



Owner/User or Lease Opportunity

# For Sale & Lease

755 W. Front Street, 3<sup>rd</sup> Floor | Boise, ID 83702

## Class A Office Condo

- Desirable location in the heart of Downtown Boise
- Highend Finishes
- High visibility with signage

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# 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>	10,507 SF
<b>Available*</b>	July 1 2026
<b>Submarket</b>	Downtown Boise
<b>Year Built</b>	2005

\*The current occupant has a renewal option that expires January 1, 2026. Please contact the agent for more details.

## Pricing Information

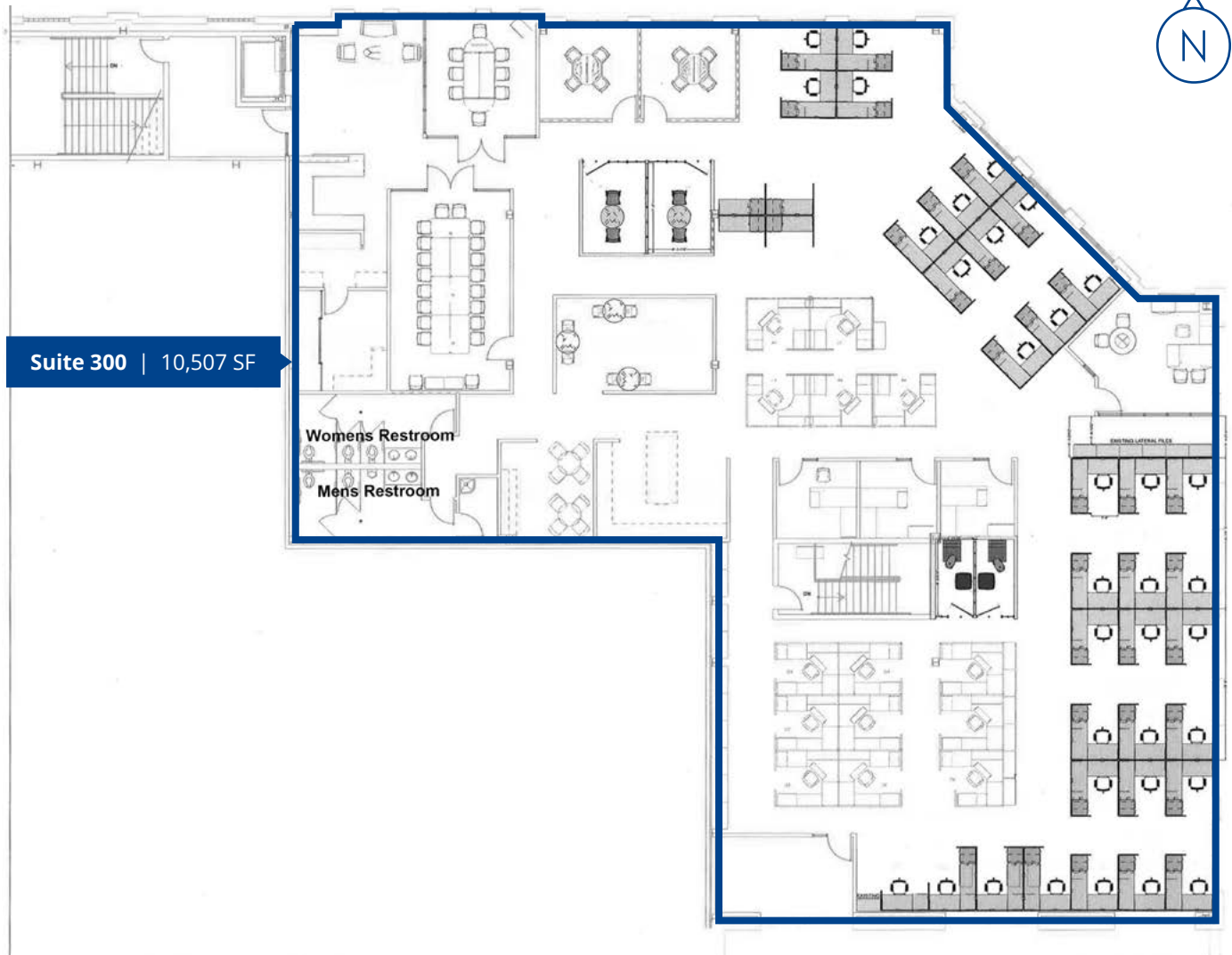
<b>Lease Type</b>	NNN
<b>Lease Rate</b>	\$19.50/SF/YR NNN
<b>Sale Price</b>	\$3,050,000 (\$290/SF)

## Investment Highlights

- 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
- Generational and irreplaceable real estate



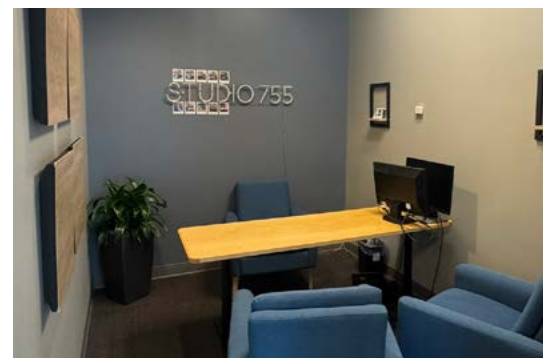
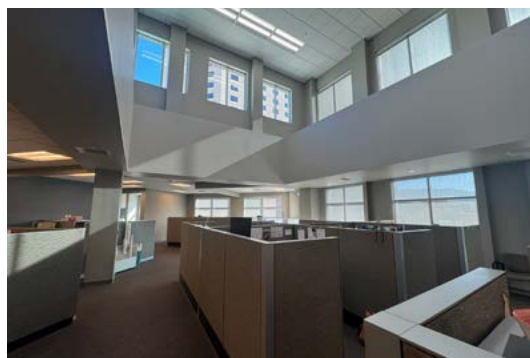
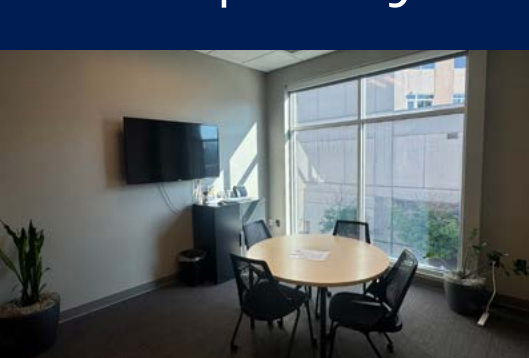
# Floor Plan





Class A Office | For Sale & Lease

# Property Photos



The Warehouse Food Hall



Treefort Music Fest





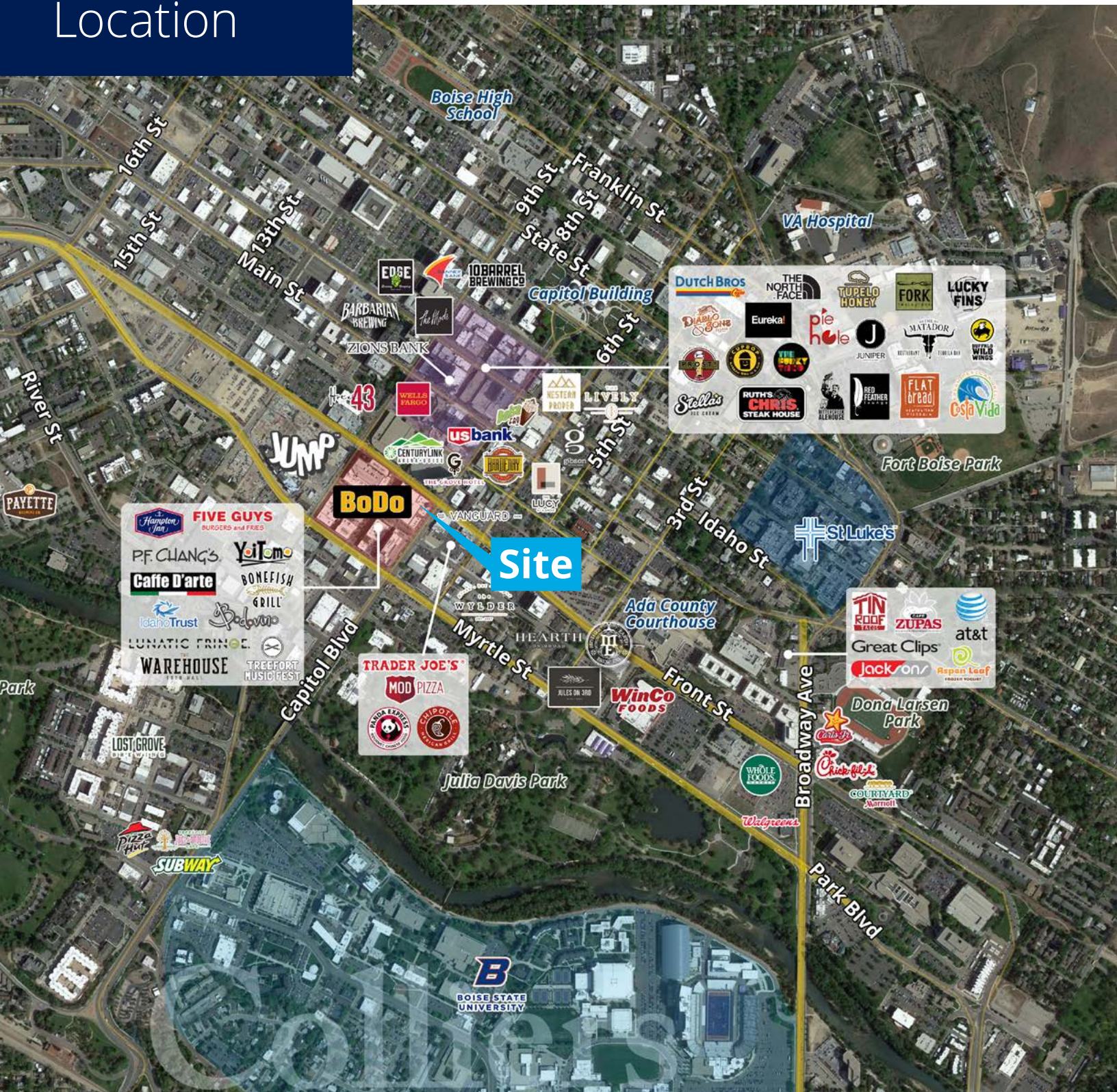
# Location



Google Map



Street View



755 West Front Street, Suite 300  
Boise, Idaho 83702  
208 345 9000  
[colliers.com/idaho](http://colliers.com/idaho)



## Local Overview | Boise, ID

Boise, Idaho's Capital City, is as unexpected as it is beautiful. It's a rare blend of urban and outdoors with hundreds of restaurants, miles of trails, a mountain-fed river running through the center of town and the nicest people you will ever meet. Boise is full of unique sites and attractions, unlimited recreation and a melting pot of culture.

This city is home to several Fortune 500 companies with national and international headquarters, sprawling high-tech campuses and a major university with a distinctive blue football field.

A rapidly growing job market and a safe, clean and vibrant downtown all add up to a great place to live.

### Resources:

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

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

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"One City, One Team -  
For the Greatest Good"  
- City of Boise Mission

## Boise Fast Facts



2024  
population

243,738



Unemployment  
Rate

2.7%



2024 Average Household  
Income

\$113,857



Average  
Commute Time

19

## Area Accolades

#3

Best State to Move to  
in the U.S. - Idaho

JUL 2024  Consumer Affairs

#3

Best Performing  
Large City - Boise

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