

CITY CENTER PLAZA

101 South Capitol Boulevard, Boise, Idaho 83702

746 - 14,635 RSF - \$24.00 - \$28.00/RSF



[Google Earth 360 View - Click Here](#)



FOR LEASE

PROPERTY HIGHLIGHTS

Suite 100	4,531 RSF	\$26.00/RSF NNN
Suite 101	3,490 RSF	\$28.00/RSF NNN
Suite 104	746 RSF	\$26.00/RSF NNN
Combined	8,767 RSF	\$28.00/RSF NNN
Suite 203	1,973 RSF	\$26.00/RSF FS
Suite 300	6,385 RSF	\$26.00/RSF
Suite 303	1,073 RSF	\$26.00/RSF FS
Suite 402	2,883 RSF	\$26.00/RSF FS
Suite 500	3,288 RSF	\$26.00/RSF FS
Suite 501	2,319 RSF	\$26.00/RSF FS
Suite 503	2,064 RSF	\$26.00/RSF FS
Suite 504	2,752 RSF	\$26.00/RSF FS
Suite 505	1,902 RSF	\$24.00/RSF FS
Combined	12,325 RSF	\$26.00/RSF FS
Suite 603	2,848 RSF	\$26.00/RSF FS
Suite 910	7,463 RSF	\$26.00/RSF FS
Floor 14	14,635 RSF	\$28.00/RSF FS
Suite 1600	9,898 RSF	\$28.00/RSF FS
Suite 1601	3,206 RSF	\$28.00/RSF FS
Combined	13,104 RSF	\$23.00/RSF FS

PROPERTY DETAILS

- Class A office suites in Downtown Boise
- Concierge services & parking garage on-site
- Valet parking, shower facilities & lockers
- [100% Renewable energy credits](#)

SURROUNDING AMENITIES

- [Grove Fitness Club & Spa](#)
- [Several restaurants & a bustling nightlife & entertainment atmosphere & The Warehouse](#)
- [Idaho Central Arena](#) - Home to numerous events & Idaho's only professional ECHL hockey team - [The Idaho Steelheads](#)
- [The Grove Plaza](#) has attracted millions of visitors since 1989 & in 2018 was awarded the Gold Award of Excellence in Economic Development - Events include [Alive After Five](#), [Capital City Public Market](#), & the [holiday tree lighting](#)
- [Boise Centre](#) is Idaho's largest convention center at 86,000 SF and can accommodate groups from 10 - 2,000 People

JENNIFER MCENTEE

Senior Director
Office | Capital Markets
+1 208 287 9495
jennifer.mcatee@cushwake.com

BREE WELLS

Director
Office | Capital Markets
+1 208 287 9492
bree.wells@cushwake.com

BRAYDON TORRES

Associate
Office | Capital Markets
+1 208 207 9485
braydon.torres@cushwake.com

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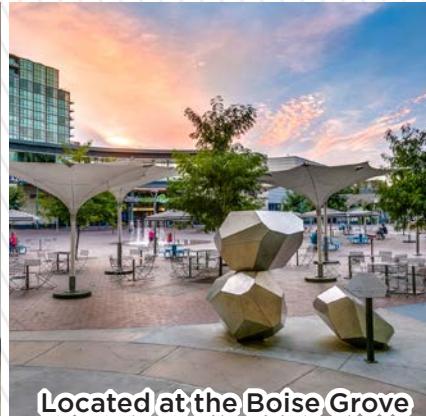
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Conference Center



Bike Sharing Service



Located at the Boise Grove



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Office | Capital Markets
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999 West Main Street, Ste 1300

Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501
cushmanwakefield.com

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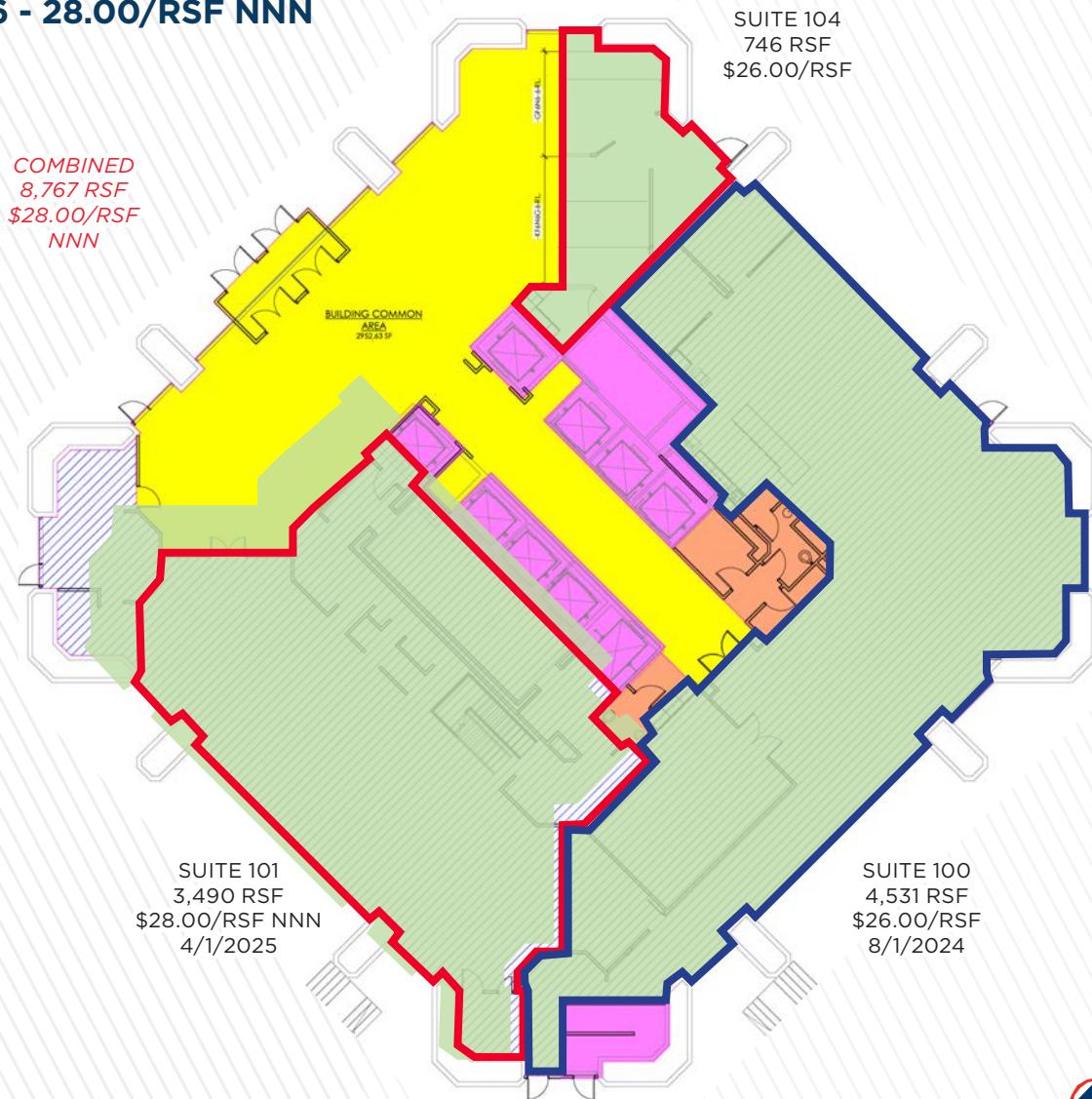
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FIRST FLOOR RETAIL - 746 - 8,767 RSF - \$26 - 28.00/RSF NNN



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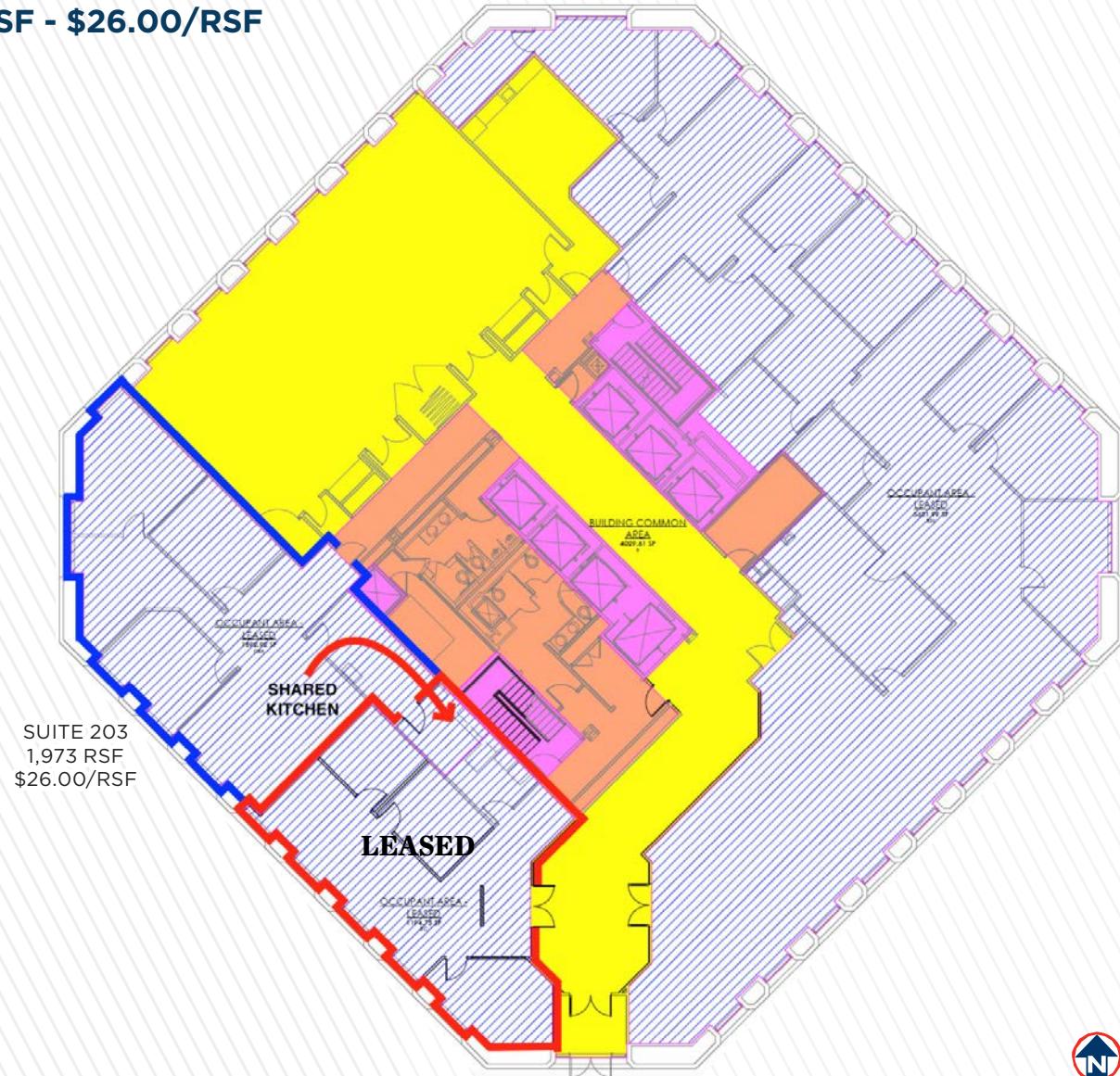
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SECOND FLOOR AVAILABILITY - 1,973 RSF - \$26.00/RSF



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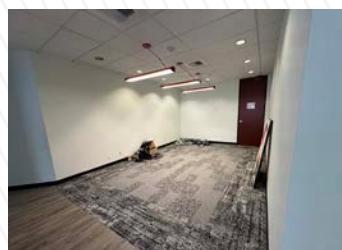
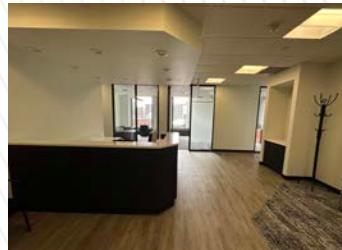
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THIRD FLOOR AVAILABILITY - 1,073 - 6,693 RSF - \$26.00/RSF



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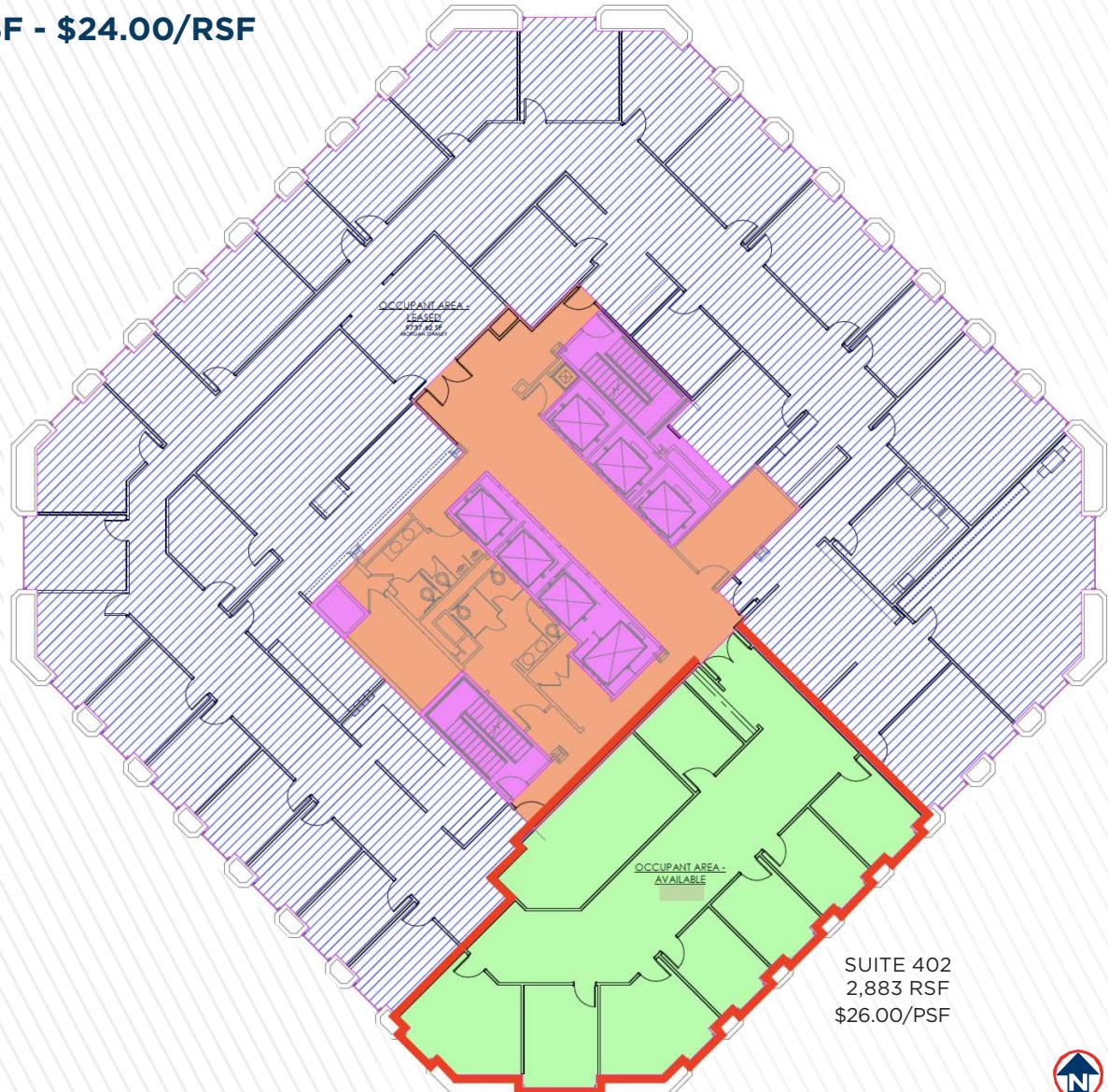
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FOURTH FLOOR AVAILABILITY - 2,883 RSF - \$24.00/RSF



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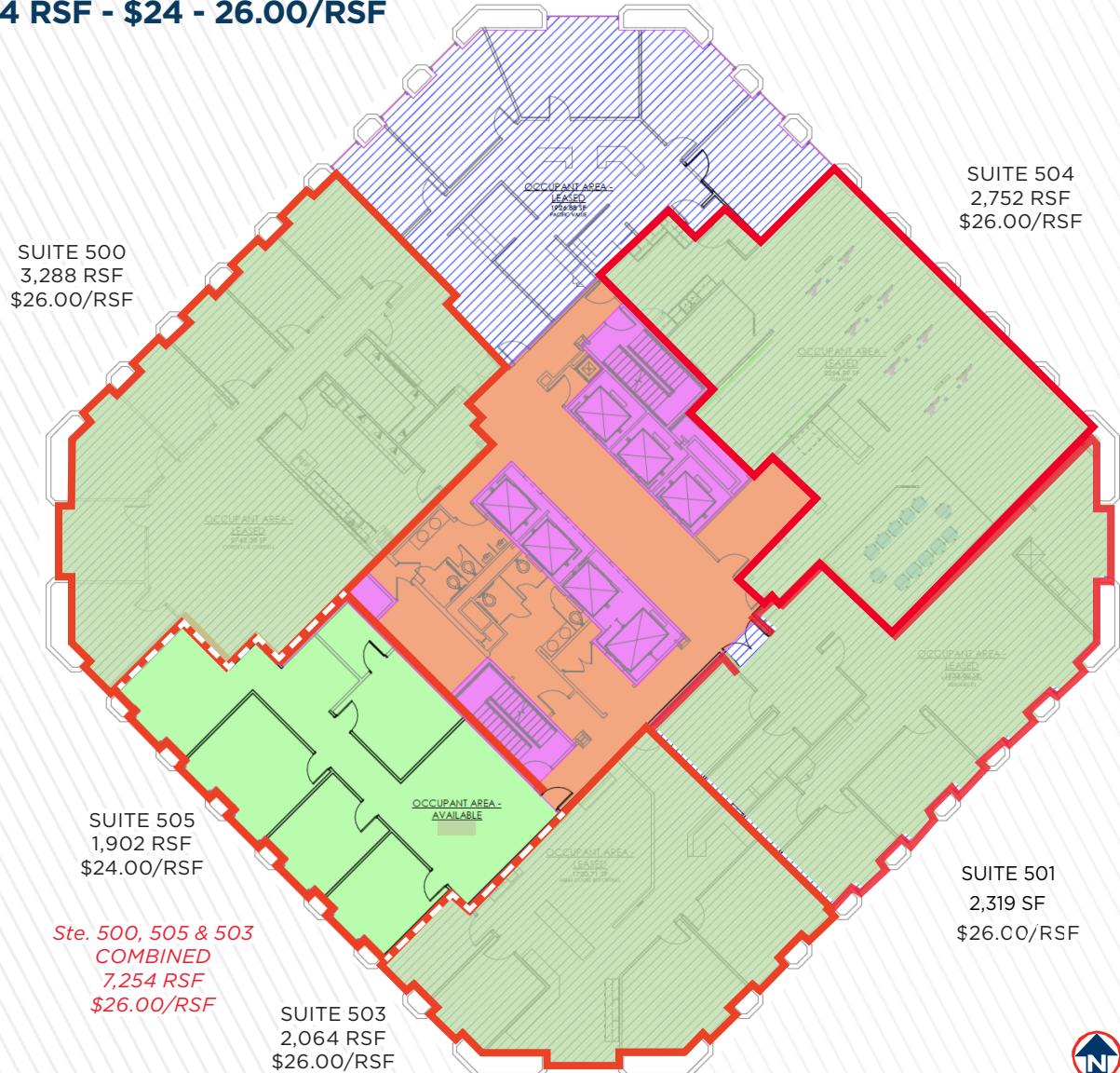
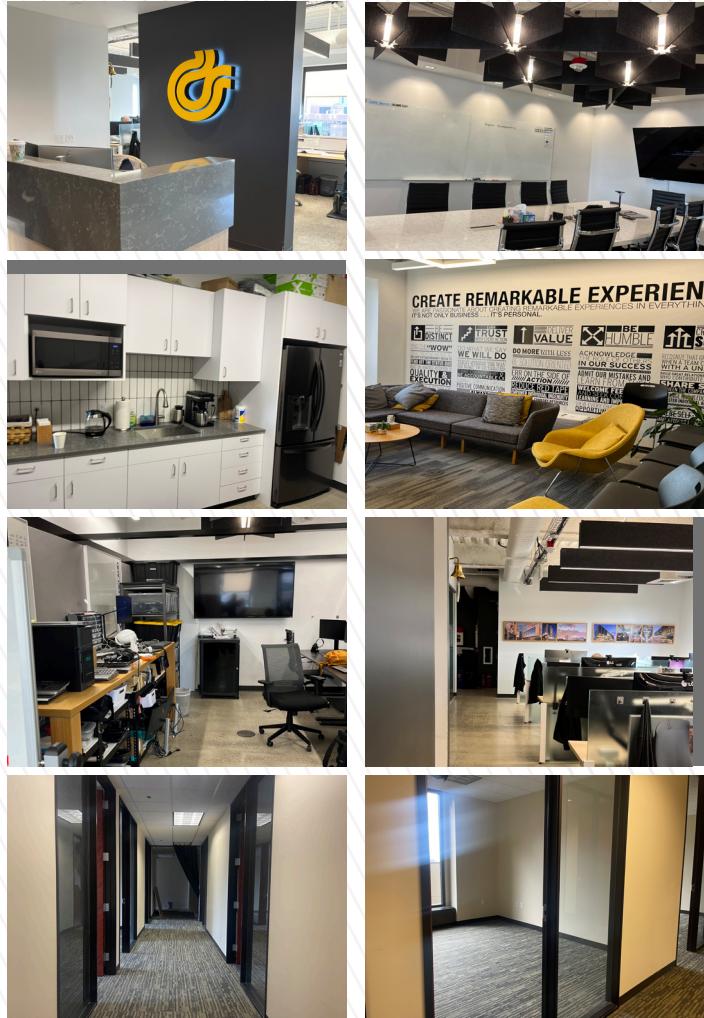
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FIFTH FLOOR AVAILABILITY - 1,902 - 7,254 RSF - \$24 - 26.00/RSF



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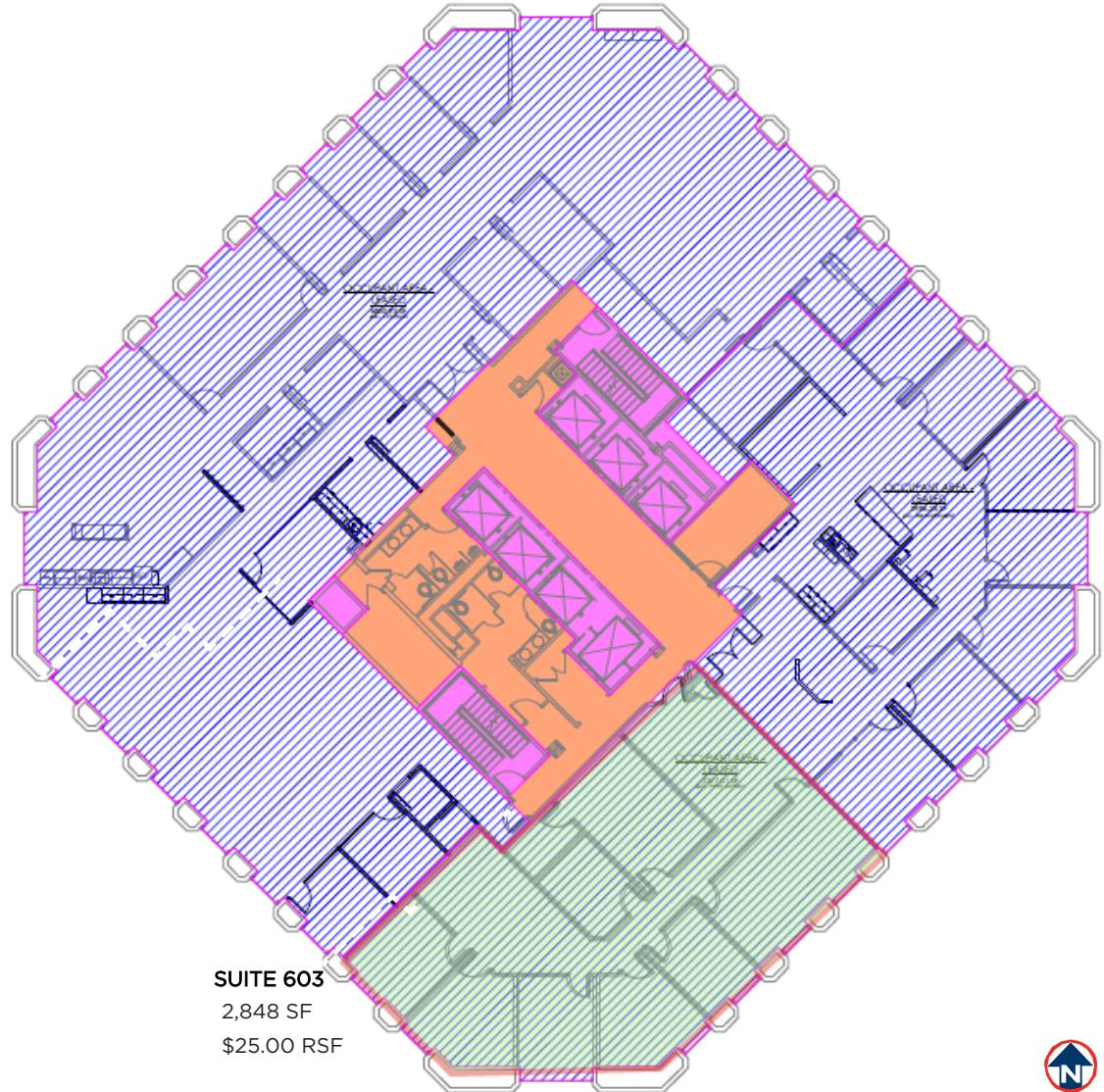
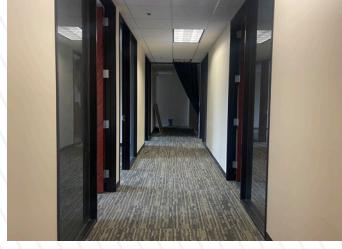
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SIXTH FLOOR AVAILABILITY - 5,105 RSF - \$25.00/RSF NNN



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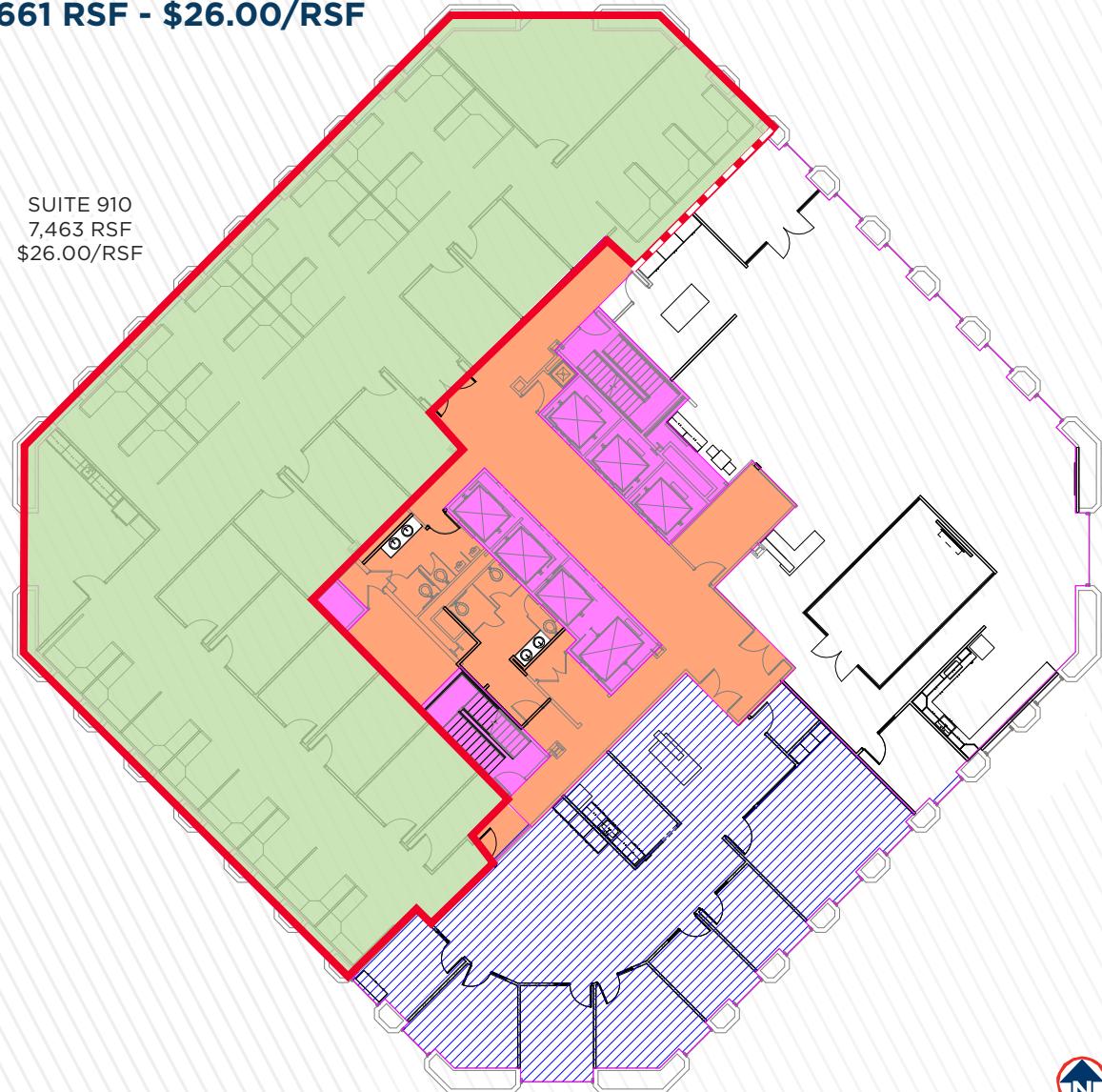
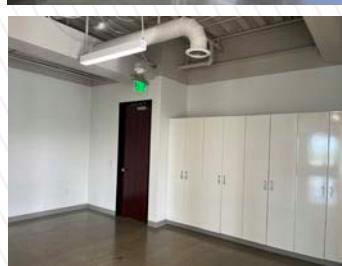
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NINTH FLOOR AVAILABILITY - 4,198 TO 11,661 RSF - \$26.00/RSF



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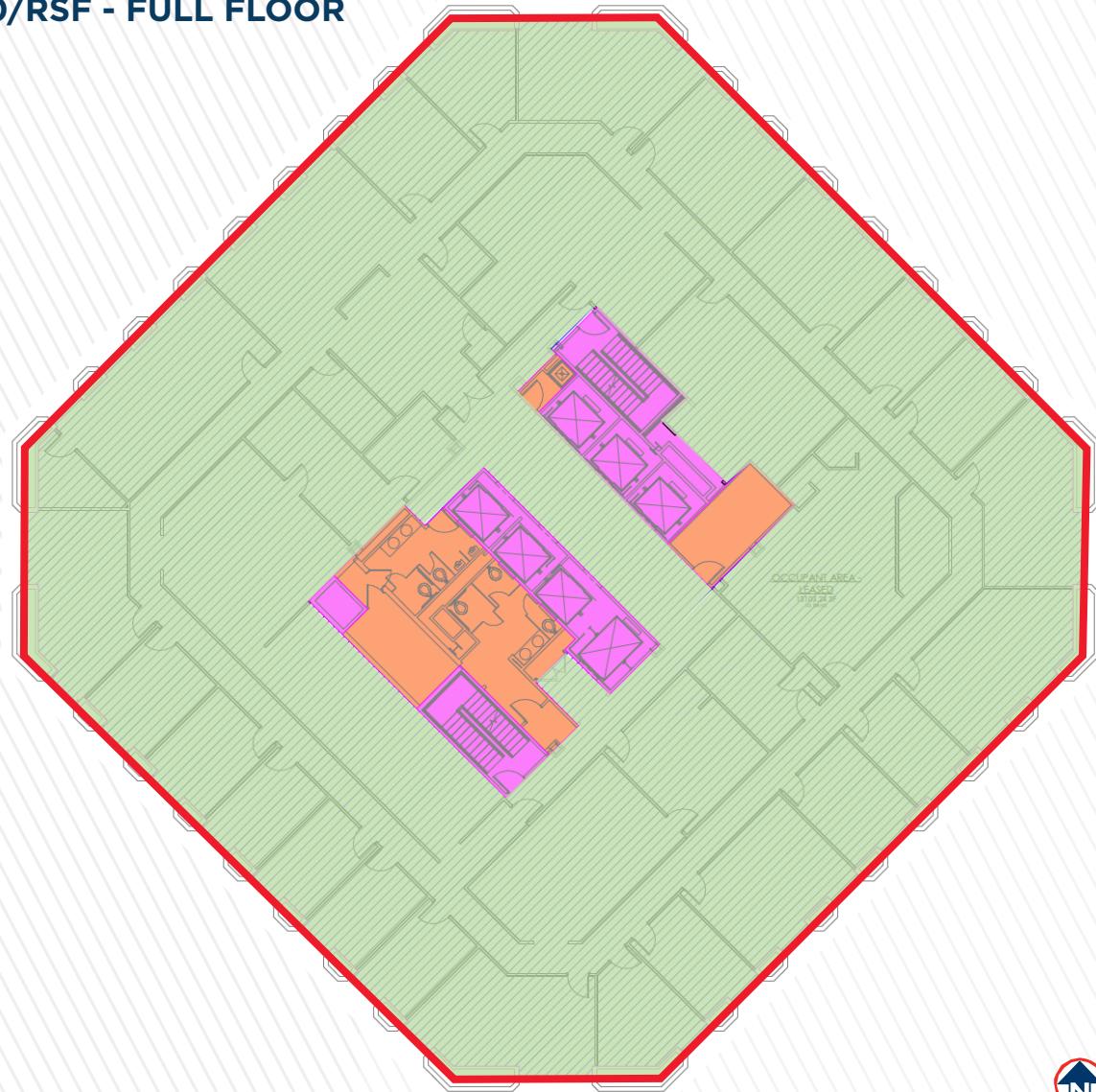
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FOURTEENTH FLOOR - 14,635 RSF - \$28.00/RSF - FULL FLOOR



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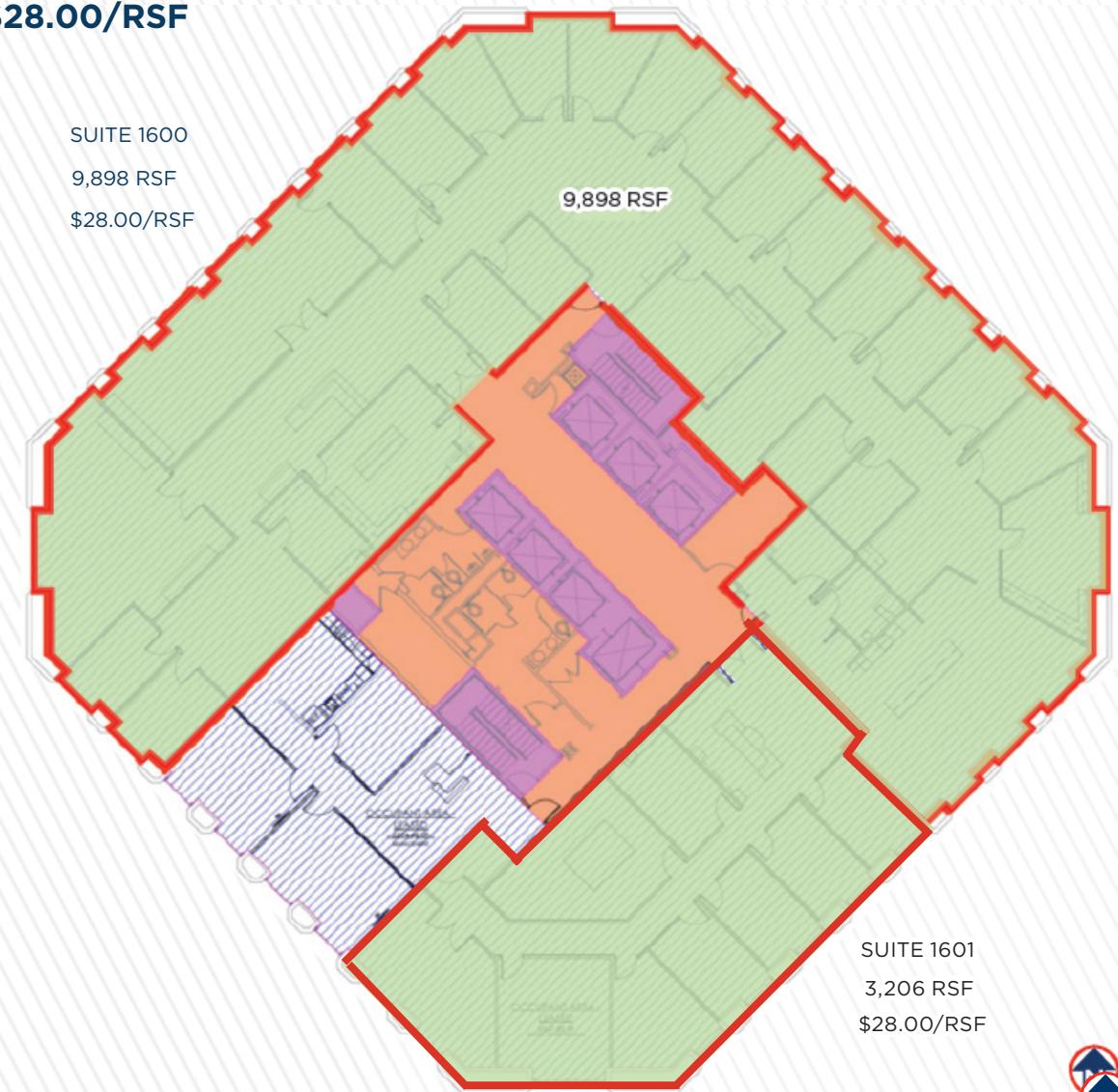
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SIXTEENTH FLOOR - 3,206 - 9,898 RSF - \$28.00/RSF



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LOCATED IN THE CENTER OF IT ALL - DOWNTOWN BOISE - [CLICK HERE FOR GOOGLE 360 VIEW](#)

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
POPULATION			
2020 Estimated Population	13,432	46,470	93,209
2025 Projected Population	14,794	50,463	101,089
HOUSEHOLDS			
2020 Estimated Households	7,009	22,897	43,894
2025 Projected Households	7,871	25,083	47,902
2020 Est. Average HH Income	\$62,450	\$76,438	\$78,264
2025 Est. Average HH Income	\$68,809	\$82,654	\$84,194
BUSINESSES / EMPLOYEES			
Total Businesses	2,958	4,465	6,674
Daytime Population/Employees	52,230	67,917	97,797
SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING. ESRI FORECASTS FOR 2020 AND 2025. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY.			

