



BODO 2ND FLOOR OFFICE CONDO

OFFICE SPACE FOR SALE OR LEASE / 398 S 9TH STREET / BOISE, ID 83702



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HIGHLIGHTS

Prime downtown location in the heart of BoDo District

Immediate access to adjacent parking garage
Walkable to restaurants, hotels, coffee shops, and entertainment

Near the Boise River Greenbelt biking and walking paths

Efficient office layout with 6 private offices, conference room, break room, bullpen area, and lobby

Two dedicated ADA-compliant restrooms within the suite

DETAILS

SALE INFORMATION

SPACE	SIZE	SALE PRICE
Bodo Condo Suite	2,811 SF	\$913,575

LEASE INFORMATION

SPACE	SIZE	RATE
Suite 290	2,811 SF	\$16.00/SF, NNN

SUBMARKET	Downtown	LEASE TYPE	NNN
BLDG TYPE	Office	EST. NNN'S	\$9.00/SF
ZONING	MX-5		

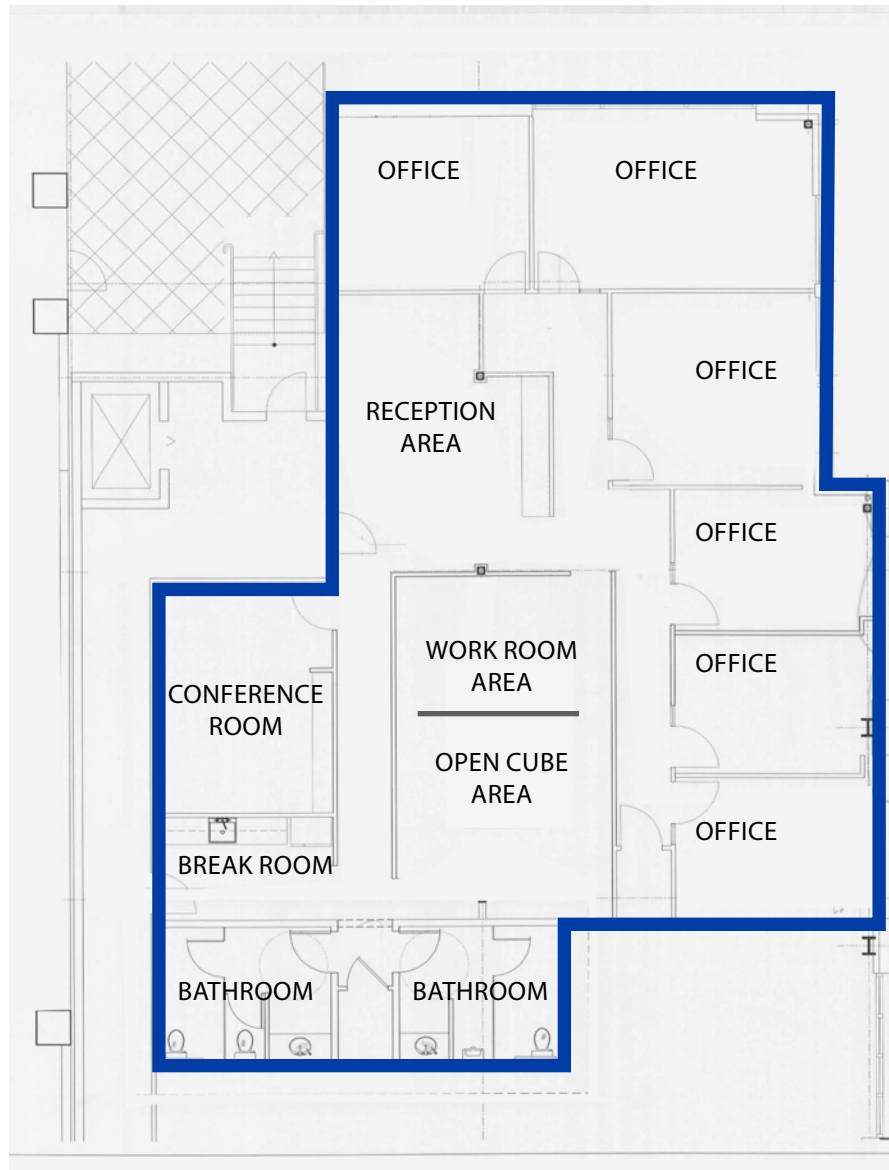
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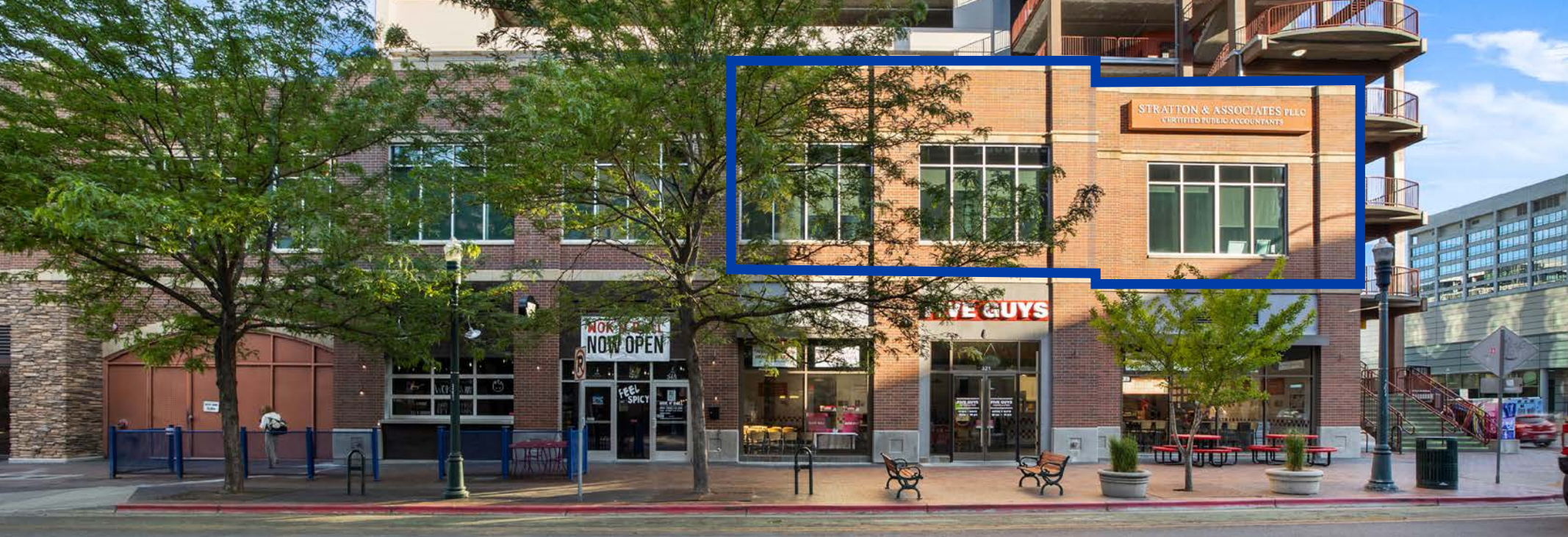
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FLOOR PLAN





SITE MAP

EASY ACCESS, WITH NEARBY AMENITIES



BODO OFFICE SPACE | SUITE 290

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DOWNTOWN MAP

PRIME DOWNTOWN LOCATION

