



NOW LEASING

RETAIL/OFFICE INSIDE BOISE'S NEWEST LANDMARK

ARTHUR



**WEBSITE
CLICK HERE!**

FOR LEASE

RETAIL | RESTAURANT | OFFICE

120 N 12TH STREET, BOISE, ID



HOLLY CHETWOOD, CCIM
208.947.0827 | holly@tokcommercial.com

TOK COMMERCIAL
REAL ESTATE

NICK SCHUITEMAKER, CCIM
208.947.0802 | nick@tokcommercial.com



HIGHLIGHTS

- 1,500 – 8,822 SF of flexible, demisable retail and office space available beneath 297 luxury apartment residences in Boise’s newest mixed-use high-rise.
- Ideal for restaurants, financial services, professional office users, and boutique retail seeking a high-profile downtown Boise location.
- Restaurant-ready infrastructure with grease trap, hood vent, and extensive plumbing already installed to support food and beverage concepts.
- Benefit from a built-in customer base in the luxury residences above, along with steady downtown foot traffic in Boise’s premier urban neighborhood.
- On-site visitor parking available for customers and guests.

UPDATED: 3.20.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



Property Type:	Retail Restaurant Office
Project Size:	High-rise, 297 unit luxury mixed-use project
Parking:	On-site visitor parking available
Submarket:	Downtown Boise
Total Size:	1,500 - 8,822 SF

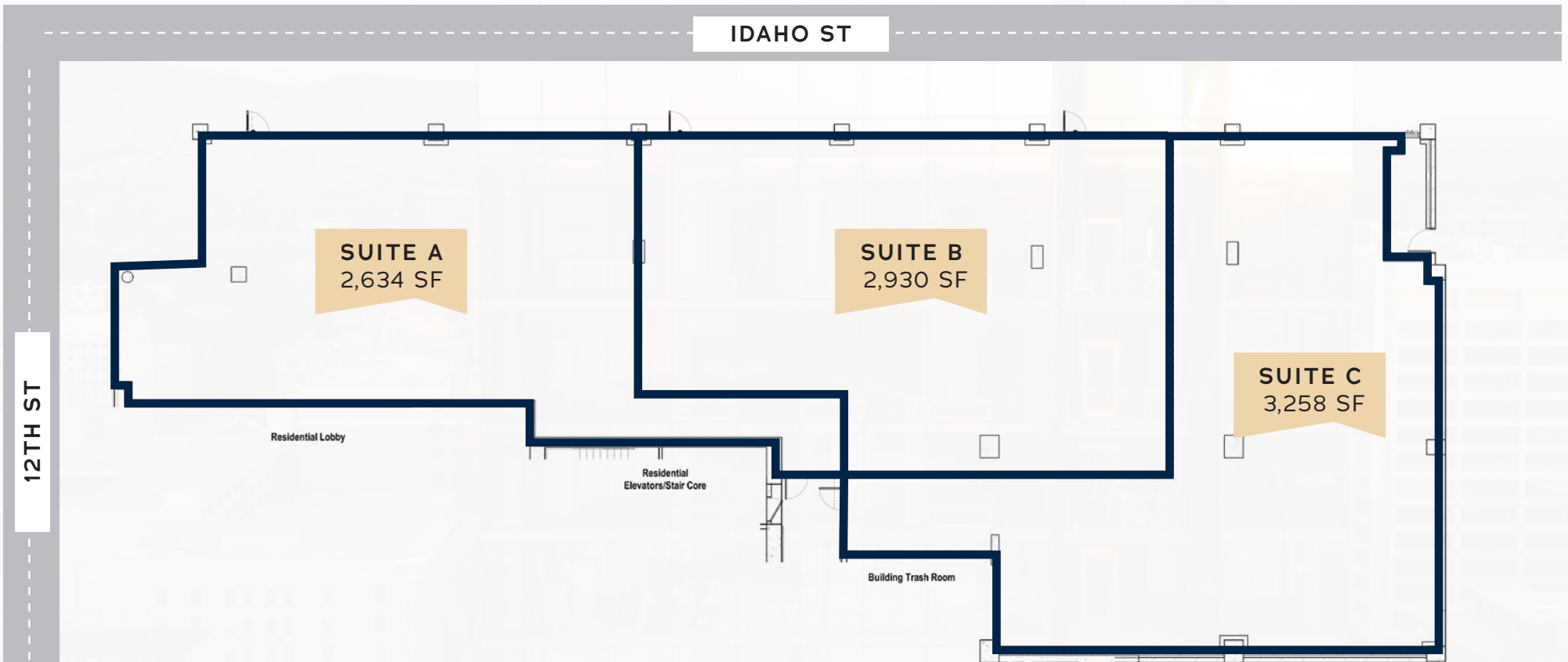




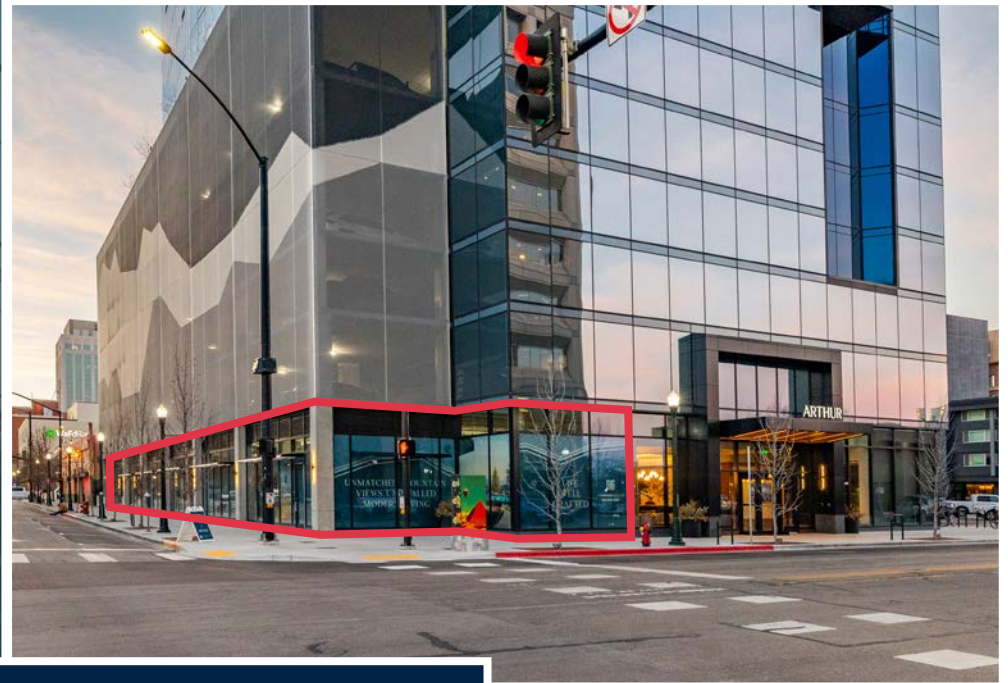
ARTHUR

SAMPLE FLOORPLAN

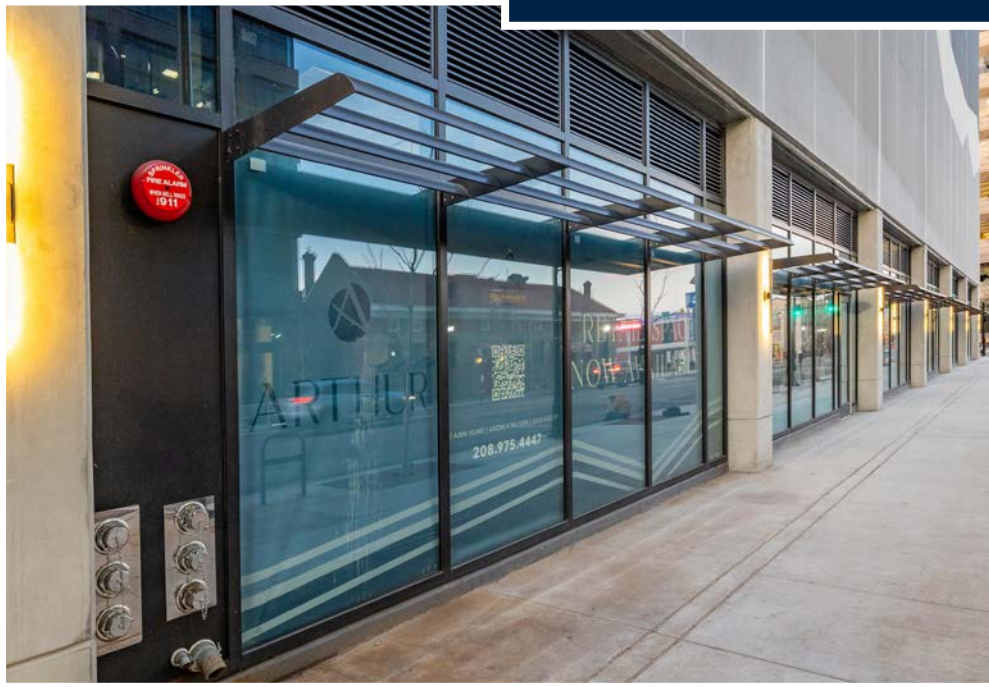
AVAILABLE
1,500 - 8,822 SF



*CAN BE COMBINED OR DEMISED

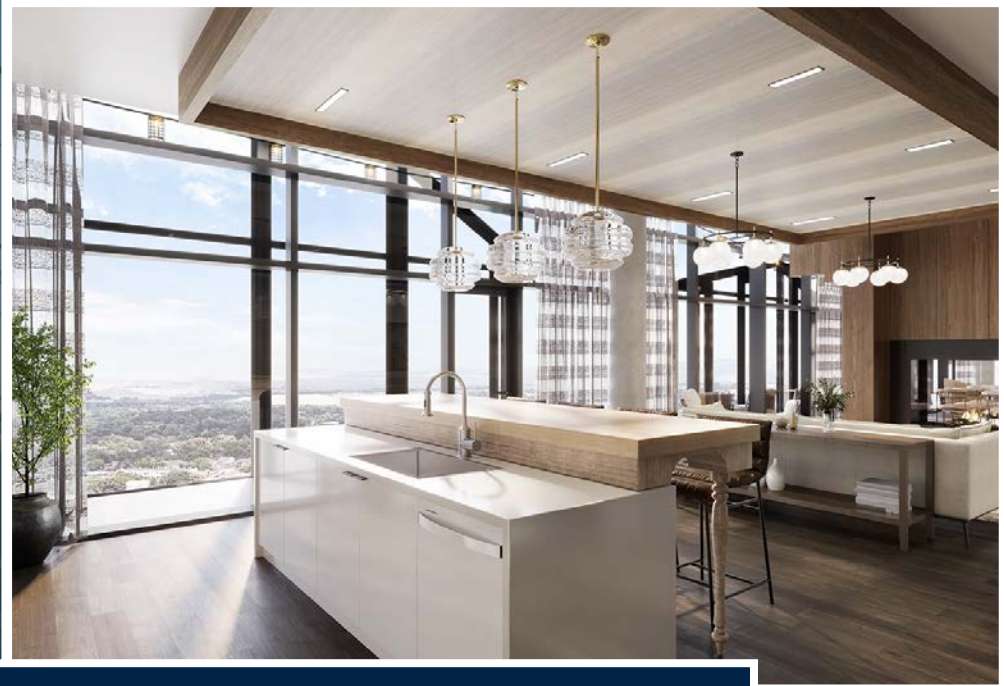


HIGH VISIBILITY RETAIL/OFFICE PRESENCE



UPDATED: 3.20.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

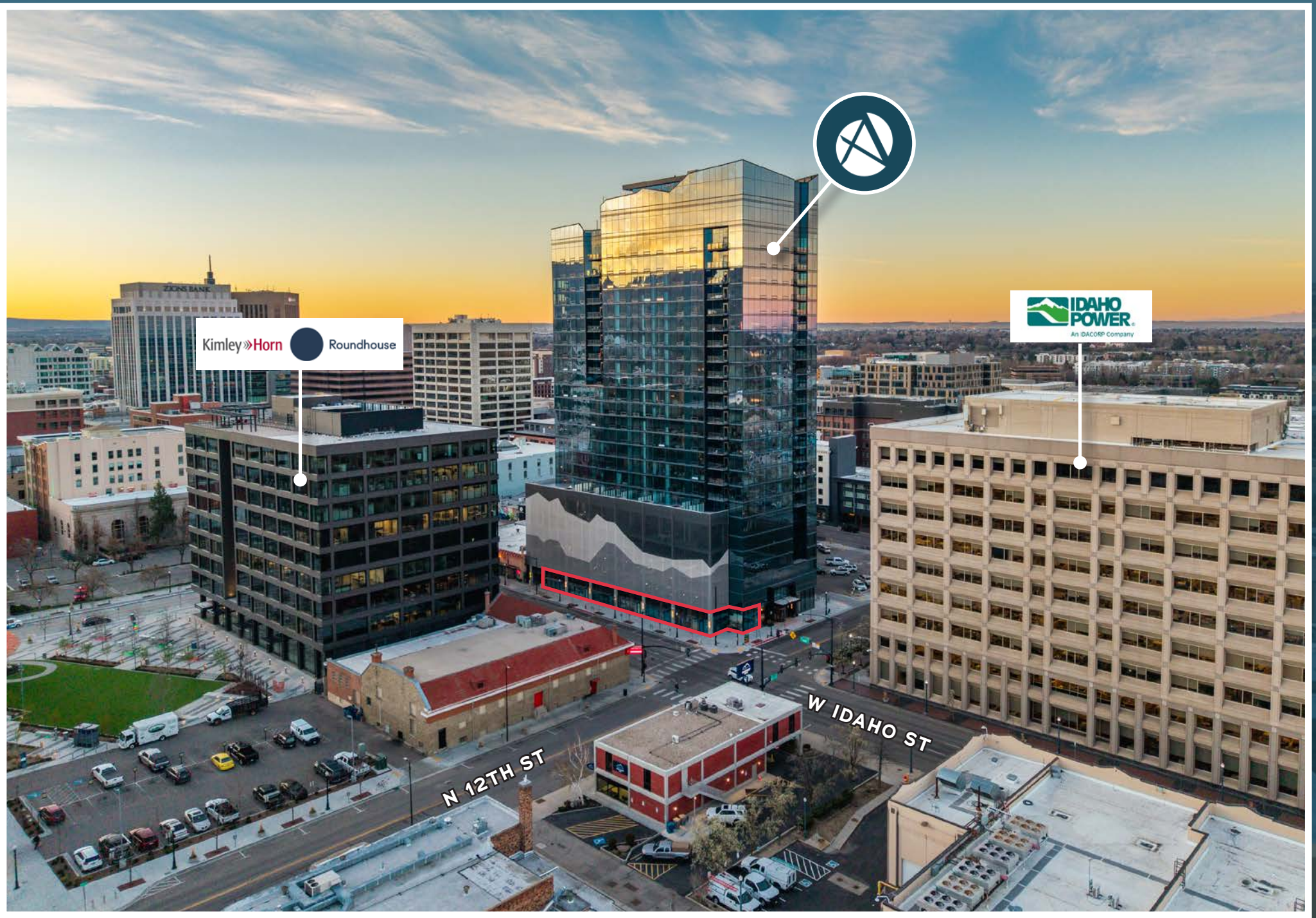


A LANDMARK DEVELOPMENT SETTING A NEW STANDARD FOR DOWNTOWN BOISE



UPDATED: 3.20.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



Kimley»Horn Roundhouse

IDAHO POWER
An IDACORP Company



UPDATED: 3.20.2026

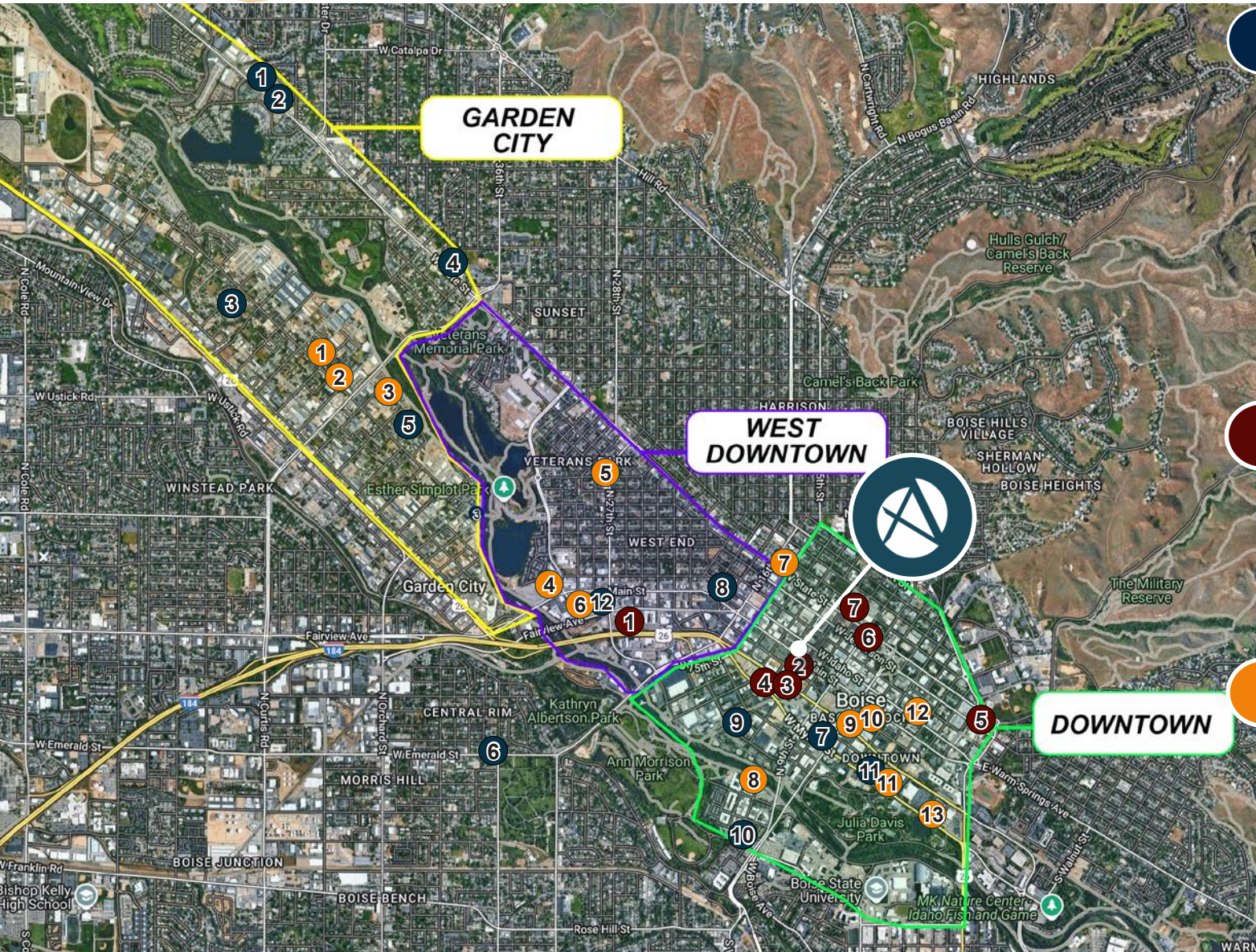
THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM



ARTHUR

MAJOR DEVELOPMENTS MAP



APARTMENT COMPLEXES

- 1 Four Points Retreat / 18 units / 2023
- 2 Haven on State Apartments / 48 units / 2024
- 3 Casino Beach / 23 units / UC
- 4 Wilson Station Apartments / 102 units / 2025
- 5 Violet's Crossing / 16 units / 2024
- 6 The Roosevelt / 12 units / 2024
- 7 The Fowler / 159 units / 2018
- 8 The Martha / 48 units / 2023
- 9 Riverline Apartments / 48 units / 2023
- 10 The Osprey / 91 units / 2024
- 11 Hearth on Broad / 161 units / 2022
- 12 The Finch / 40 units / Planned

COMMERCIAL DEVELOPMENTS

- 1 St. Lukes Orthopedics / 229,500 SF / 2024
- 2 Hotel Renegade / 122 Rooms / 2024
- 3 The Sparrow / 67 Rooms / 2024
- 4 Marriott / 296 Rooms / UC
- 5 St. Lukes Expansion / 860,000 SF / UC
- 6 Idaho Wheat Commission / 31,000 SF / UC
- 7 Downtown YMCA / 109,000 SF / UC

MIXED-USE PROJECTS

- 1 Copestone / 201 units & 1,996 SF / 2024
- 2 Crosshatch / 286 units & 5,741 SF / 2024
- 3 Boardwalk Apartments / 234 units & 20,000 SF / 2025
- 4 River District / 220 units & 20,000 SF / Planned
- 5 27th Street Crossing / 65 units & 5,388 SF / 2023
- 6 Whitewater / 600 units & 53,818 SF / Planned
- 7 North End Lofts / 104 units & 1,725 SF / UC
- 8 The Uncommon / 180 units & 3,305 SF / 2024
- 9 The Vanguard / 76 units & 2,850 SF / 2022
- 10 The Lucy / 114 units & 10,000 SF / 2022
- 11 Jules on 3rd / 173 units & 2,800 SF / 2021
- 12 4th & Idaho / 100 units & 161,405 SF / UC
- 13 LOCAL Boise Apartments / 249 units & 7,100 SF / 2021

UPDATED: 3.20.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



DOWNTOWN BOISE

RETAIL | RESTAURANT | OFFICE

PROMINENT LOCATION IN THE HEART OF BOISE'S DOWNTOWN

164,005

DAYTIME POPULATION
5 MILE RADIUS

3,774

2014 - PRESENT
NUMBER OF HOUSING UNITS
(AND UNDER CONSTRUCTION)
1 MILE RADIUS

23MM

ANNUAL VISITORS
WITHIN 1 MILE RADIUS



UPDATED: 3.20.2026

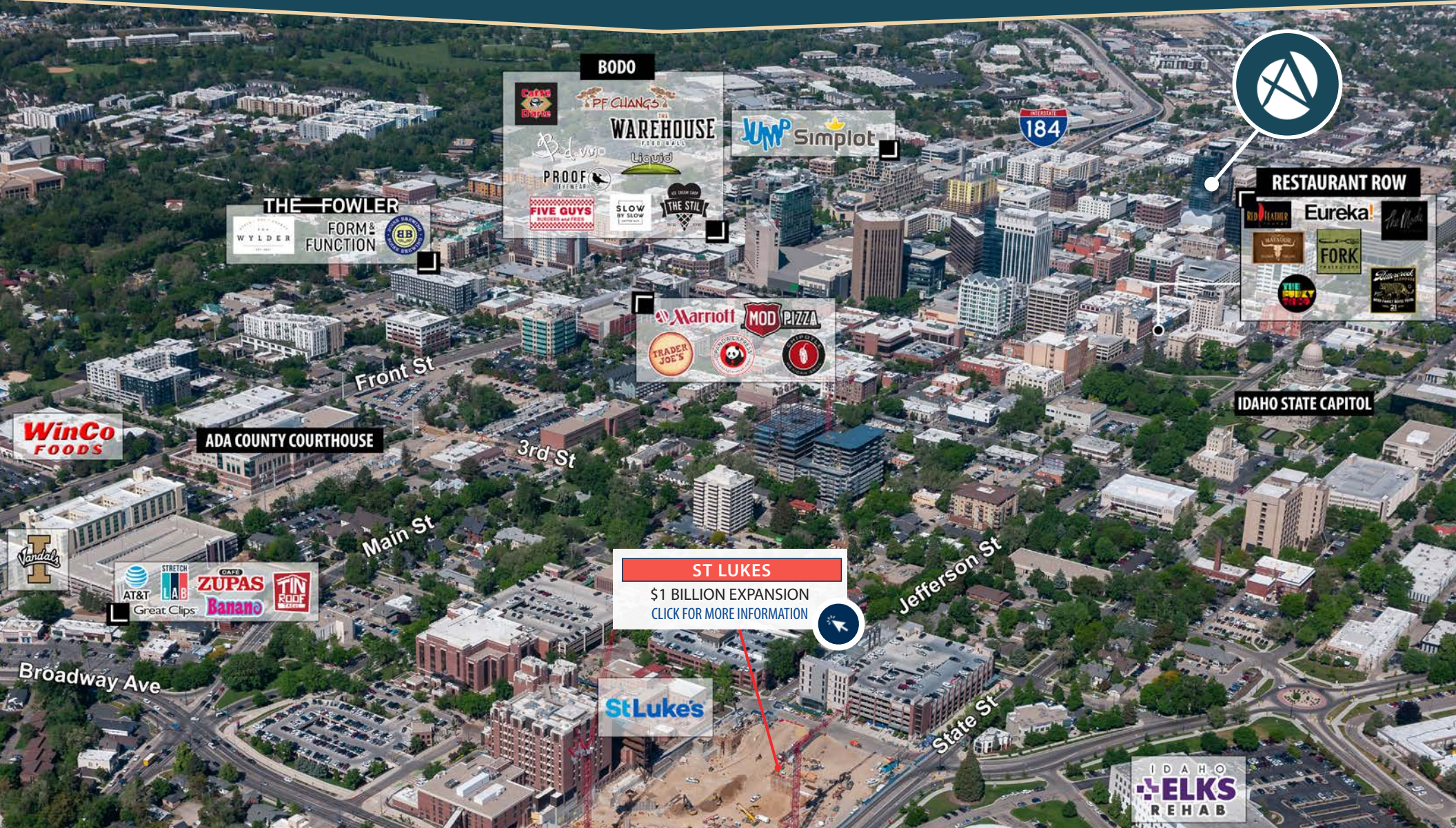
THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM



ARTHUR

SURROUNDED BY DOWNTOWN'S MOST VIBRANT BUSINESSES!



ST LUKES
\$1 BILLION EXPANSION
[CLICK FOR MORE INFORMATION](#)

UPDATED: 3.20.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM