



ARTHUR

NOW LEASING

RETAIL/OFFICE INSIDE BOISE'S NEWEST LANDMARK



WEBSITE
CLICK HERE!

FOR LEASE

RETAIL | RESTAURANT | OFFICE

120 N 12TH STREET, BOISE, ID



HOLLY CHETWOOD, CCIM
208.947.0827 | holly@tokcommercial.com



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 298 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.
- Benefit from a built-in customer base in the luxury residences above, along with capturing the momentum of constant business traffic, commuter flow, and street-level activity.
- High-visibility location with convenient parking and a more pedestrian-friendly setting—avoiding the access challenges common along downtown Boise's more congested corridors.
- Restaurant infrastructure in place, ready to support food and beverage concepts.
- On-site visitor parking available for customers and guests.

UPDATED: 8.19.2026

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Property Type:	Retail Restaurant Office
Project Size:	High-rise, 298 unit luxury mixed-use project
Lease Rate:	\$35.00 - \$45.00/SF/NNN
T.I. Allowance:	Negotiable
Parking:	On-site visitor parking available
Submarket:	Downtown Boise
Total Size:	1,500 - 8,822 SF

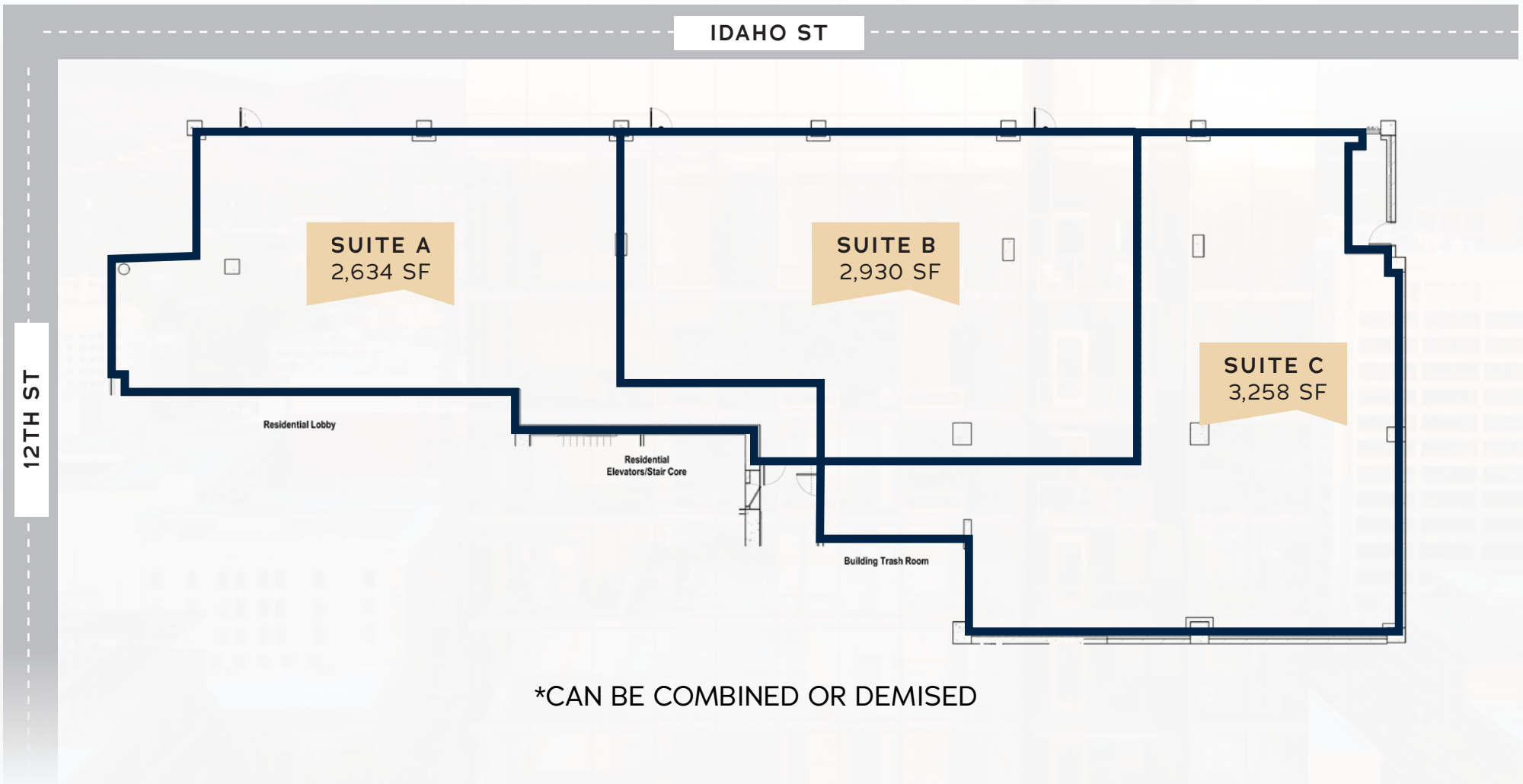




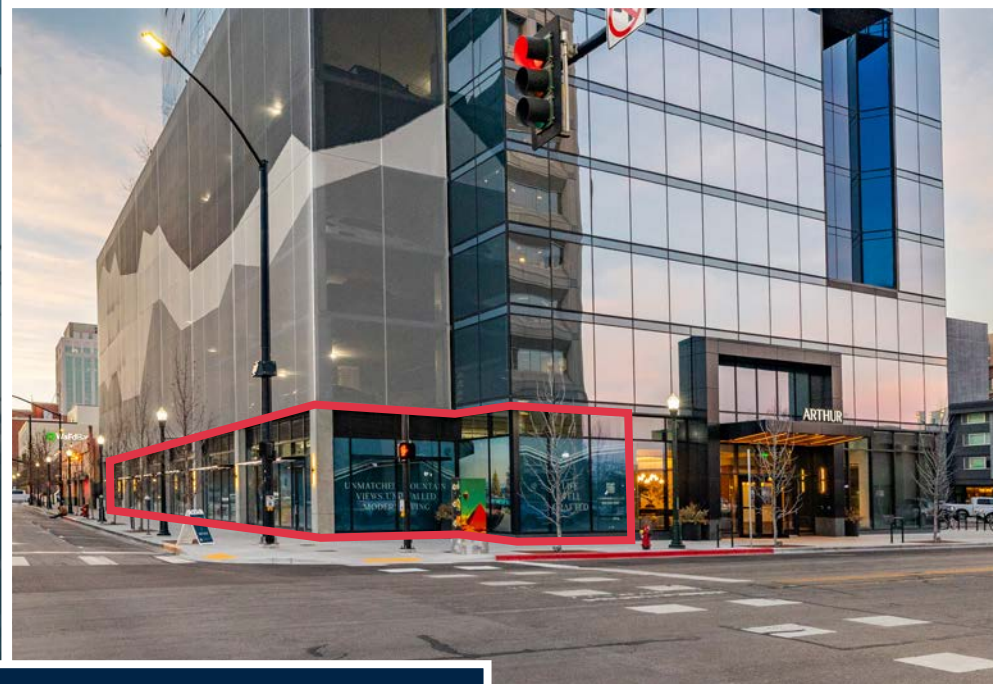
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SAMPLE FLOORPLAN

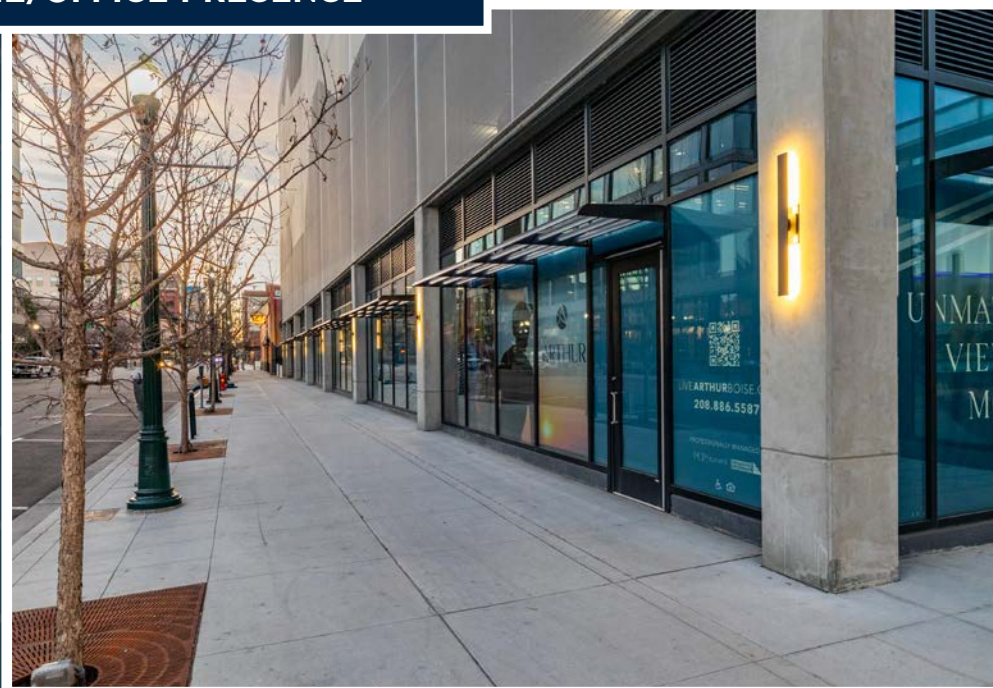
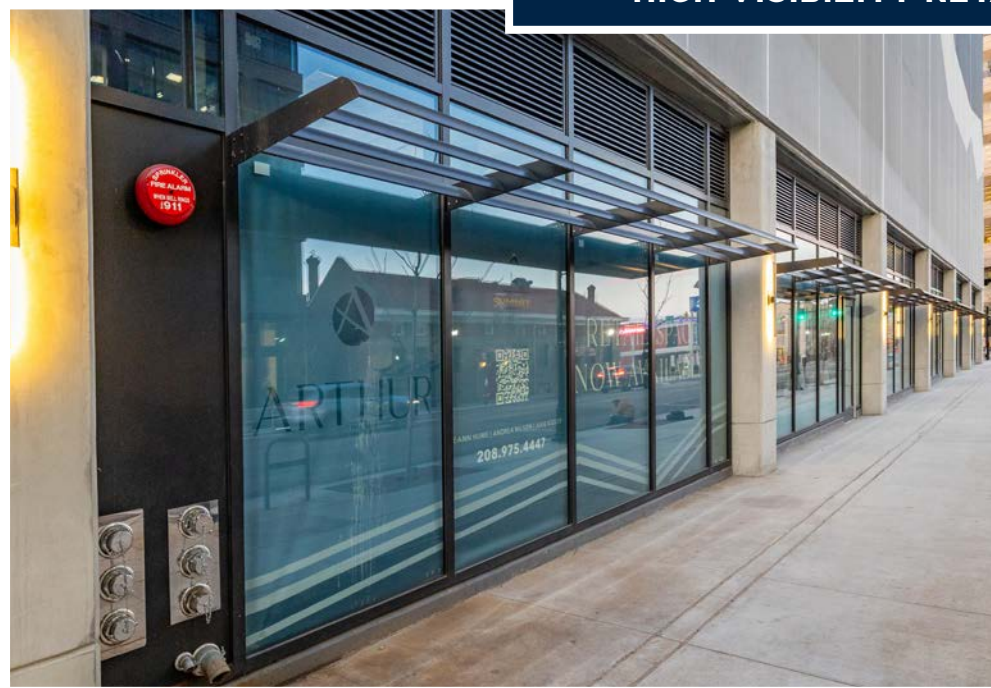
AVAILABLE
1,500 - 8,822 SF



*CAN BE COMBINED OR DEMISED



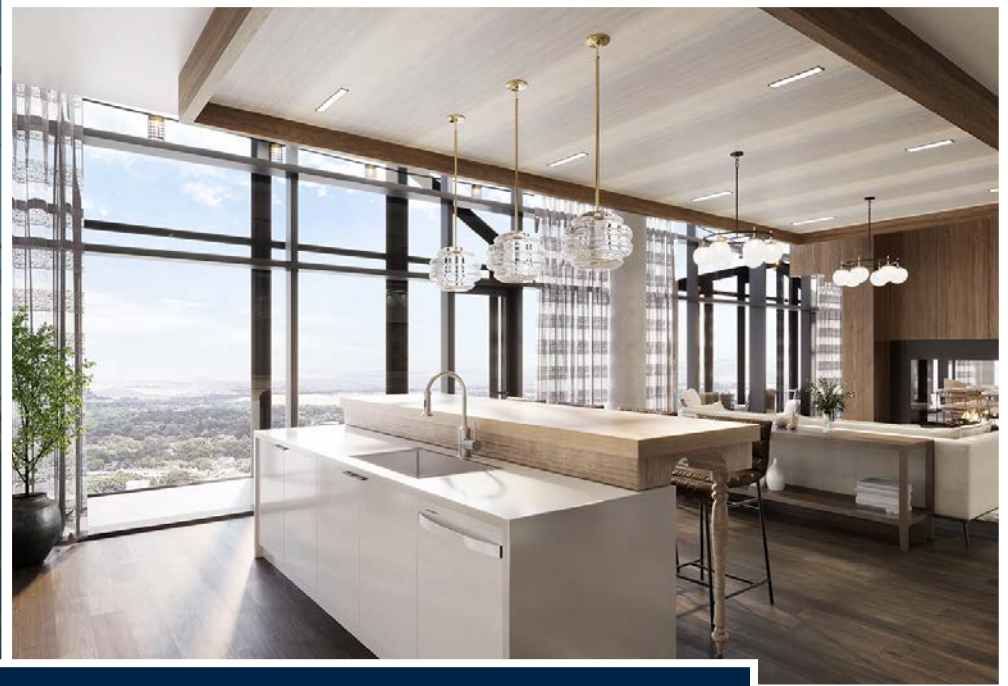
HIGH VISIBILITY RETAIL/OFFICE PRESENCE



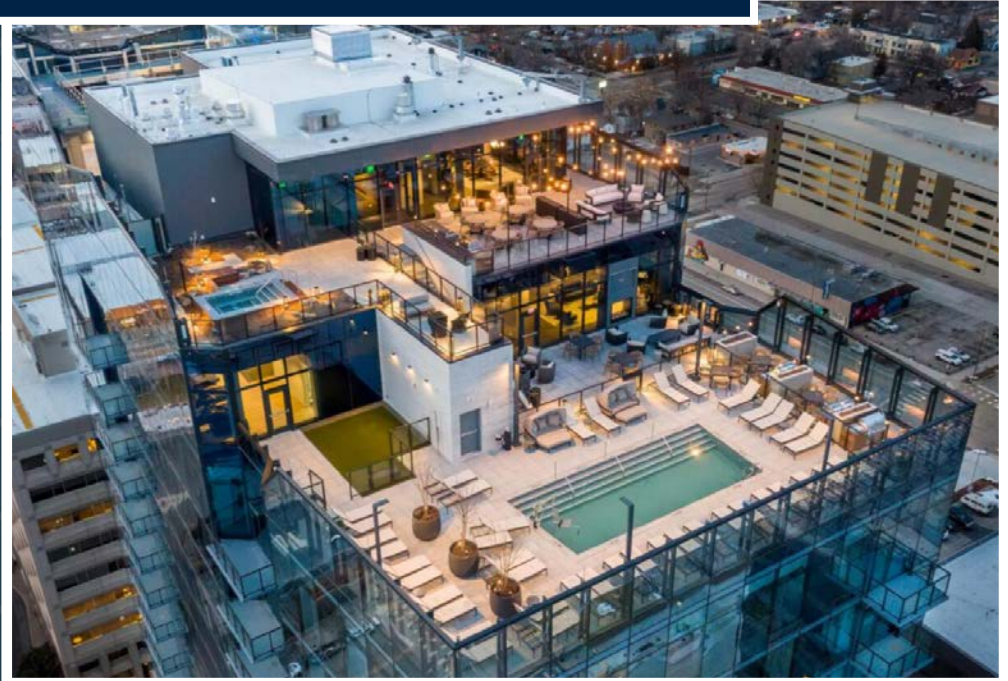
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A LANDMARK DEVELOPMENT SETTING A NEW STANDARD FOR DOWNTOWN BOISE

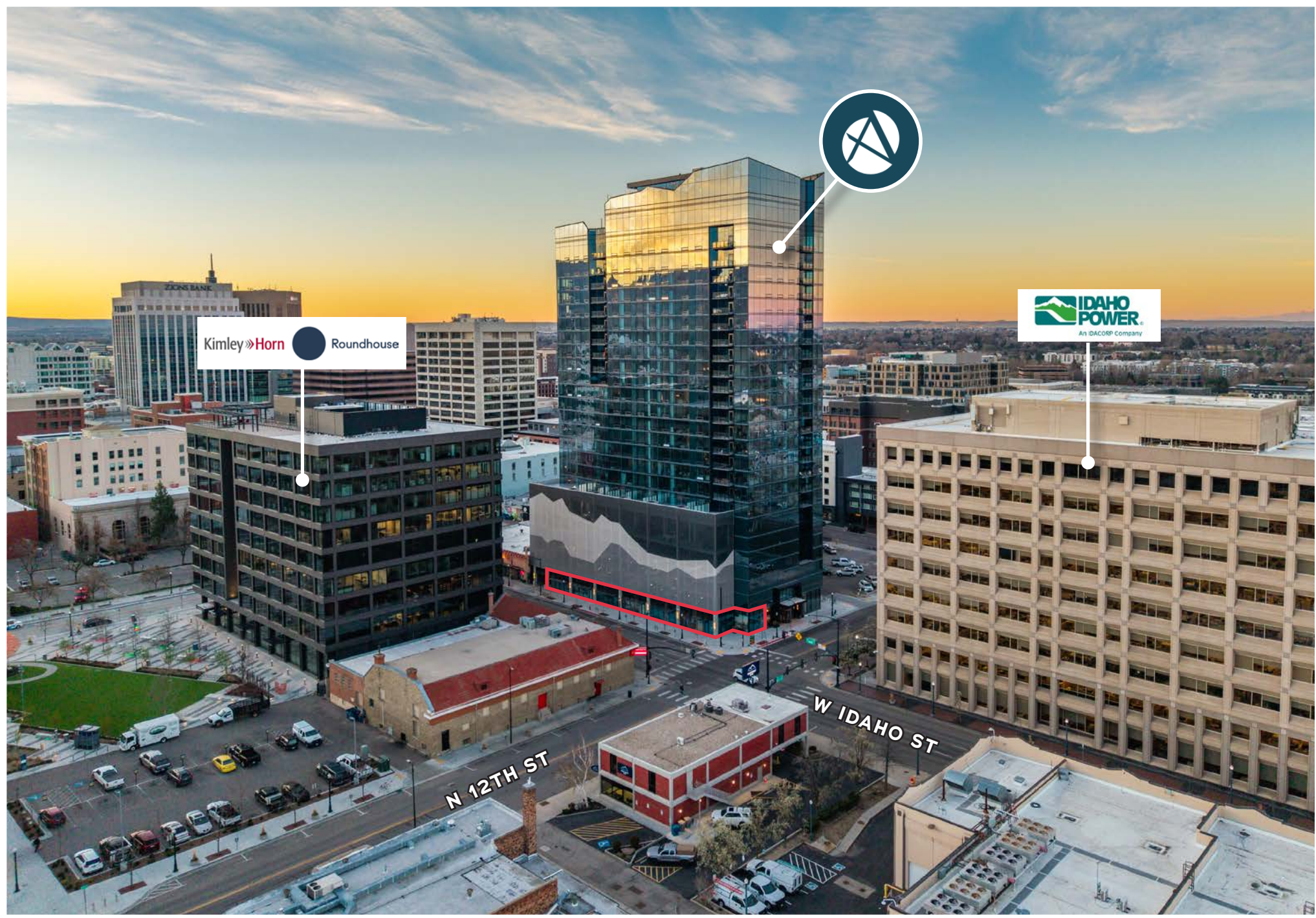


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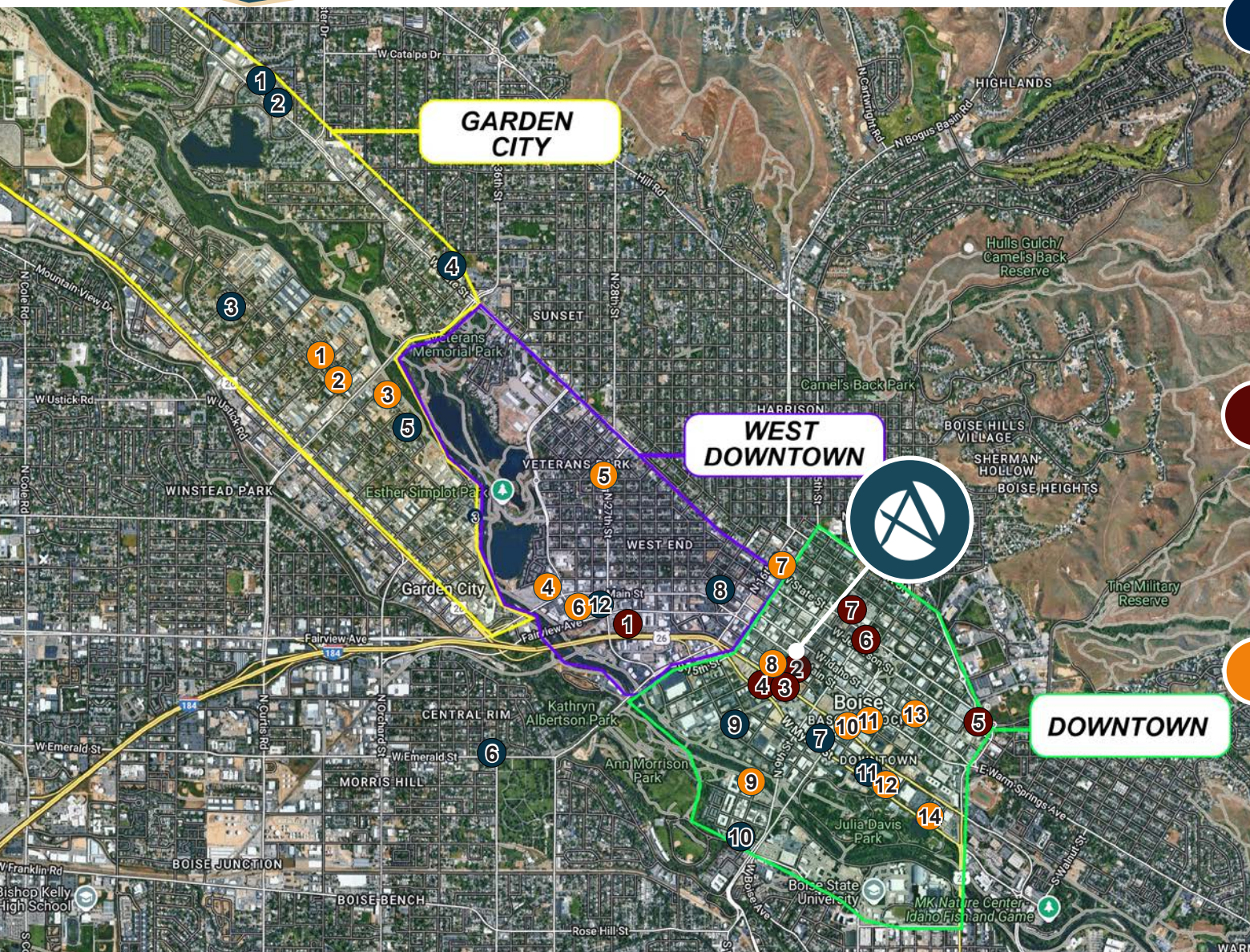
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MAJOR DEVELOPMENTS MAP



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 Broadstone Saratoga / 305 units & 8,582 SF / 2025
- 9 The Uncommon / 180 units & 3,305 SF / 2024
- 10 The Vanguard / 76 units & 2,850 SF / 2022
- 11 The Lucy / 114 units & 10,000 SF / 2022
- 12 Jules on 3rd / 173 units & 2,800 SF / 2021
- 13 4th & Idaho / 100 units & 161,405 SF / UC
- 14 LOCAL Boise Apartments / 249 units & 7,100 SF / 2021

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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

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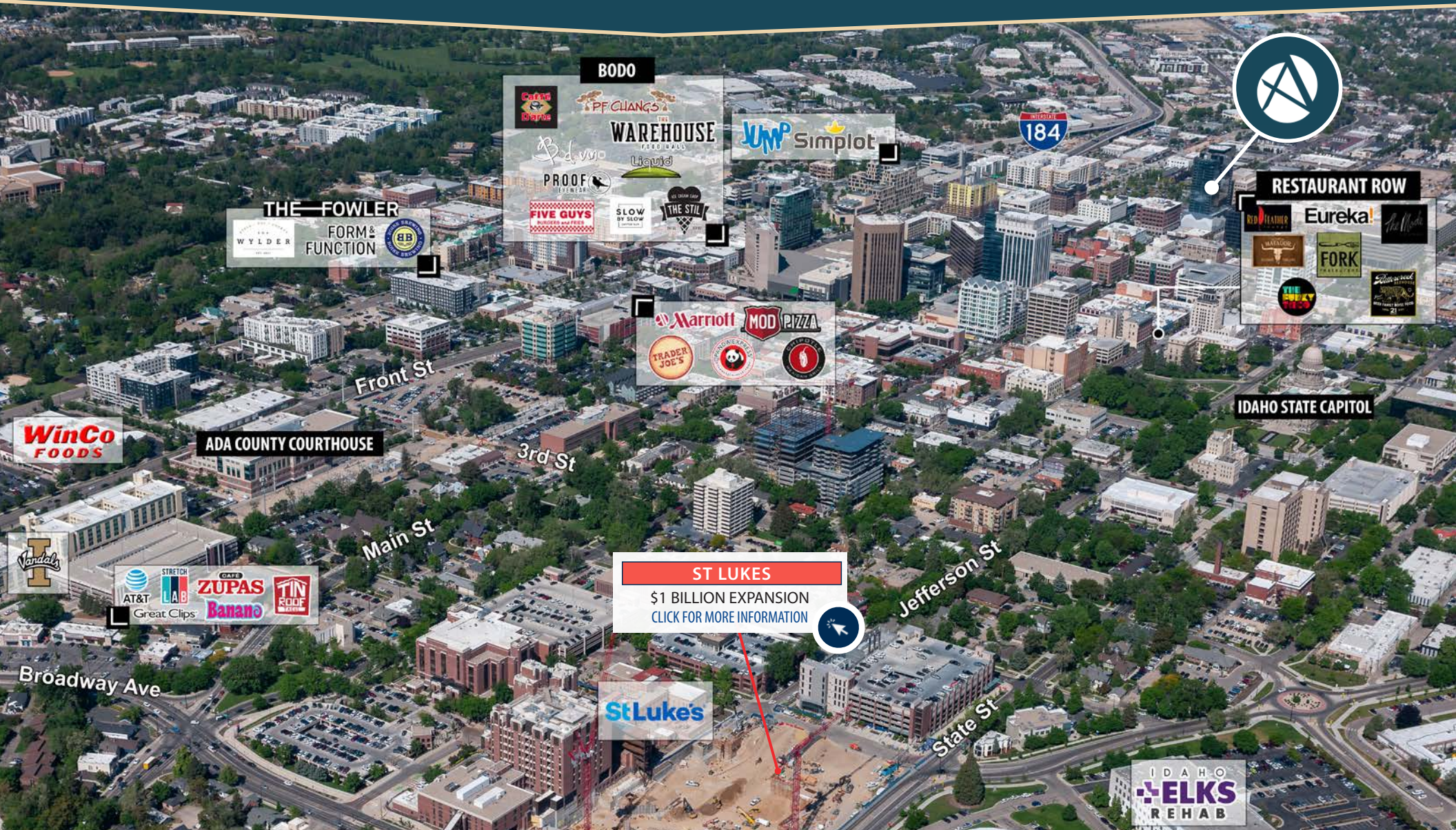
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SURROUNDED BY DOWNTOWN'S MOST VIBRANT BUSINESSES!



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