

downtown office condo for sale or lease



*****contact agent to arrange all showings*****

property details

398 s 9th st – suite 250
boise, id 83702

- class A BoDo office in the heart downtown boise
- flexible floorplan with high end finishes
- 4 private offices, conf. room, break room, work room, & full bathroom w/ shower
- built in 2005
- parking garage @ \$150/mo

size

1911sf rentable

for sale

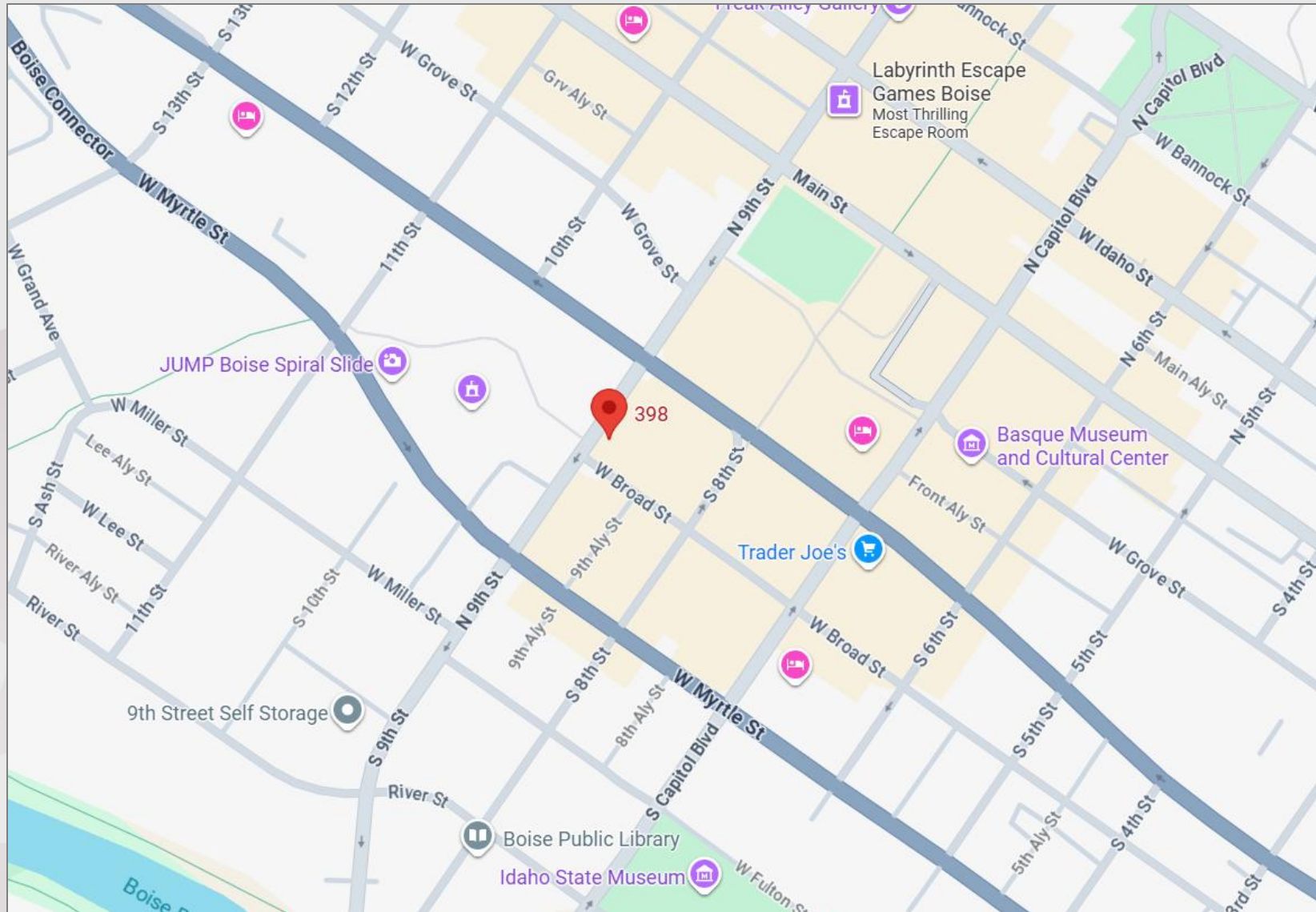
\$669,000

for lease

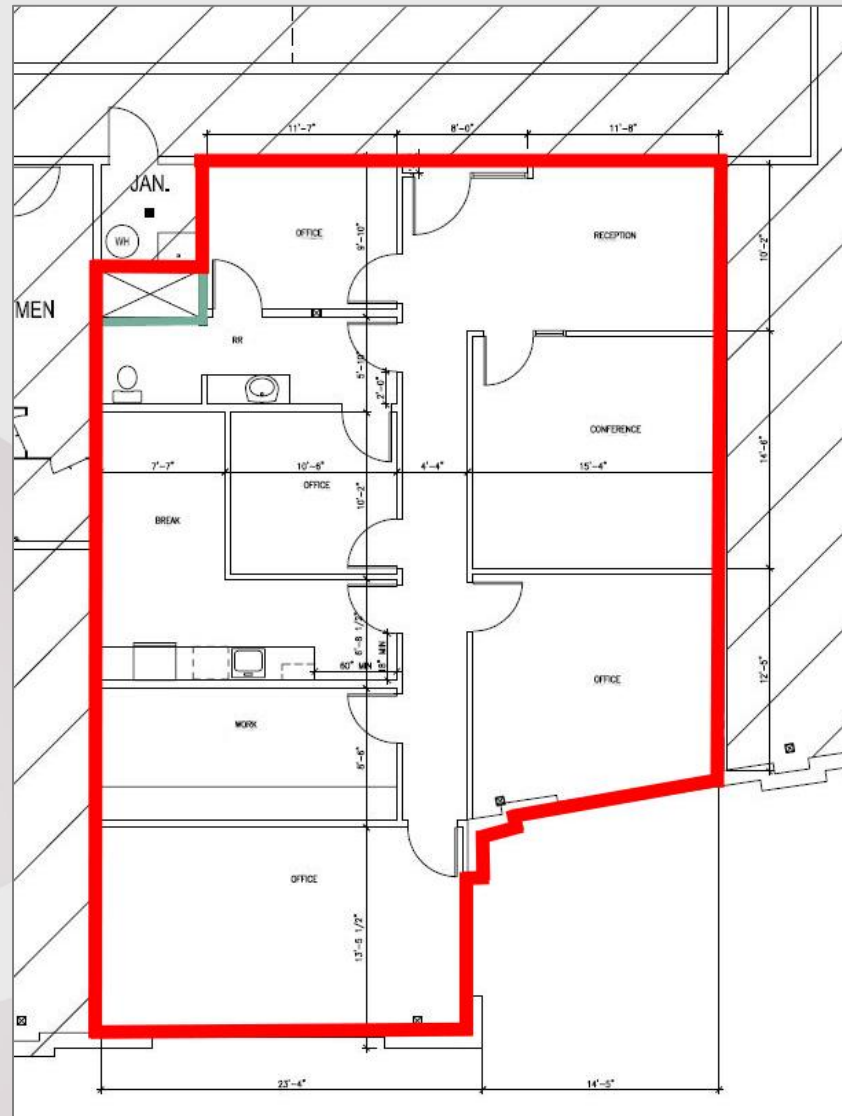
\$24/sf modified gross

(tenant pays janitorial & power)

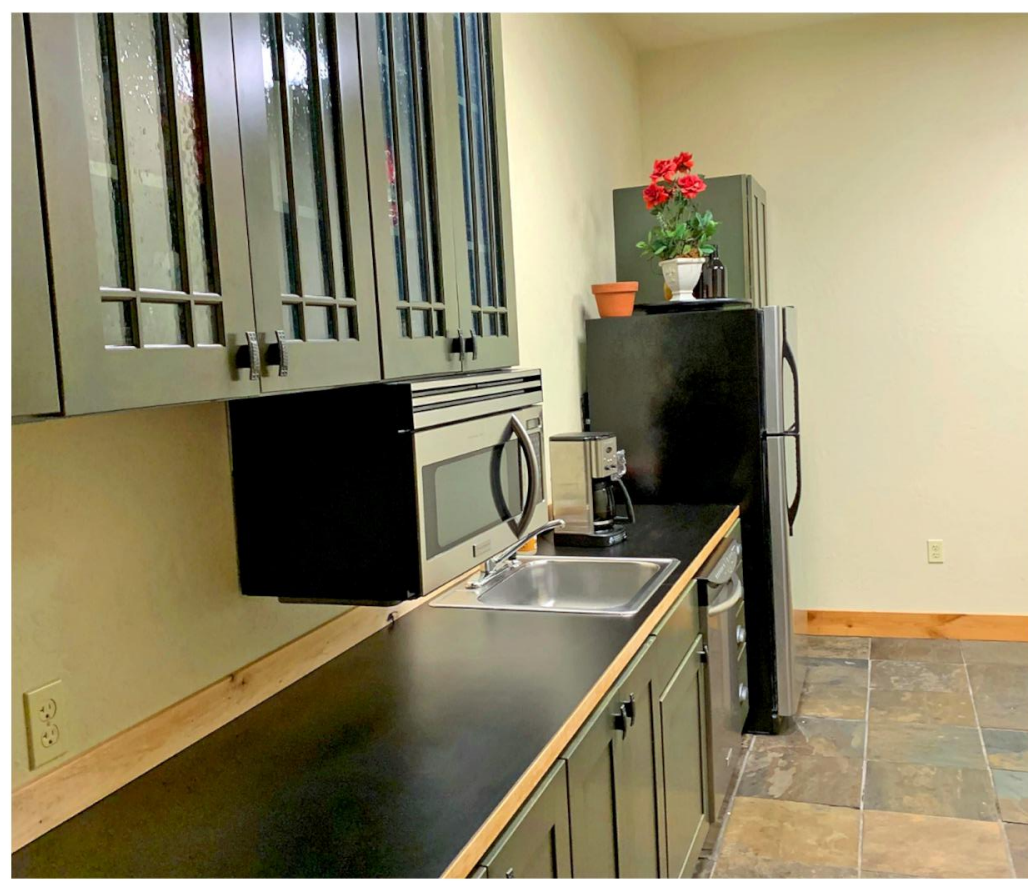
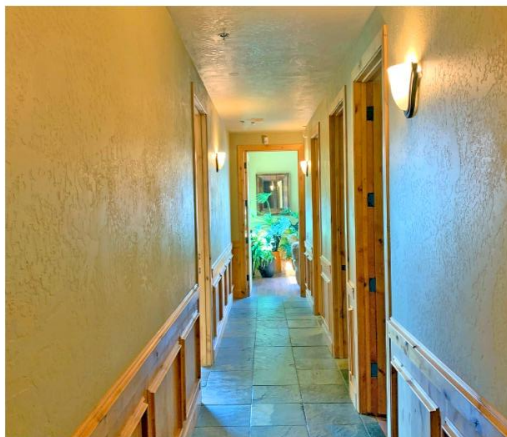
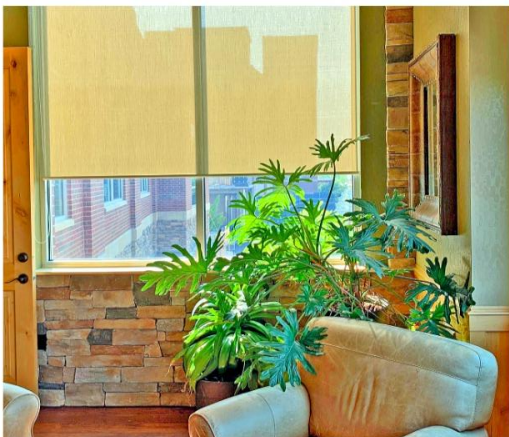
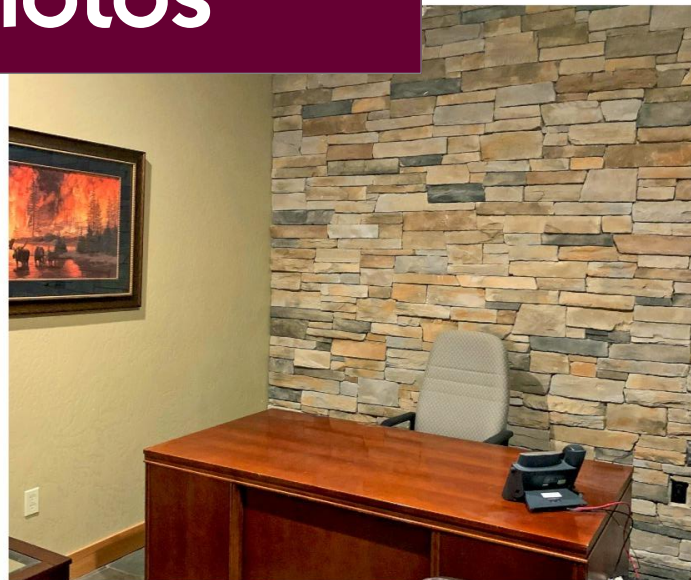
vicinity map



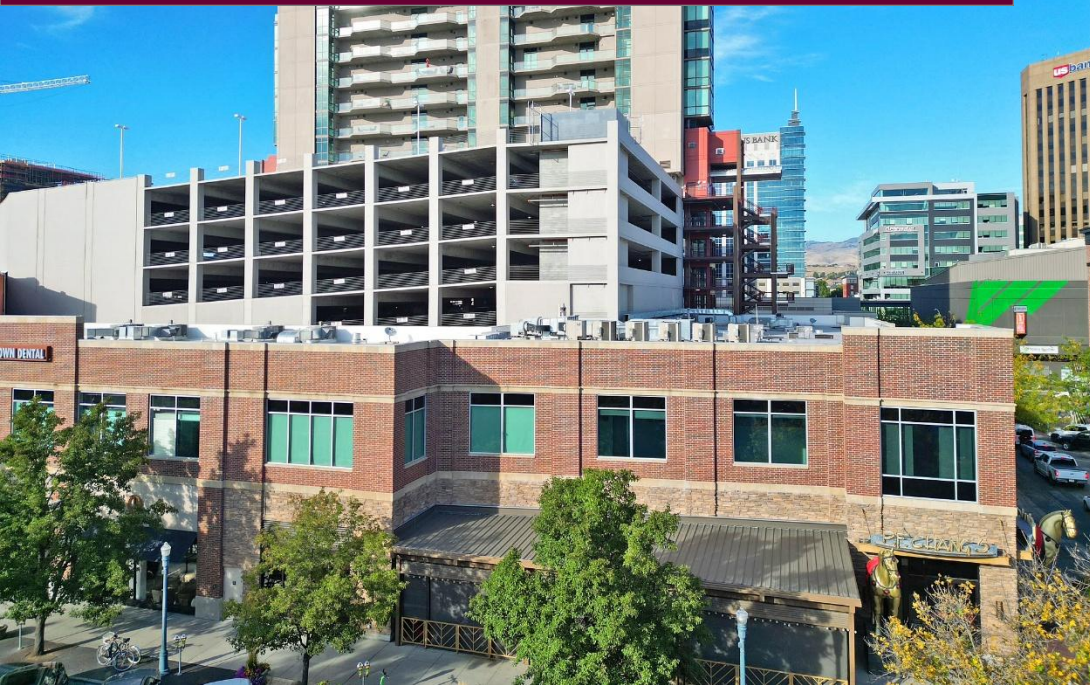
floor plan



property photos



property photos



surrounding businesses

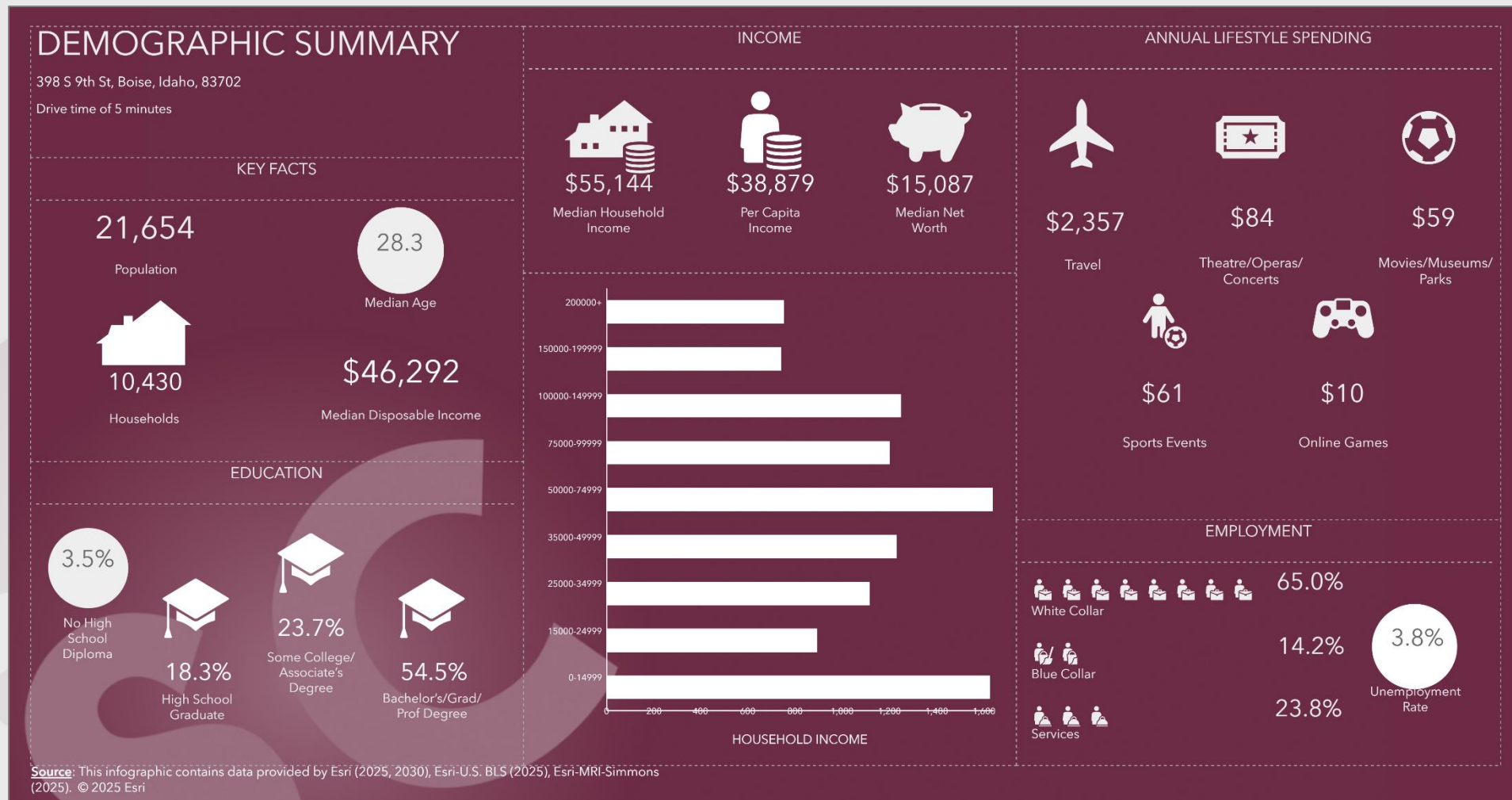


jay story, ccim 208.841.8320
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104 s capitol blvd - suite 201
boise, id 83702

demographics

(5-minute drive)



boise highlights

- Boise is celebrated for its vibrant downtown, safe neighborhoods, and access to top universities.
- Julia Davis Park and Ann Morrison Park offer expansive green spaces, cultural festivals, and family-friendly recreation.
- The Boise River Greenbelt provides miles of scenic trails for biking, jogging, and outdoor activities.
- Food lovers enjoy a thriving dining scene with farm-to-table restaurants, local breweries, and diverse international cuisine.
- Boise's steady population growth and strong workforce create a supportive environment for local businesses.
- As Idaho's capital, Boise combines government, education, and commerce, making it a prime hub for investment and development.

