



Accelerating success.



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 – \$2,444,715

Lease Rate:
\$20.50/SF NNN (Condo B Only)

Condo A*

5,990 SF Available as a
100% leased-investment
Call agent for details

Condo B*

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

Condos A+B*

7,761 SF Available for purchase
with ability to own and occupy
1,771 SF & have investment
income on the balance

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

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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
A	5,990 ^{RSF} (5,143 ^{USF})	For Sale	—	\$315/ ^{RSF} (\$368/ ^{USF})	\$1,886,850
B	1,771 ^{RSF} (1,519 ^{USF})	For Sale or Lease	\$20.50 /SF/YR	\$315/ ^{RSF} (\$368/ ^{USF})	\$557,865
A+B	7,761 ^{RSF} (6,663 ^{USF})	For Sale	—	\$315/ ^{RSF} (\$368/ ^{USF})	\$2,444,715*

*Suite A is leased. Contact agent for details.



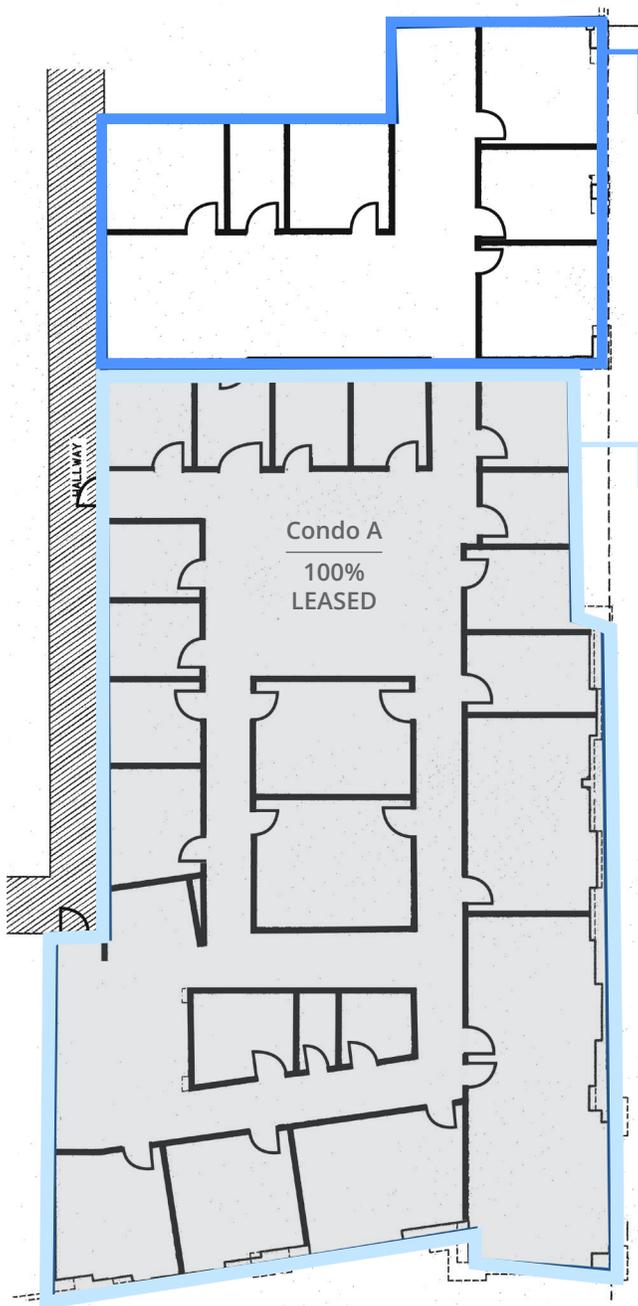
THE WAREHOUSE FOOD HALL

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

For Sale/Lease



For Sale or Lease

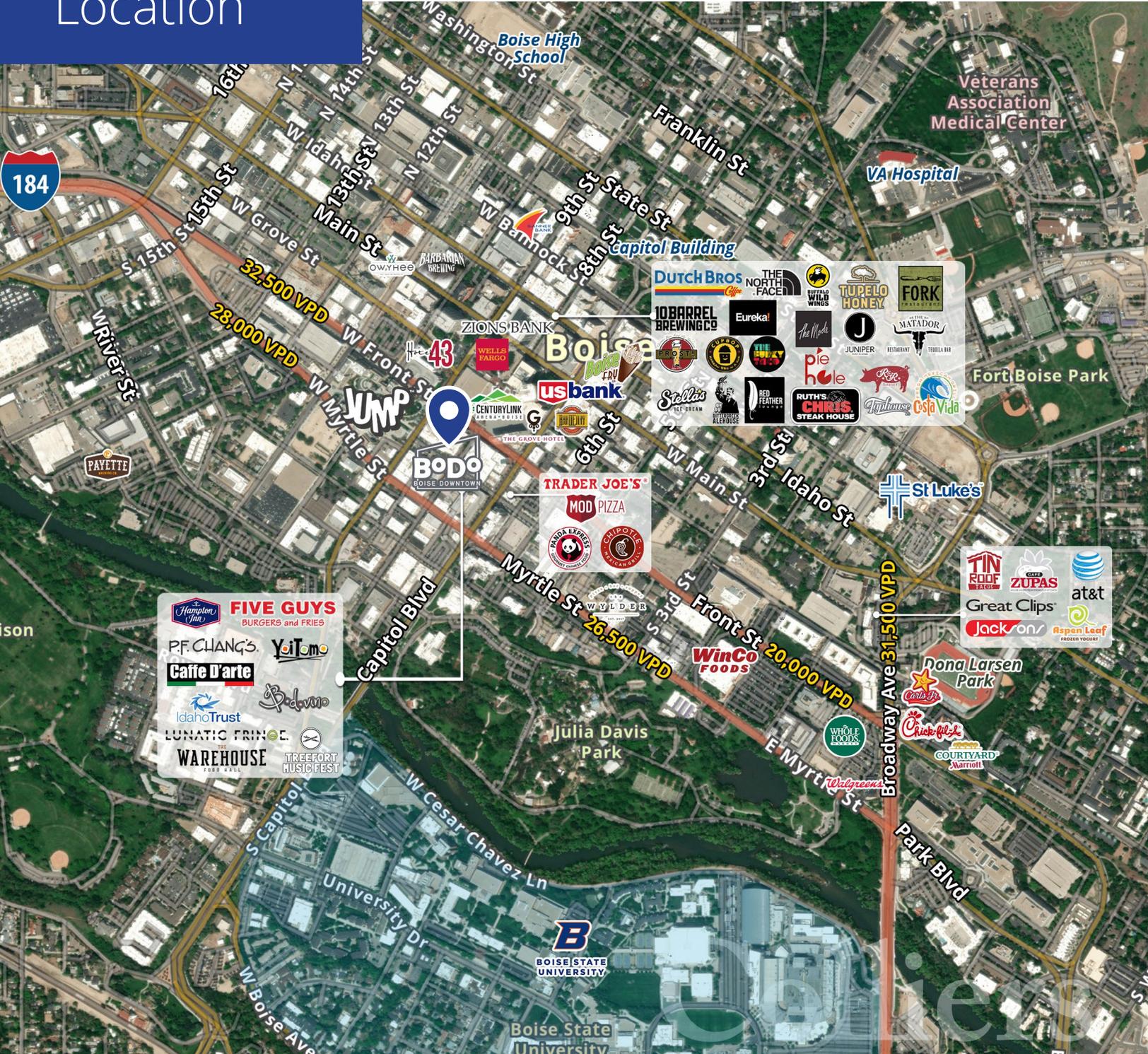
Condo B
1,771 RSF
(1,519 USF)
\$20.50/SF/YR NNN
\$557,865

For Sale

Condo A
5,990 RSF
(5,143 USF)
\$1,886,850



Location

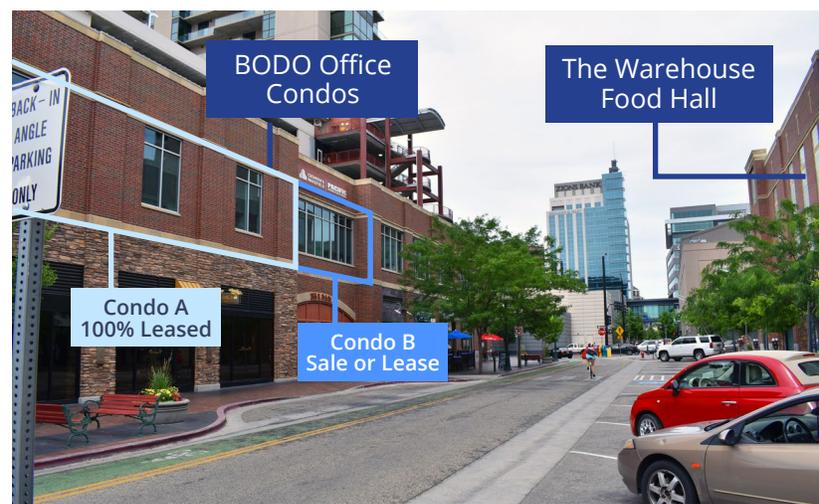


#3
Best State - Idaho
2023

#3
Best Performing Large City - Boise
FEB 2024

#4
Best State Capital to Live in- Boise
FEB 2024

#1
Best Cities to Invest in Real Estate in 2023 - Boise
APR 2023



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