



THE HOFF

802 W BANNOCK STREET, BOISE, ID

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CBRE

AVAILABILITIES

PROPERTY HIGHLIGHTS

- NEW 2025 - energy efficient windows installed throughout building
- 100 feet to 8th St. vibrant food & entertainment scene
- Operable windows in some suites
- Shared conference room

Lobby area

FLOOR	SUITE	AVAILABLE SF	ASKING RATE FSEJ
BASEMENT	B102-B106	1,006	\$14.00/sf/yr
	B103	1,496	\$14.00/sf/yr
2ND FLOOR	200	956	\$23/sf/yr
3RD FLOOR	308	1,849	\$23.00/sf/yr
4TH FLOOR	400	1,687	\$24.00/sf/yr
	402	570	\$22.00/sf/yr
7TH FLOOR	700	3,942	\$24.00/sf/yr
8TH FLOOR	800	4,629	\$24.00/sf/yr
9TH FLOOR	900	4,534	\$24.00/psf/yr

\$14 - \$24

LEASE RATE
PSF FSEJ

UP TO 4,629

SF AVAILABLE

14

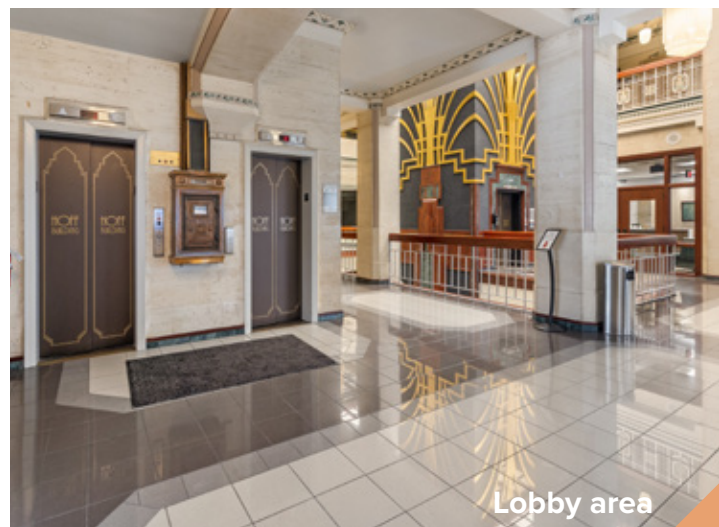
FLOORS

93,543

BUILDING SF



Building Entrance

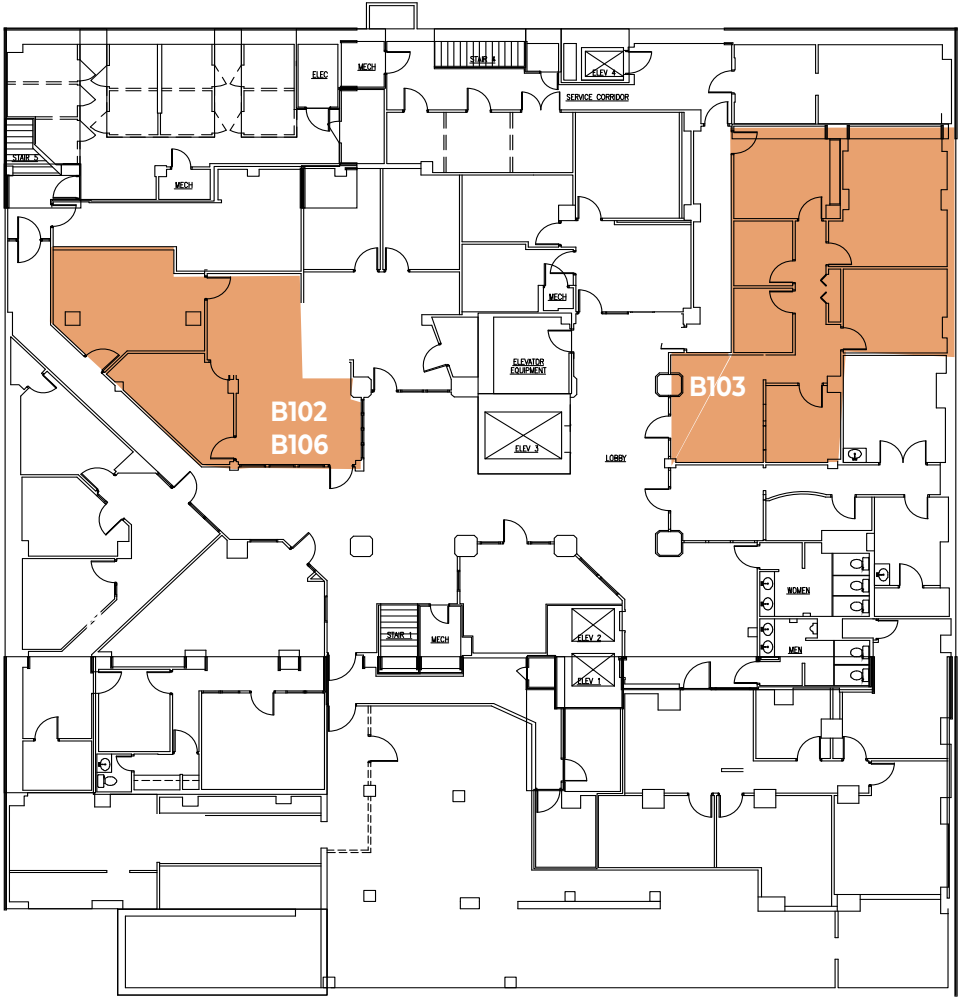


Lobby area

BASEMENT LEVEL

AVAILABILITIES

SUITE	SF	RATE	PSF	FSEJ
B102/106	1,006	\$14.00		
B103	1,496	\$14.00		



Exterior

2ND LEVEL

AVAILABILITIES

SUITE

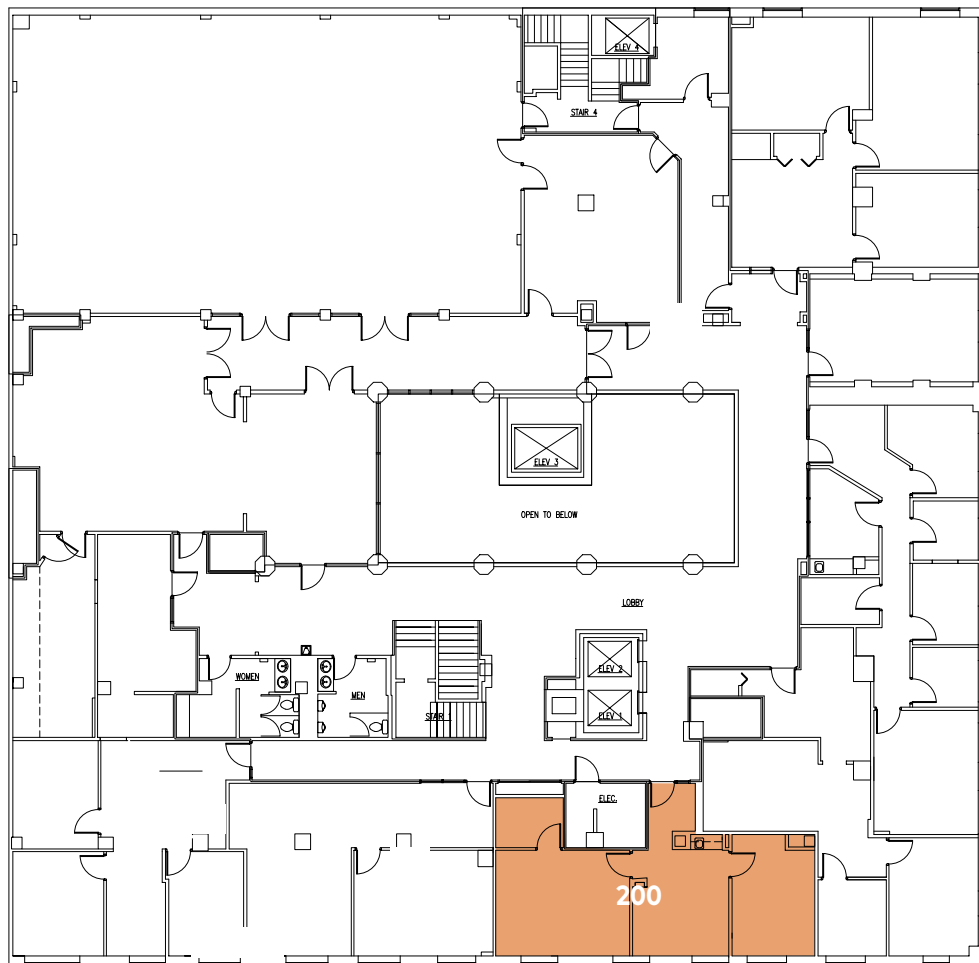
SF

RATE PSF FSEJ

200

±956

\$23.00



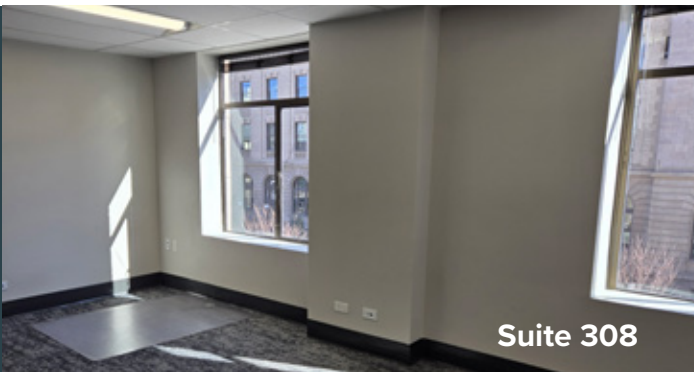
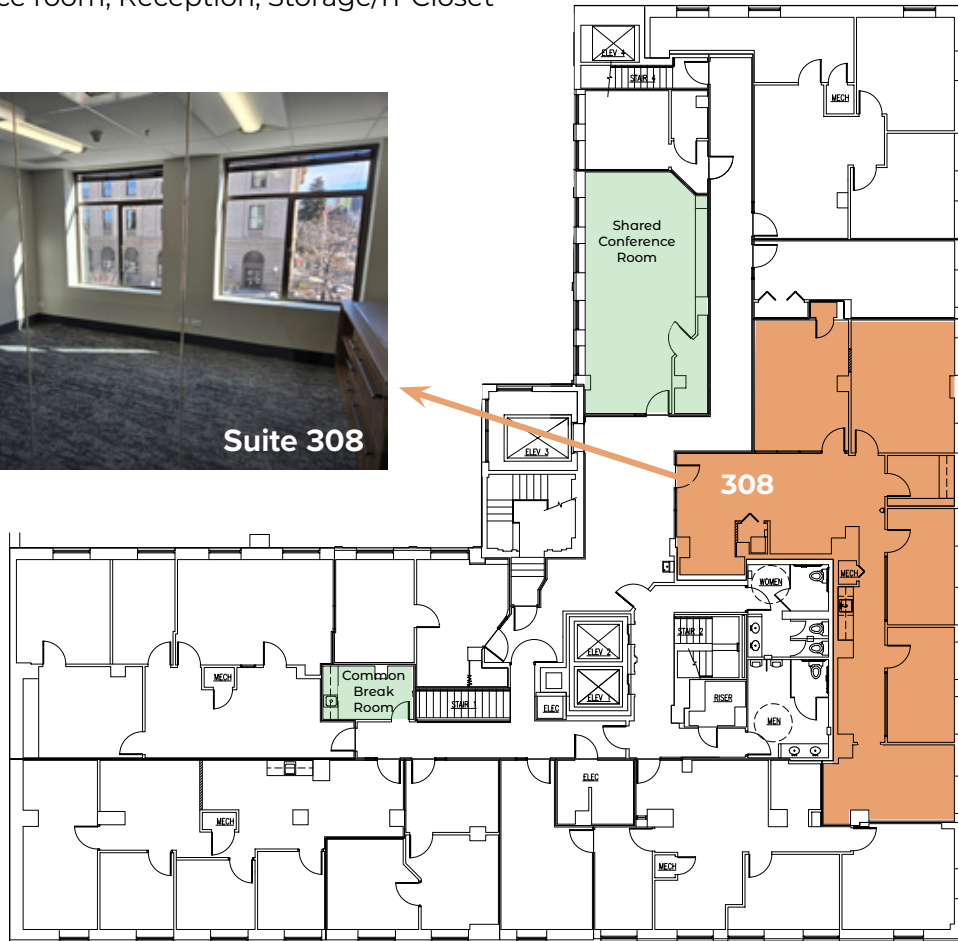
Ste 200

3RD FLOOR

AVAILABILITIES

SUITE	SF	RATE	PSF	FSEJ
308	±1,849	\$23.00		

- 4 Private window-lined offices
- Vacant - Call for tour instructions
- Conference room, Reception, Storage/IT Closet

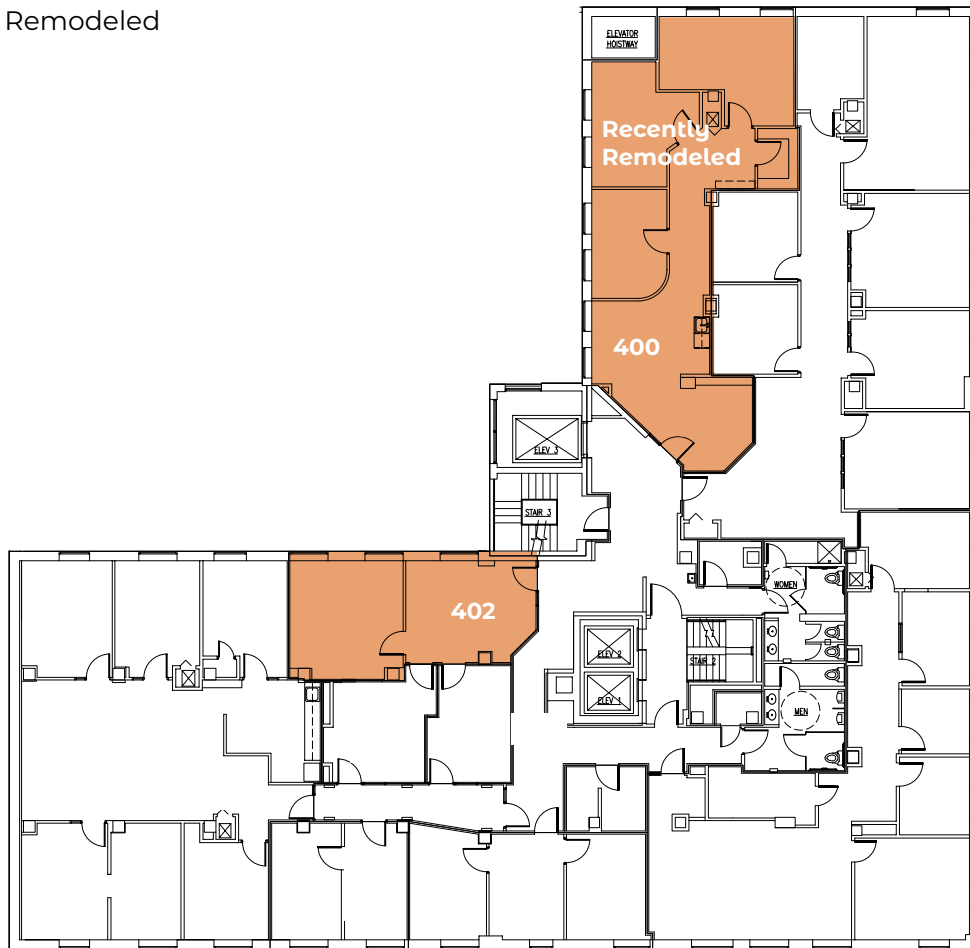


4TH FLOOR

- Beautiful views of the foothills
- Immediate availability
- Recently Remodeled

AVAILABILITIES

SUITE	SF	RATE	PSF	FSEJ
400	±1,687	\$24.00		
402	±570	\$22.00		

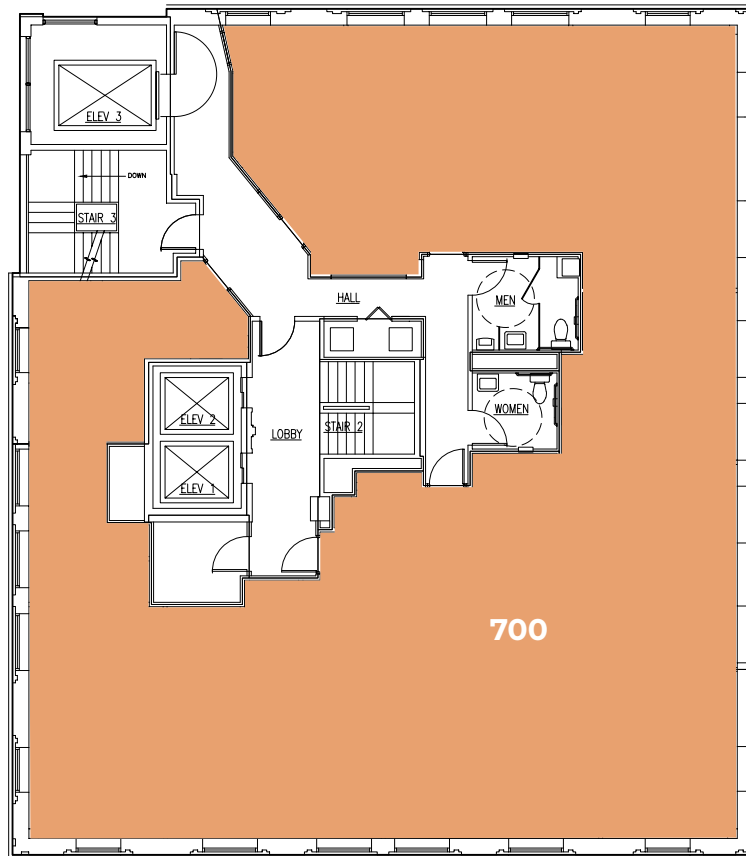


7TH FLOOR

AVAILABILITIES

SUITE	SF	RATE	PSF	FSEJ
700	±3,942	\$24.00		

- Window lined offices looking out to 8th St. & Jefferson St.
- Entire Floor Availability
- White shell - Ready for Tenant buildout

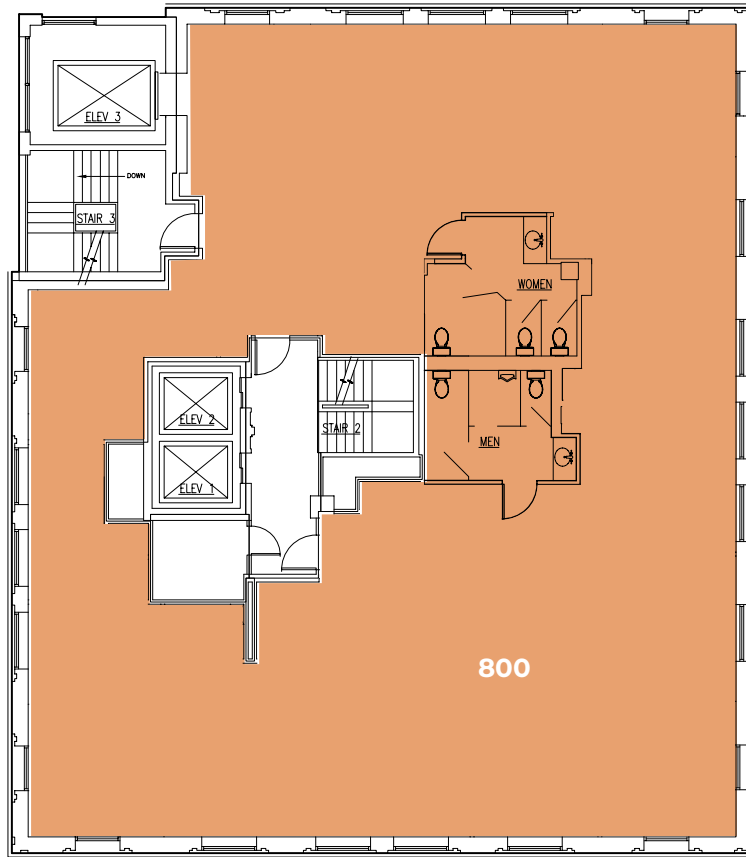


8TH FLOOR

AVAILABILITIES

SUITE	SF	RATE	PSF	FSEJ
800	±4,629	\$24.00		

- Amazing views
- Entire floor availability
- White shell - Ready for Tenant buildout



9TH FLOOR

AVAILABILITIES

SUITE

SF

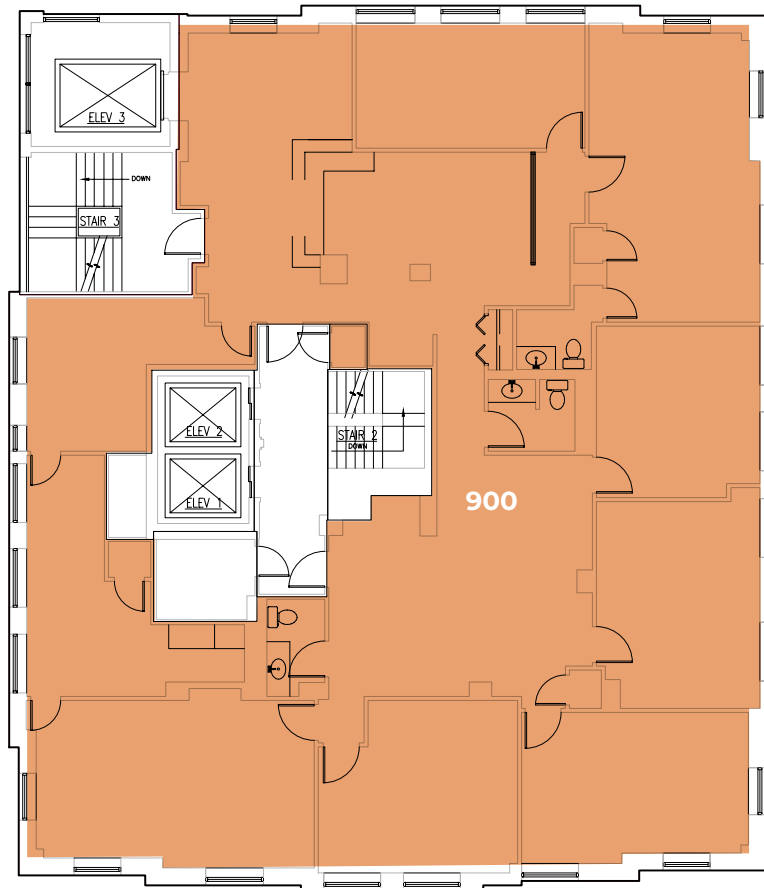
RATE PSF FSEJ

900

±4,534

\$24.00

- 8 Private offices, Conference Room, Open Workspace, Kitchenette
- Entire floor availability
- Available 07/01/2026



DOWNTOWN BOISE

A growing economy in the Intermountain West

Boise and the larger metro area is home to Fortune 500 companies, small businesses and start-ups, universities, military and nonprofit organizations and many more. Among the numerous accolades, the city ranked # 1 for job growth and # 2 for the best run cities in America.[^] Boise has 210 days of sunshine and over 100 unique restaurants downtown. Come enjoy this lively, clean and vibrant city.

[^]Indeed and Wallethub 2021



3,225
BUSINESSES



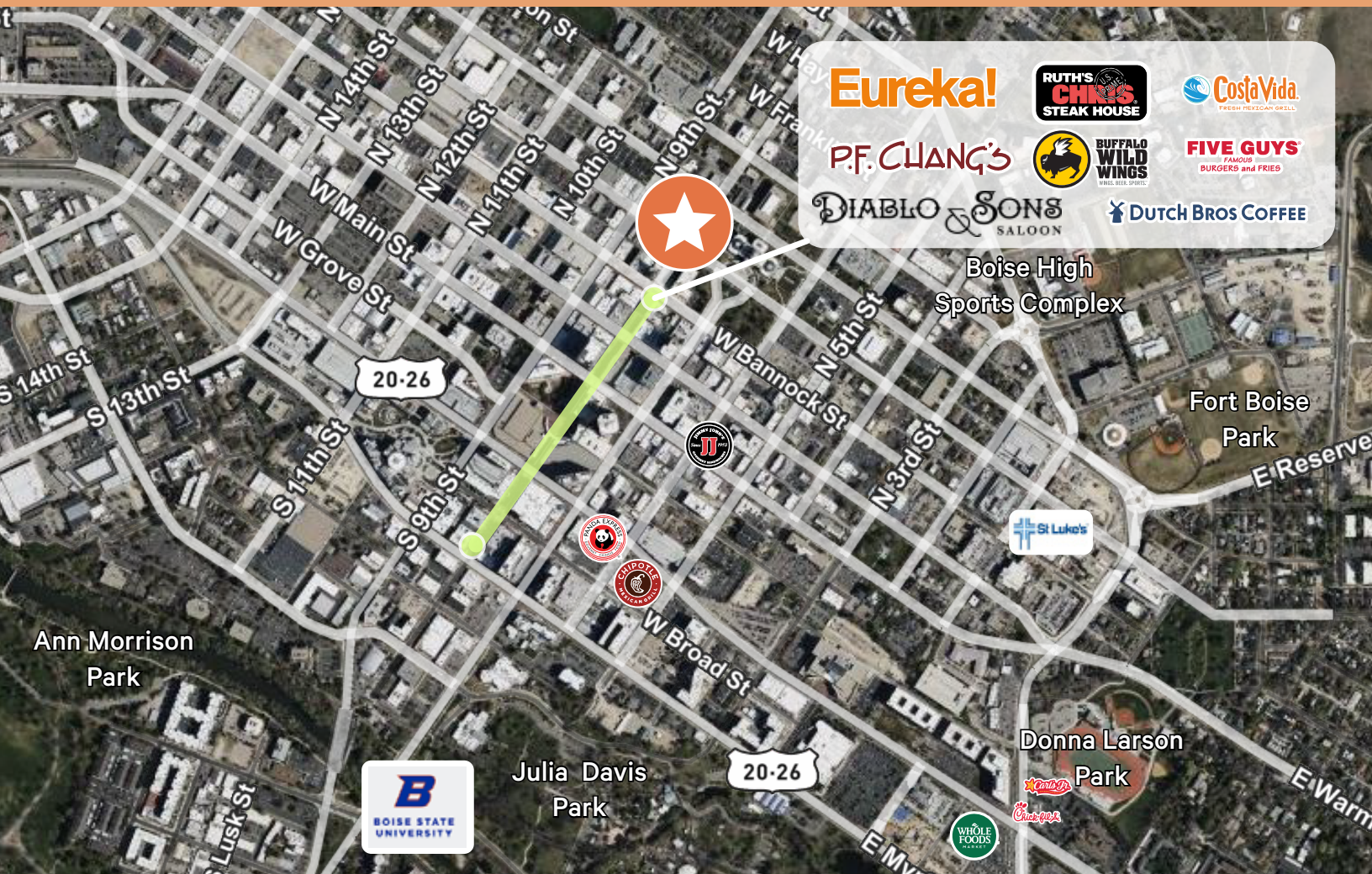
40,333
POPULATION
(daytime)



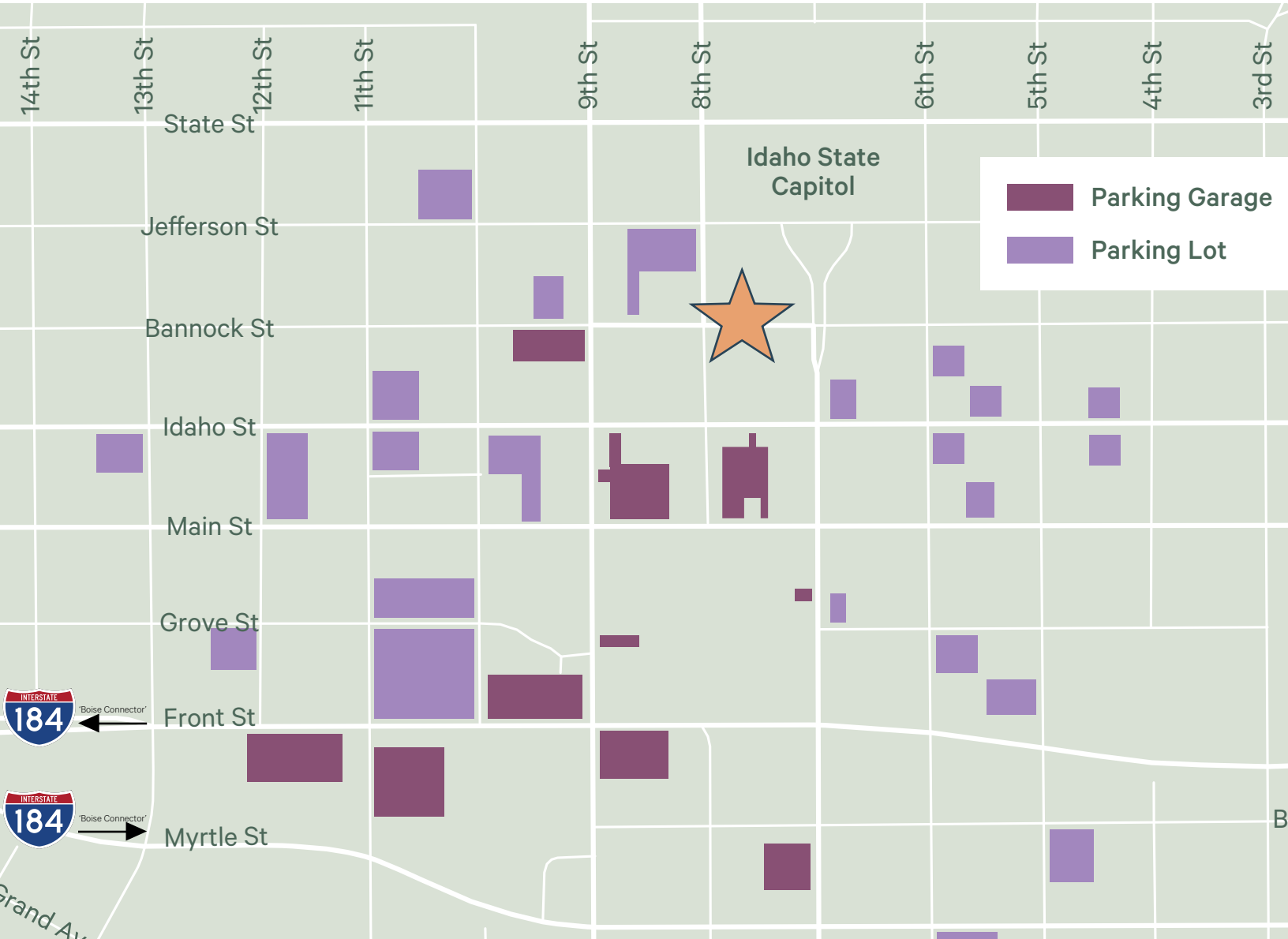
24,306
POPULATION



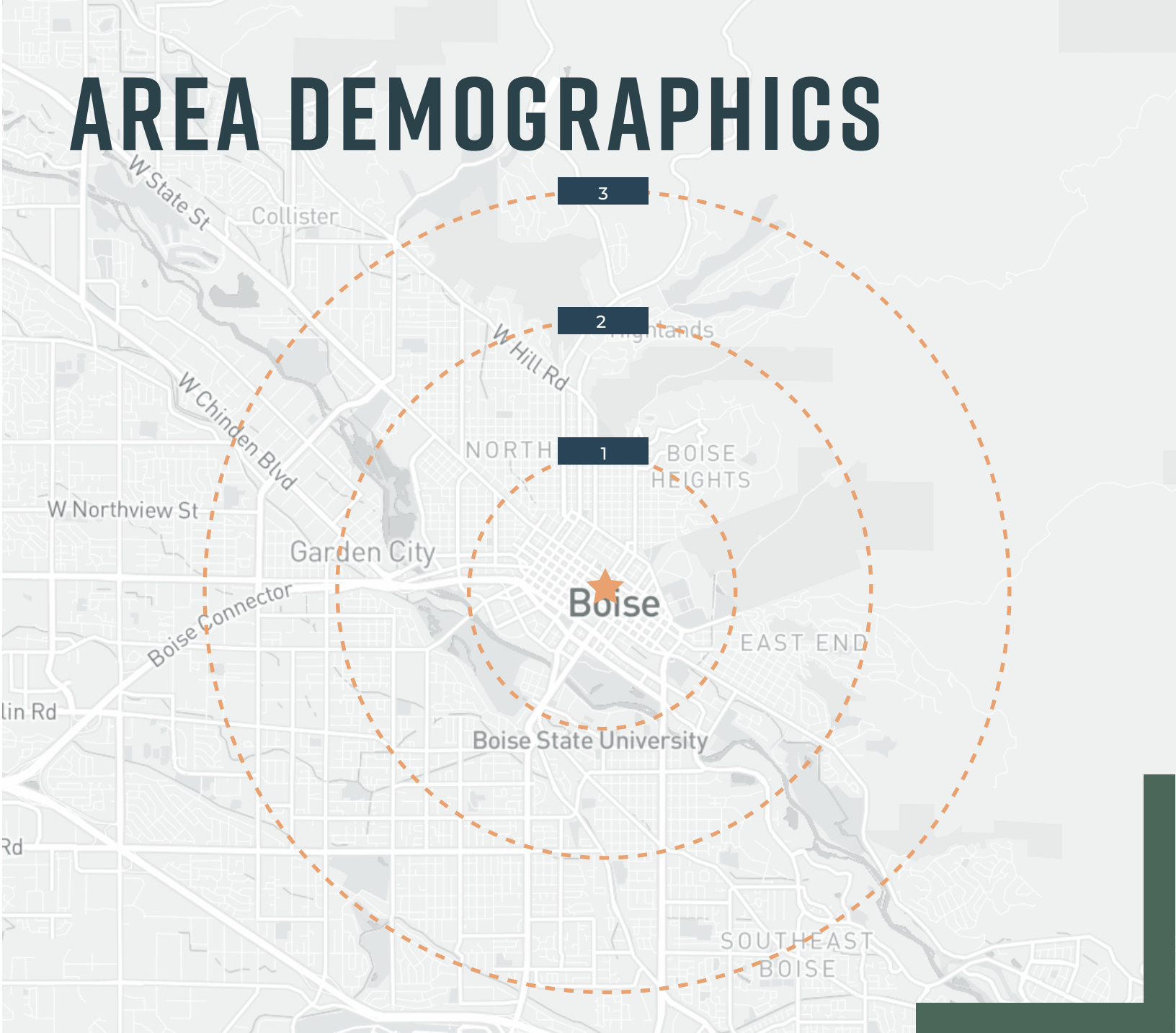
75+
Annual Festivals



PARKING MAP



AREA DEMOGRAPHICS



DESTINATION	DISTANCE
8th Street Corridor	70 feet
Capitol Building	450 feet
The Grove	1/4 mile
BoDo	1/3 mile
Boise State University	1.5 miles
Boise Airport	4 miles

EMPLOYEES
 1 Mile 52,066
 2 Miles 75,479
 3 Miles 105,960





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