CITY CENTER PLAZA

101 South Capitol Boulevard, Boise, ID 83702

746 - 14,635 RSF - $26.00 - $28.00/RSF **FOR LEASE**

CUSHMAN & WAKEFIELD

cushmanwakefield.com



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 302	1,387 RSF	$26.00/RSF FS
Potential 302	1,073 RSF	$26.00/RSF FS
Combined 302	2,532 RSF	$26.00/RSF FS
Suite 305	6,385 RSF	$26.00/RSF FS
Suite 402	2,883 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	$26.00/RSF FS
Combined	9,037 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

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

Google Earth 360 View - Click Here

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PROPERTY AMENITIES

- **The City Center Plaza** offers Class A interior finishes, beautiful views of the valley, valet parking, shared conference room with a total seating capacity of 124 people, on-site shower facilities and lockers, and is located in the heart of Downtown Boise
- **Concierge Services Include** dry cleaning with office delivery & pickup, on-site car washes, detailing, oil changes, and windshield repair, and bike share service
- **Part of the Boise Grove** with close proximity to public transportation, entertainment and a bustling retail & office atmosphere - direct access to the Interstate 84 connector which connects the Treasure Valley
- **Surrounding Retail/Restaurant Tenants Include** Wells Fargo, Buffalo Wild Wings, Dutch Bros Coffee, Negranti Creamery, Tropical Smoothie Cafe, Boise State University Bronco Shop, Lucky Fins Seafood Grill, Costa Vida, Trillium Restaurant, Flat Bread, Chandlers, Five Guys, Bardenay Restaurant & Distillery, Old Chicago, Ruth's Chris, several law firms & other professional services

PROPERTY PHOTOS



BIKE SHARING SERVICE



CONFERENCE CENTER



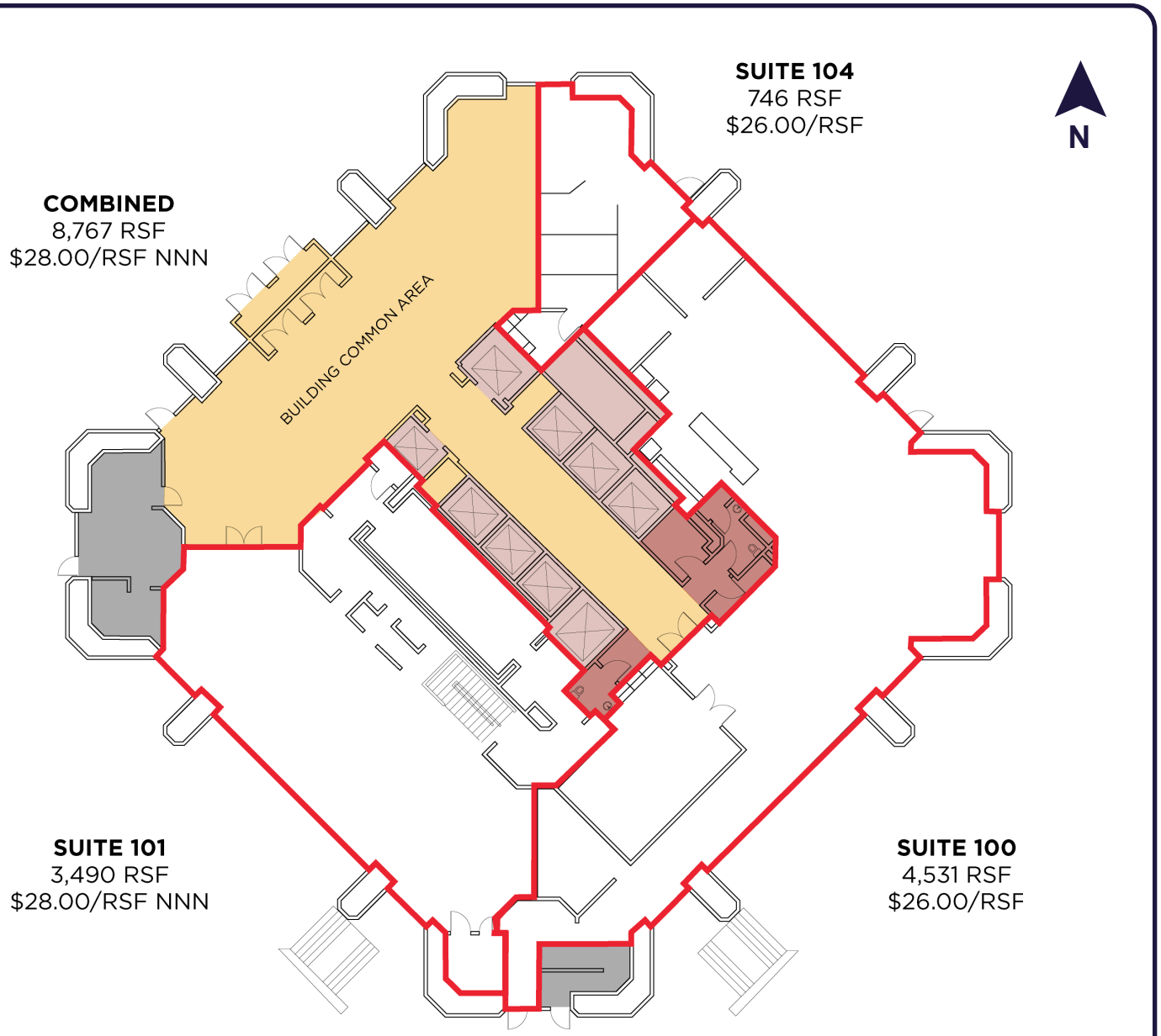
LOCATED AT THE BOISE GROVE



CITY CENTER PLAZA

101 South Capitol Boulevard, Boise, ID 83702

FIRST FLOOR RETAIL - 746 - 8,767 RSF - $26 - 28.00/RSF NNN | **FOR LEASE**





CITY CENTER PLAZA

101 South Capitol Boulevard, Boise, ID 83702

SECOND FLOOR AVAILABILITY - 1,973 RSF - $26.00/RSF / **FOR LEASE**









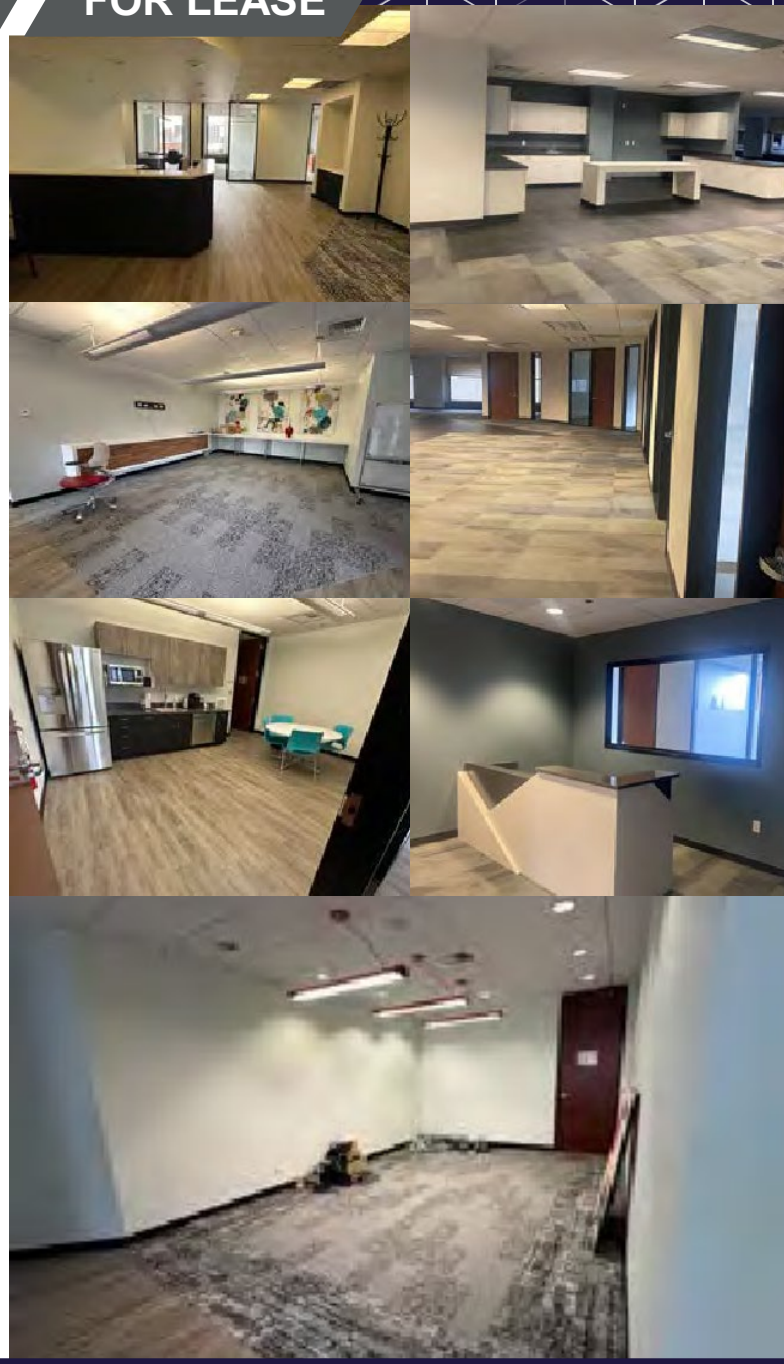
CITY CENTER PLAZA

101 South Capitol Boulevard, Boise, ID 83702

THIRD FLOOR AVAILABILITY - 1,387 - 6,693 RSF - $26.00/RSF **FOR LEASE**



THIRD FLOOR AVAILABILITY - 6,693 RSF - $26.00/RSF



CITY CENTER PLAZA

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FOURTH FLOOR AVAILABILITY - 2,883 RSF - $26.00/RSF / **FOR LEASE**









CITY CENTER PLAZA

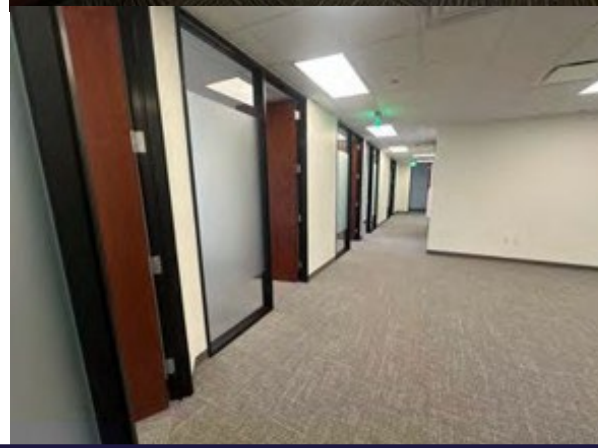
101 South Capitol Boulevard, Boise, ID 83702

FIFTH FLOOR AVAILABILITY - 1,902 - 9,037 RSF - $26.00/RSF / **FOR LEASE**







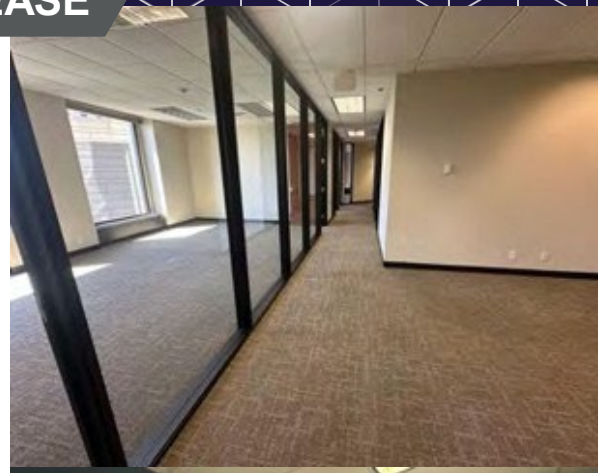


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SIXTH FLOOR AVAILABILITY - 2,848 RSF - $26.00/RSF FS **FOR LEASE**







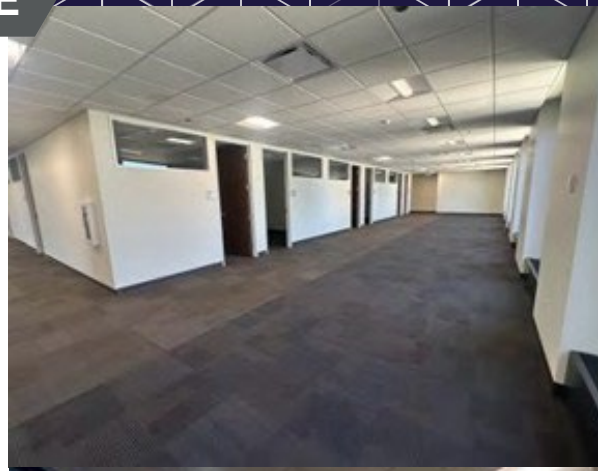


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NINTH FLOOR AVAILABILITY - 7,463 RSF - $26.00/RSF / **FOR LEASE**





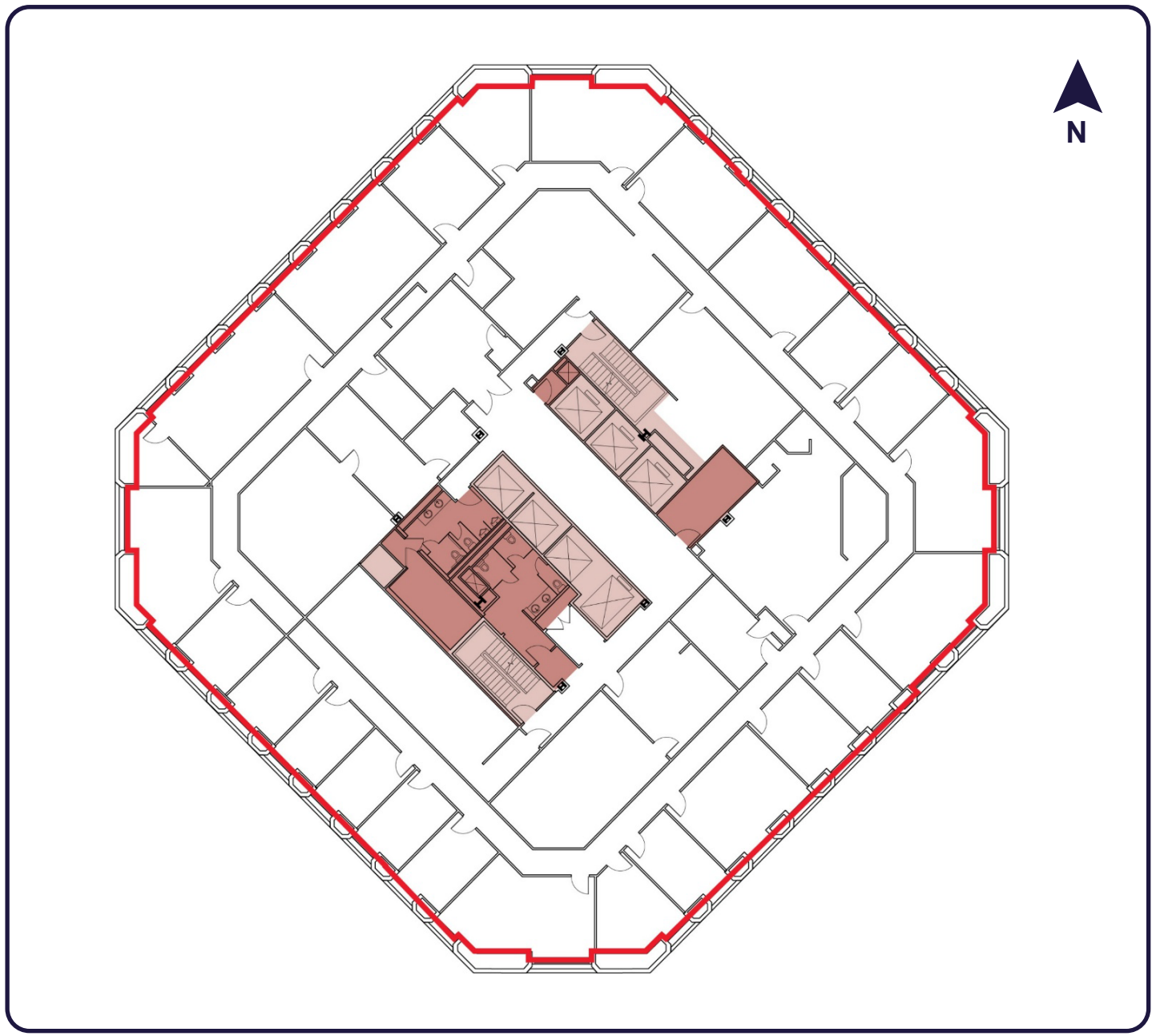




CITY CENTER PLAZA

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FOURTEENTH FLOOR - 14,635 RSF - $28.00/RSF - FULL FLOOR / **FOR LEASE**





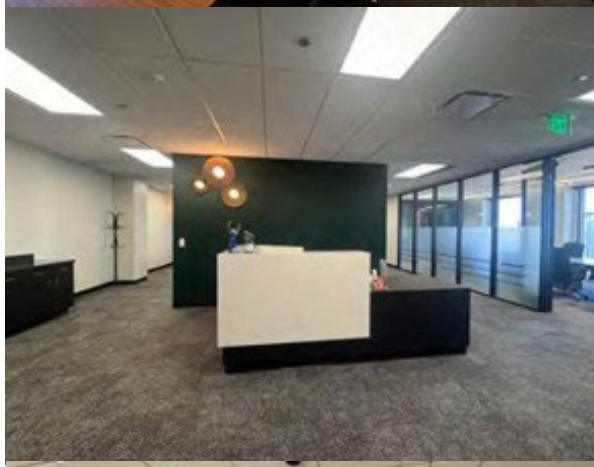
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SIXTEENTH FLOOR - 9,898 RSF - $28.00/RSF | **FOR LEASE**









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



THE WAREHOUSE - RESTAURANT ROW

Rush Bowls, Bao Boi, Anzalone Pizza Caffe D'Arte,
Last Call, Paddles Up Poke The Loading Dock,
Piedaho, Wok n' Roll
Totally Toasted, Last Call, Camp Cocktail Bar, Waffle Love
Gaston's Bakery, Neighbor Tim's BBQ

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