



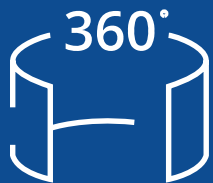
Investment Opportunity in Downtown Boise

398 S 9th Street | Boise, ID 83702

Scott Feighner
+1 208 493 5107
scott.feighner@colliers.com

Lew Manglos, MBA, CCIM, SIOR
+1 208 472 2841
lew.manglos@colliers.com

1211 W. Myrtle St., Suite 200
Boise, ID 83702
+1 208 345 9000
colliers.com/idaho



100% Leased Condo *For Sale*

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:

\$1,795,000 | 6.14% Cap Rate

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

398 S 9TH ST

Property Overview

Highlights

- Credit Tenant
- NNN Lease
- Rare Downtown Boise investment opportunity

Property Details

Size	Cap Rate	Lease Expiration Date	Price PSF	Sale Price
5,990 RSF (5,143 USF)	6.14%	5/21/28	\$300 RSF	\$1,795,000

**Tenant has an option to purchase the property during the first year of their lease term. This option expires 12/14/26*

398 S 9TH ST

About the Tenant



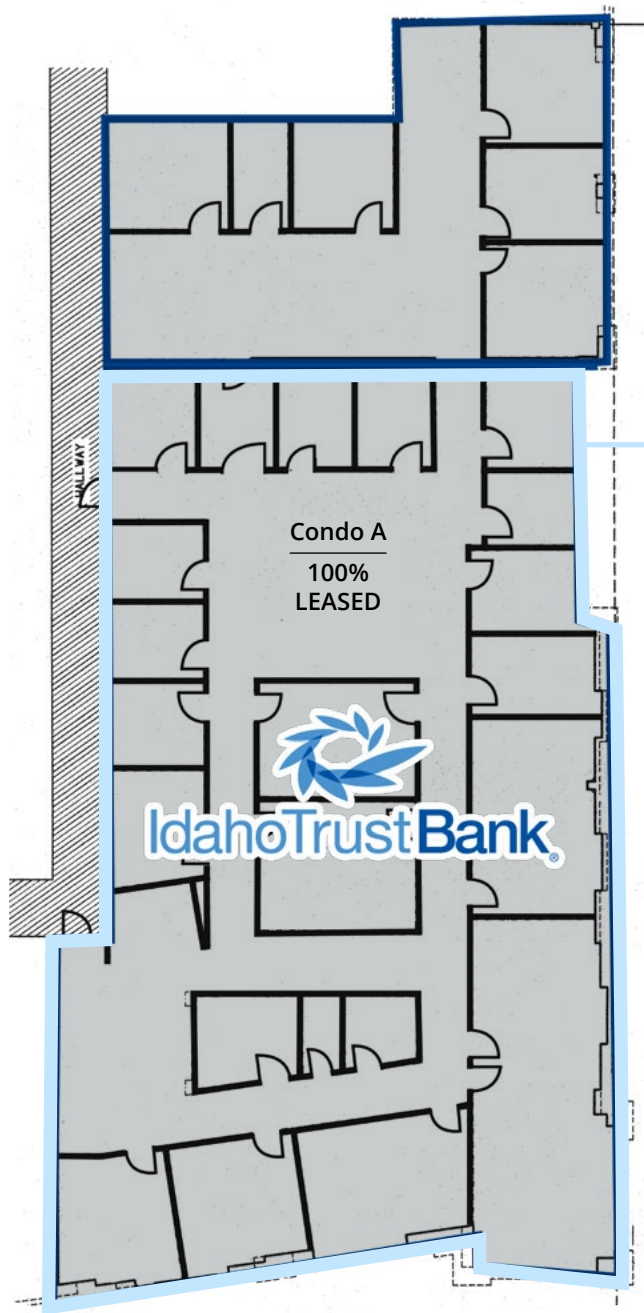
Idaho Trust Bank was founded in 1994, and combines sophisticated financial expertise with attentive, relationship-based service. The bank serves its clients through locations in Boise, Coeur d'Alene, and Idaho Falls, Idaho, and Las Vegas, Nevada.

With deep local roots and an enduring commitment to responsiveness, Idaho Trust Bank remains a trusted partner for clients who value genuine local expertise and a steadfast investment in their long-term success.



398 S 9TH ST

Floor Plan



Condo B

1,771 RSF

Vacant, available separately for lease or purchase.

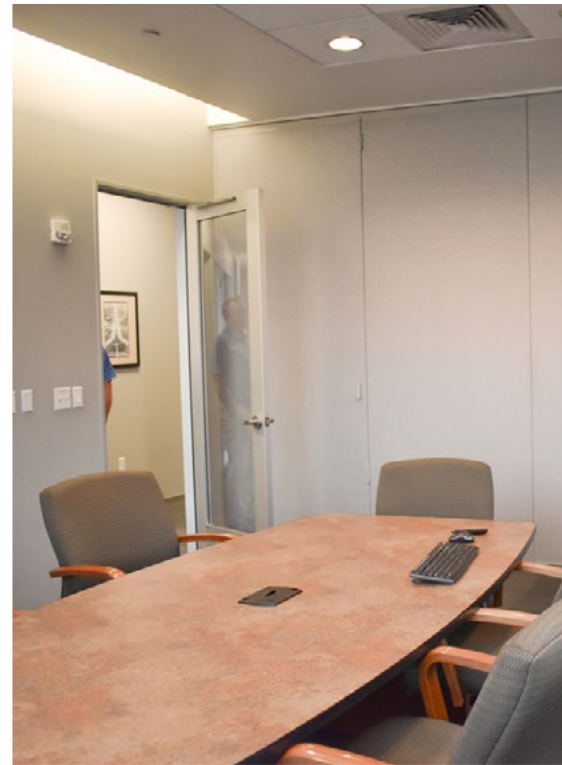
For Sale

Condo A

5,990 RSF

\$1,795,000

6.14% Cap Rate



View Sale/Lease
Flyer for Condo B



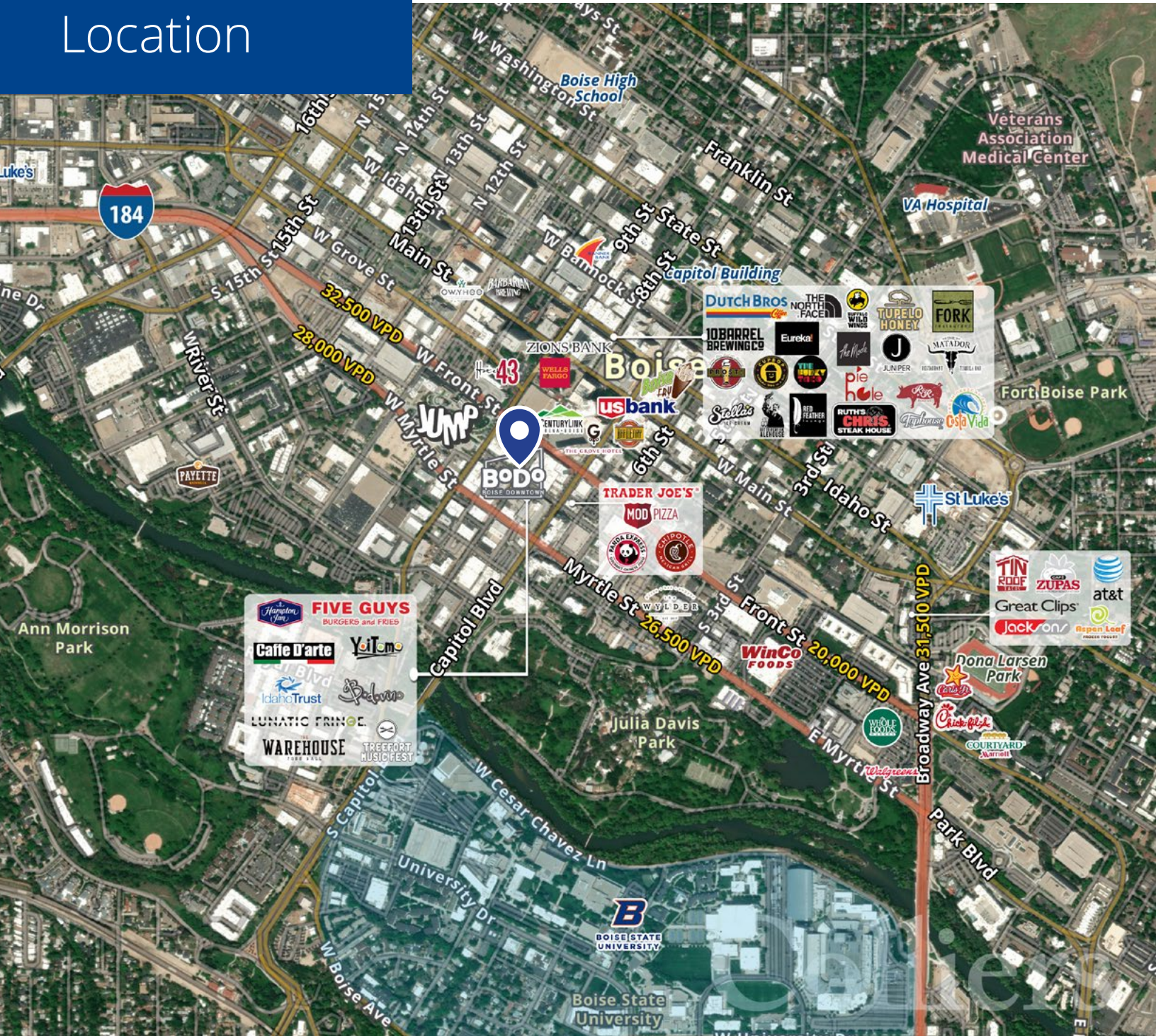
View the 360°
Tour

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**



ADJACENT OCCUPANTS
INCLUDE:



BODO Office
Condos

The Warehouse
Food Hall

Condo A
100% Leased

Condo B
Sale or Lease



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