 3 above (10,507 SF) can be purchased or leased for a contiguous 20,803 SF, if desired by buyer or tenant.

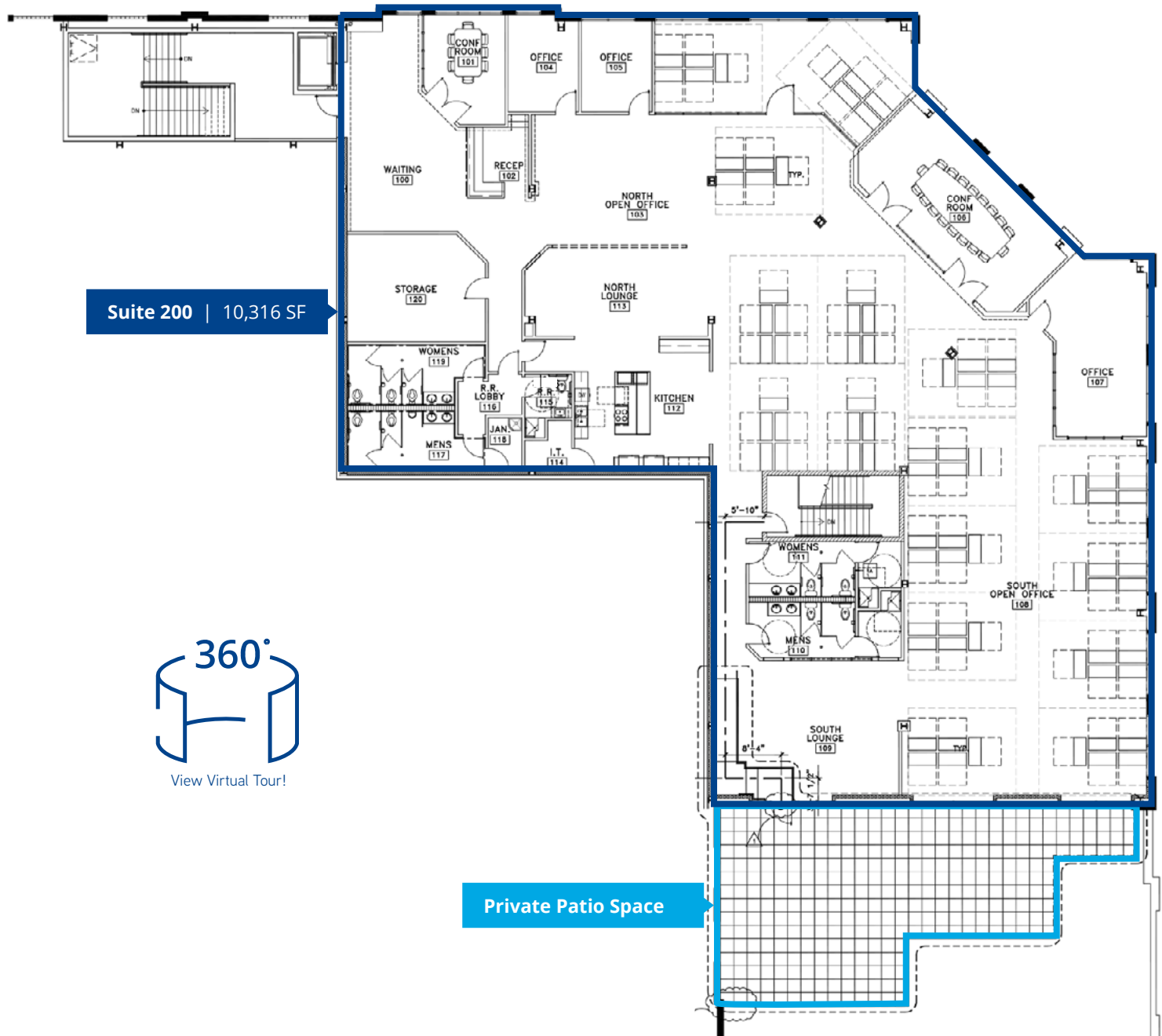


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# Floor Plan



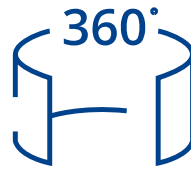
Watch Drone Video



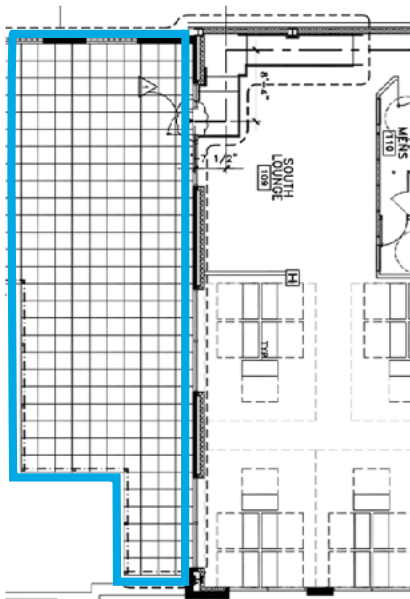


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# Private Patio



[View Virtual Tour!](#)





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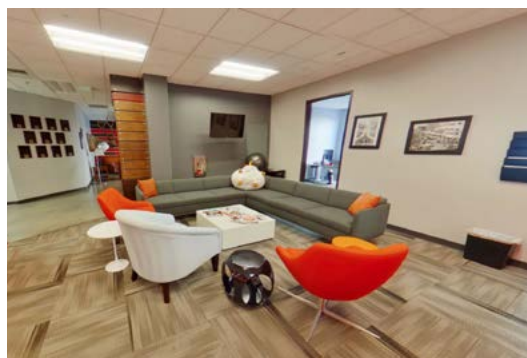


Watch Drone Video

# Property Photos



The Warehouse Food Hall



Treefort Music Fest





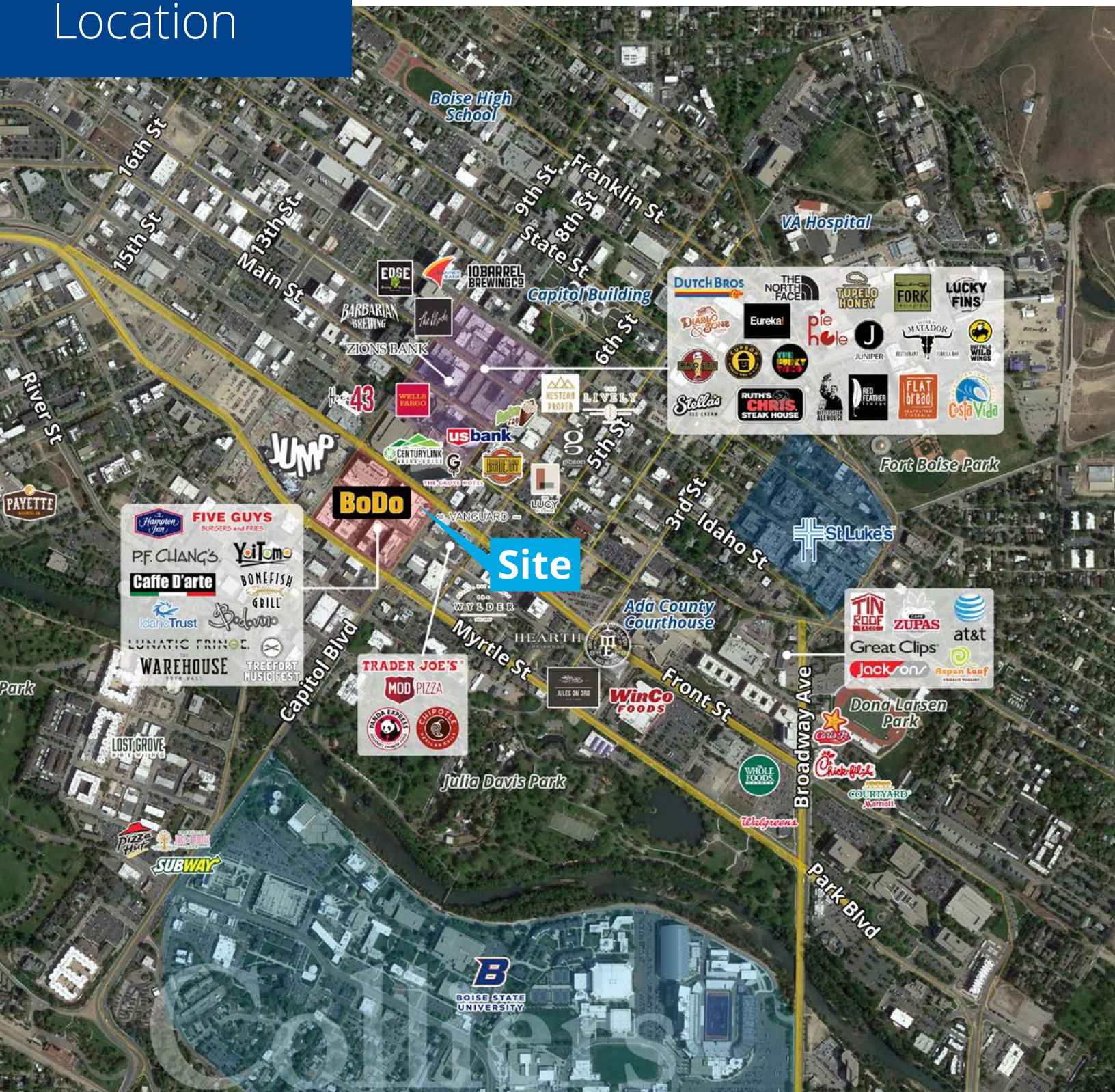
# Location



Google Map



Street View







## Local Area Overview - Boise

Boise is Idaho's largest city and the anchor of the Treasure Valley where nearly half of Idahoans reside.

The city has established a unique reputation for a high quality of life, a prosperous business community, a vibrant arts & culture scene, and world re-known recreation—in one unbeatable pack

The scope and depth of Boise's vast array of activities take many first-time visitors by surprise. After all, few mid-sized cities can match Boise's blend of cultural opportunities and outdoor recreation. Venturing around downtown or enjoying the Boise River or foothills, Boise is no ordinary place.

Resources:

[www.cityofboise.org](http://www.cityofboise.org)

[www.boise.org](http://www.boise.org)



2022  
population

240,861



2022 Average  
Household Income

\$103,238



Best State to Live  
*Livability, 2020*

#1



Average  
Commute Time

22