

# CITY CENTER PLAZA

101 South Capitol Boulevard, Boise, Idaho 83702

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



FOR LEASE



Google Earth 360 View - Click Here



## 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 206	1,393 RSF	\$26.00/RSF FS
Combined	3,366 RSF	\$26.00/RSF FS

Suite 300	6,385 RSF	\$26.00/RSF FS
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Suite 302	1,459 RSF	\$26.00/RSF FS
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Suite 402	2,883 RSF	\$24.00/RSF FS
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Suite 504	2,752 RSF	\$26.00/RSF FS
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Suite 500	3,288 RSF	\$26.00/RSF FS
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Suite 503	2,064 RSF	\$26.00/RSF FS
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Suite 505	1,902 RSF	\$24.00/RSF FS
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Combined	7,254 RSF	\$26.00/RSF FS
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Suite 900	4,198 RSF	\$26.00/RSF FS
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Suite 910	7,463 RSF	\$26.00/RSF FS
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Combined	11,661 RSF	\$26.00/RSF FS
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Floor 14	14,635 RSF	\$28.00/RSF FS
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Suite 1701	5,683 RSF	\$28.00/RSF FS
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Suite 1601	3,206 RSF	\$28.00/RSF FS
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Lease Type FS Incl. Janitorial & NNN

Lease Term Negotiable

Tours Contact Agents

## 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

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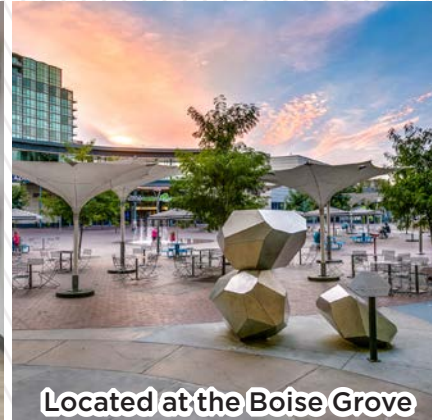
FOR LEASE



Conference Center



Bike Sharing Service



Located at the Boise Grove

## 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



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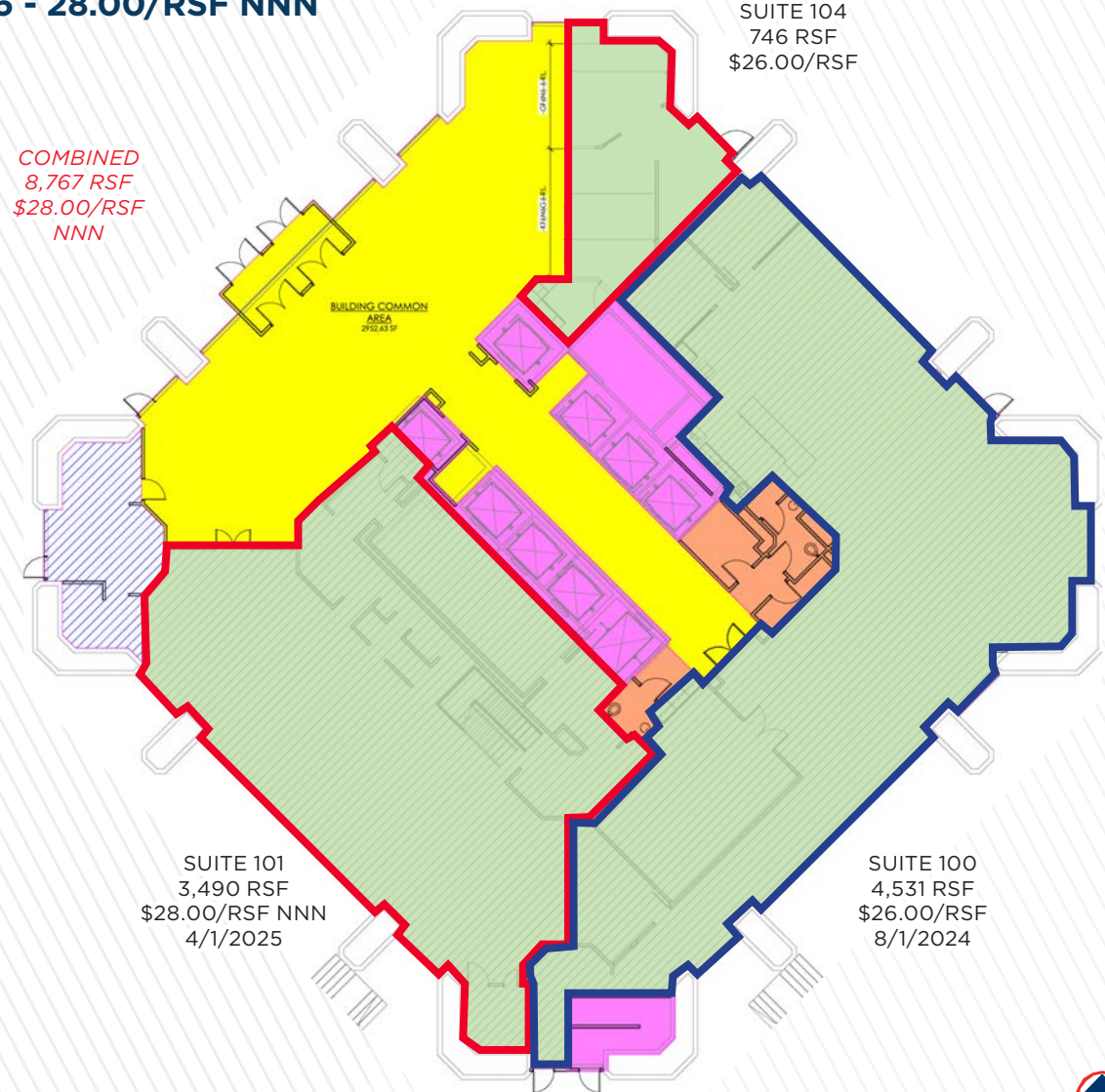
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## FIRST FLOOR RETAIL - 746 - 8,767 RSF - \$26 - 28.00/RSF NNN



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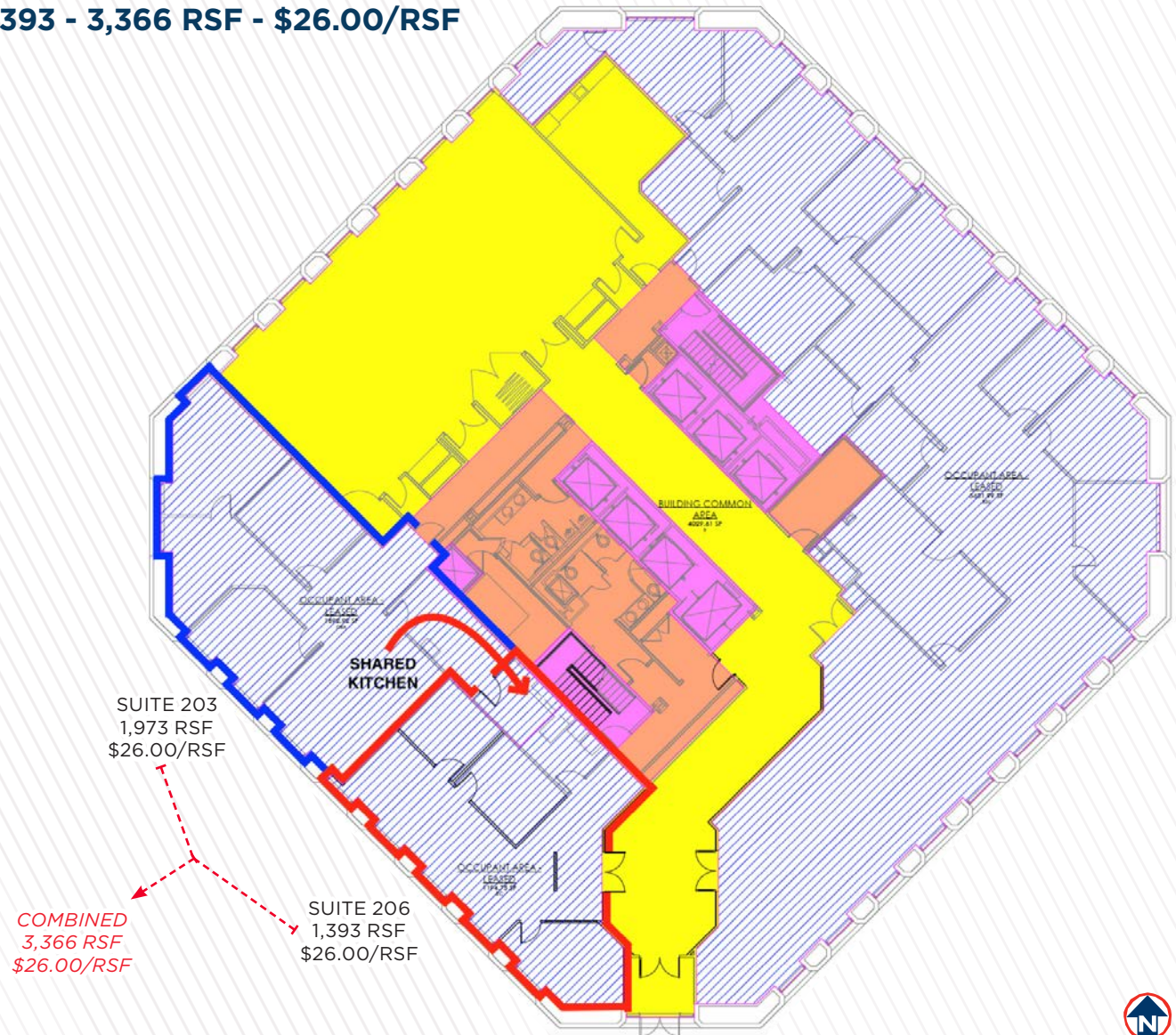
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## SECOND FLOOR AVAILABILITY - 1,393 - 3,366 RSF - \$26.00/RSF



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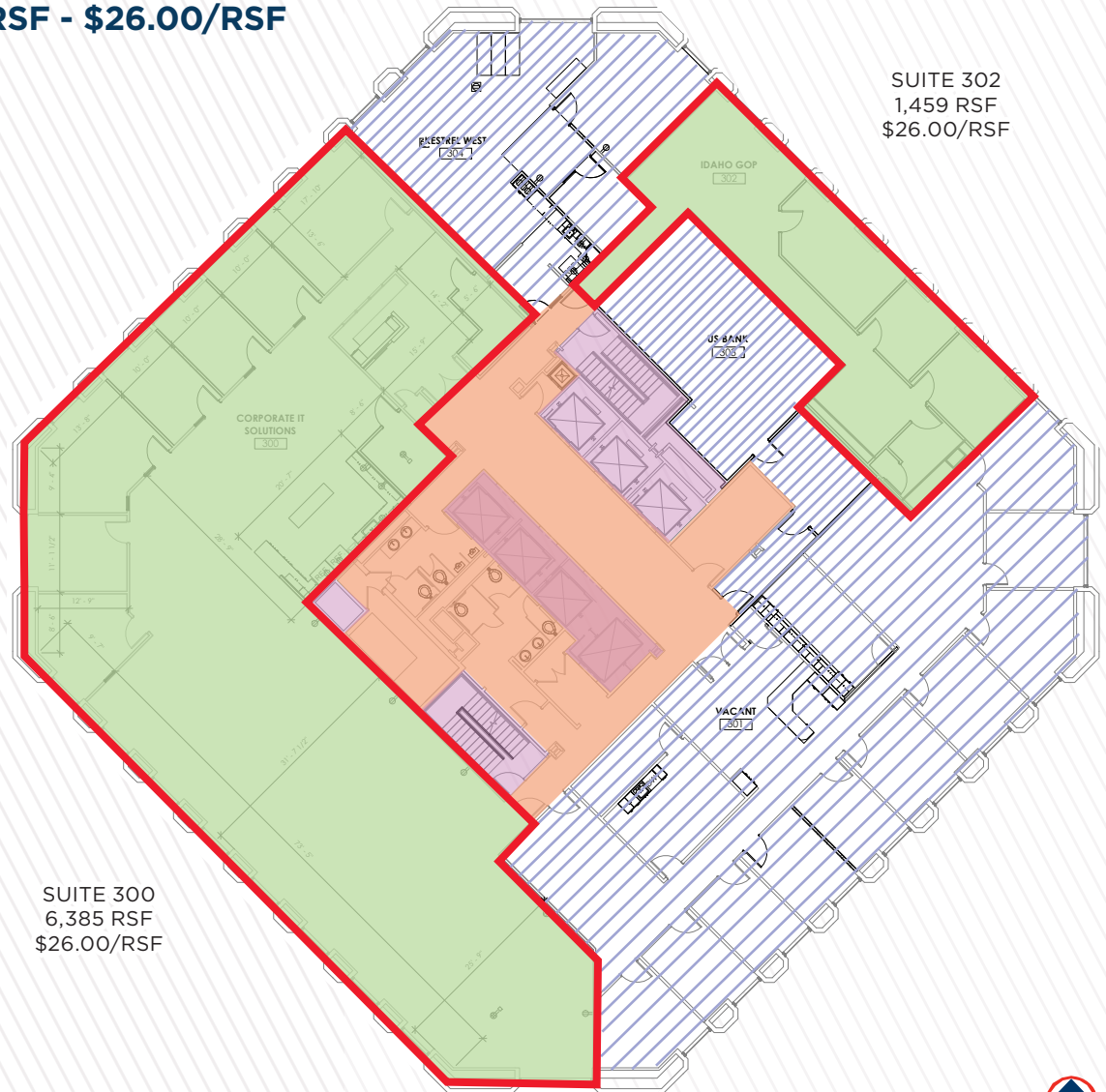
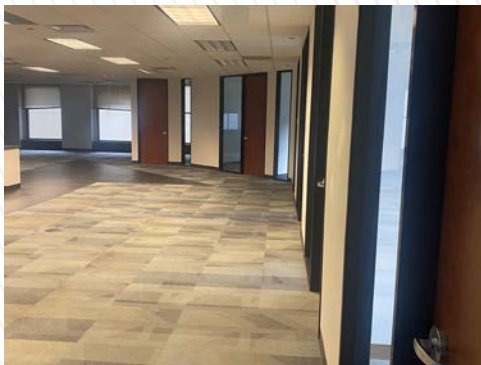
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## THIRD FLOOR AVAILABILITY - 1,459 - 6,385 RSF - \$26.00/RSF



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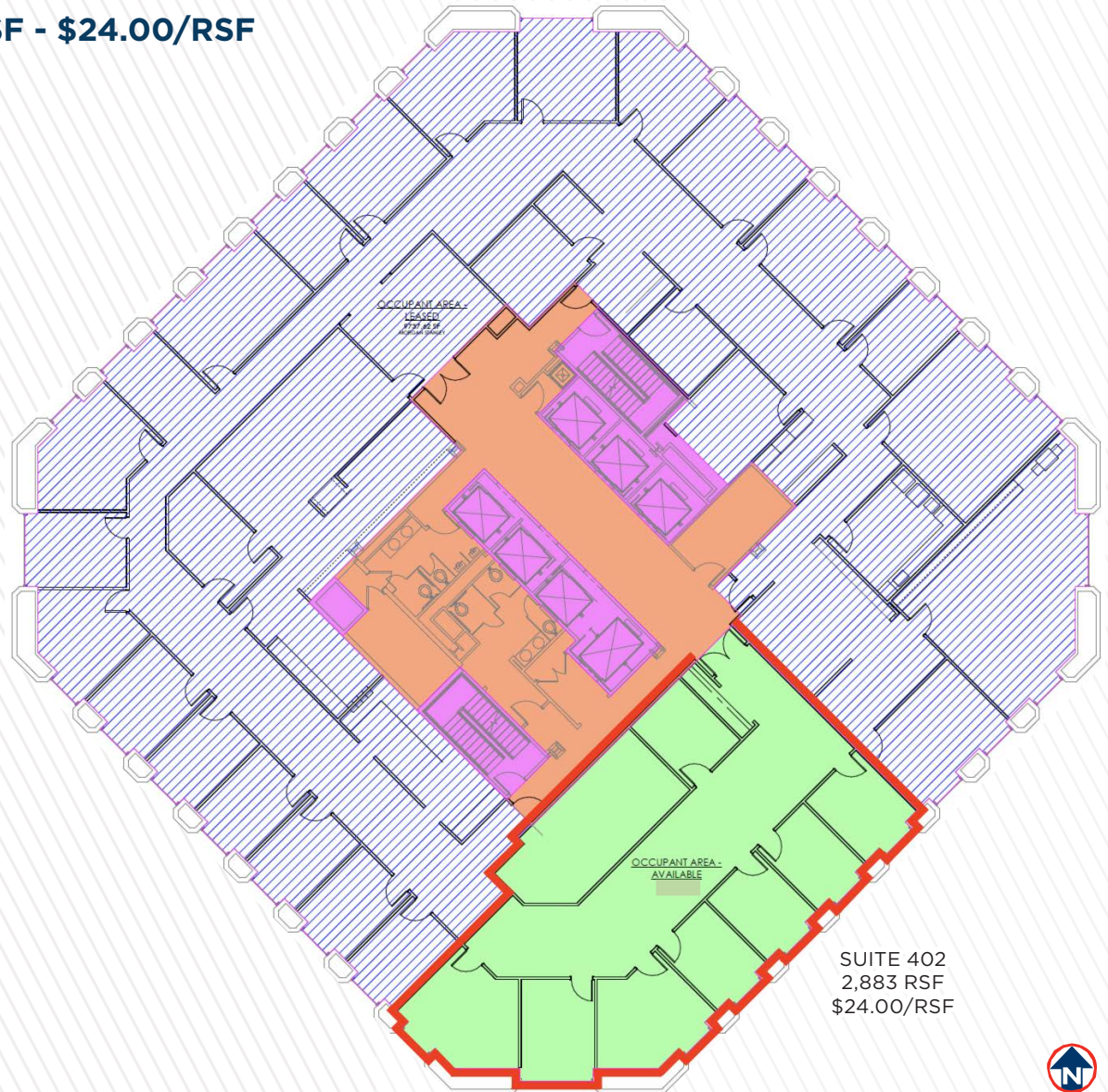
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## FOURTH FLOOR AVAILABILITY - 2,883 RSF - \$24.00/RSF



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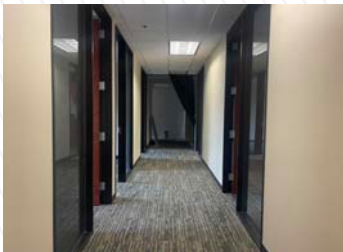
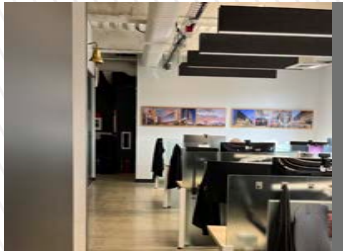
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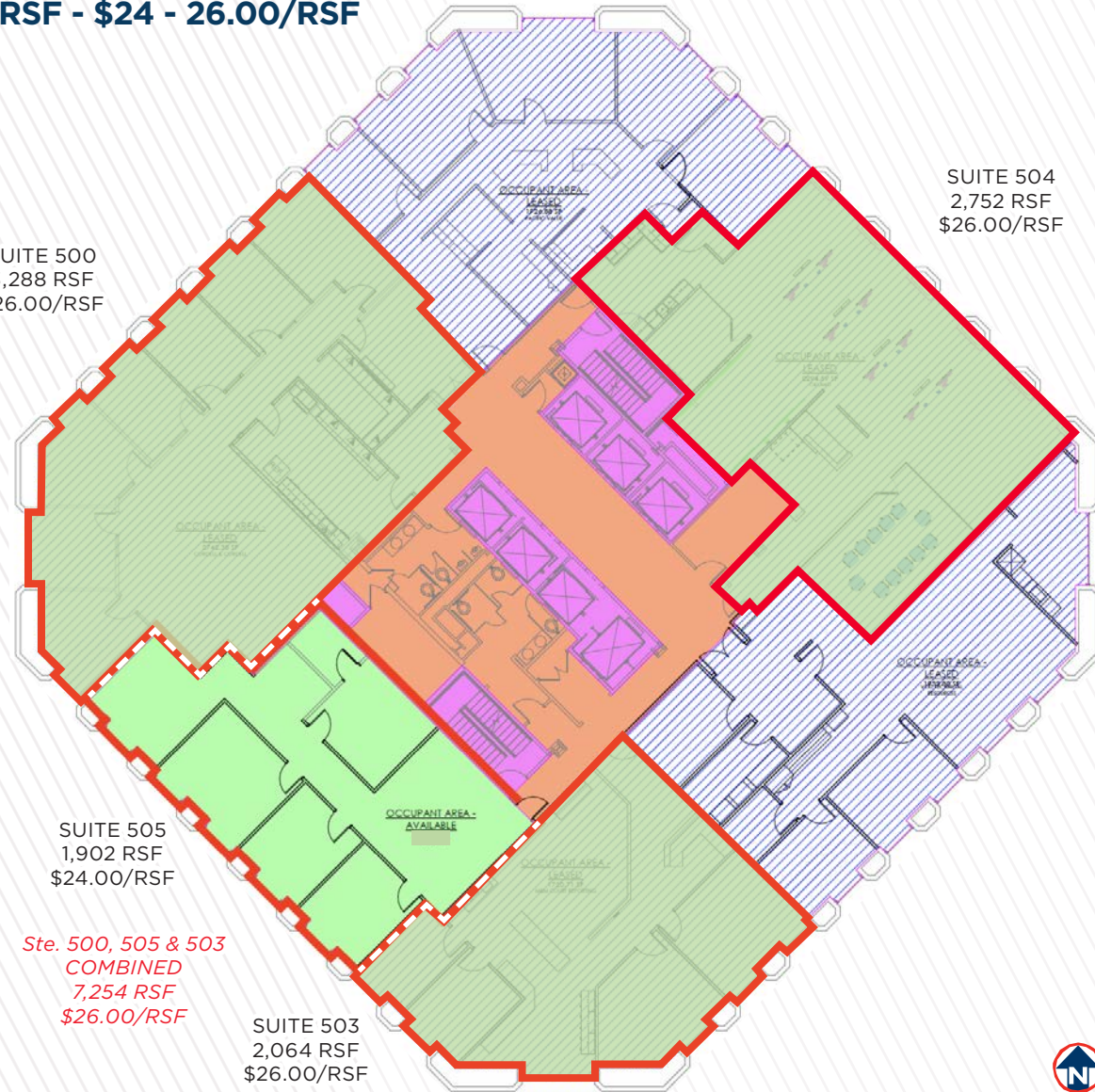


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## FIFTH FLOOR AVAILABILITY - 1,902 - 7,254 RSF - \$24 - 26.00/RSF



SUITE 500  
3,288 RSF  
\$26.00/RSF



SUITE 504  
2,752 RSF  
\$26.00/RSF

SUITE 505  
1,902 RSF  
\$24.00/RSF

*Ste. 500, 505 & 503  
COMBINED  
7,254 RSF  
\$26.00/RSF*

SUITE 503  
2,064 RSF  
\$26.00/RSF



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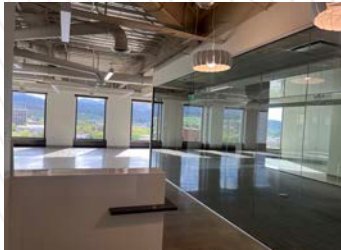
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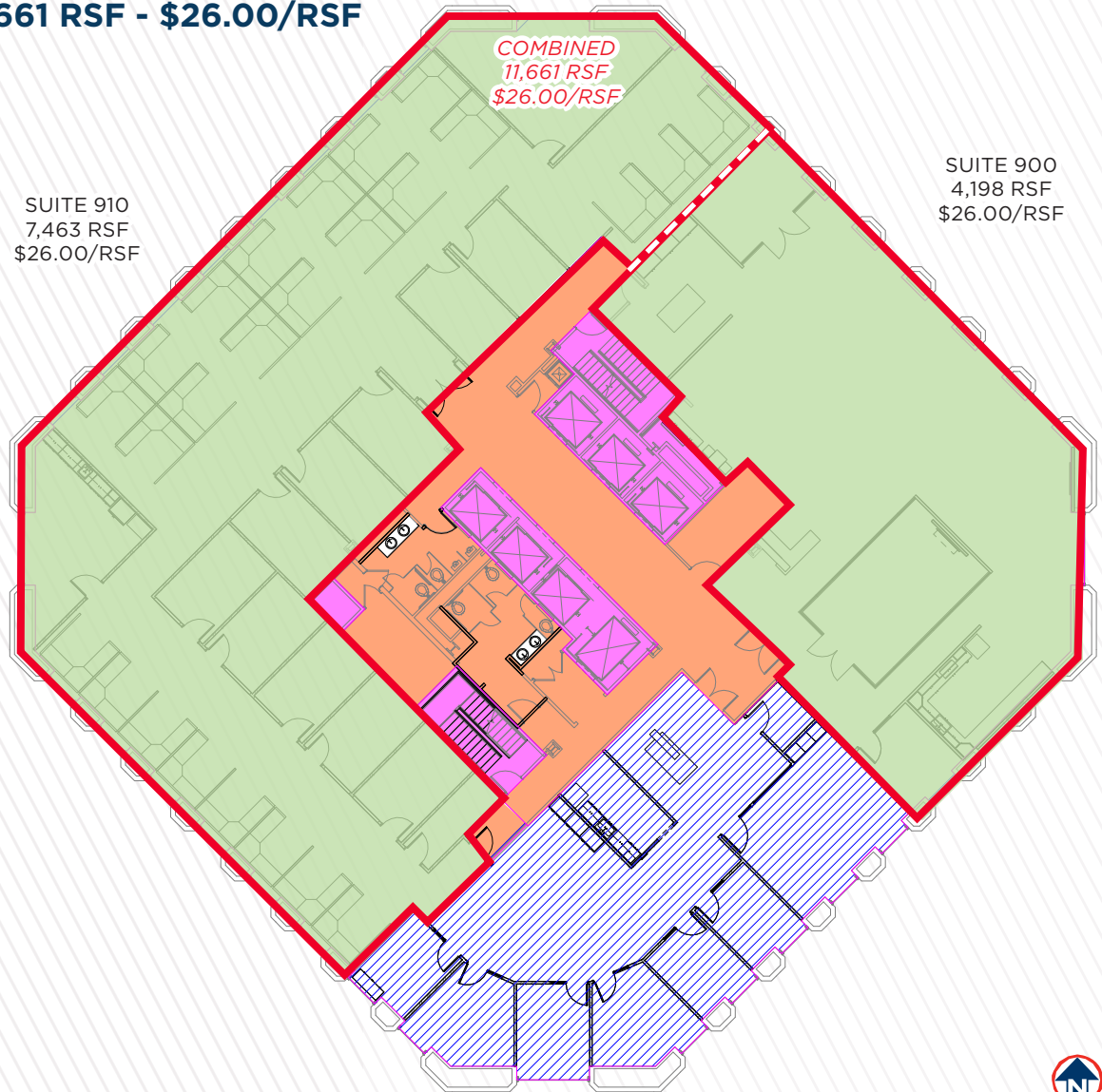


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## NINTH FLOOR AVAILABILITY - 4,198 TO 11,661 RSF - \$26.00/RSF



SUITE 910  
7,463 RSF  
\$26.00/RSF





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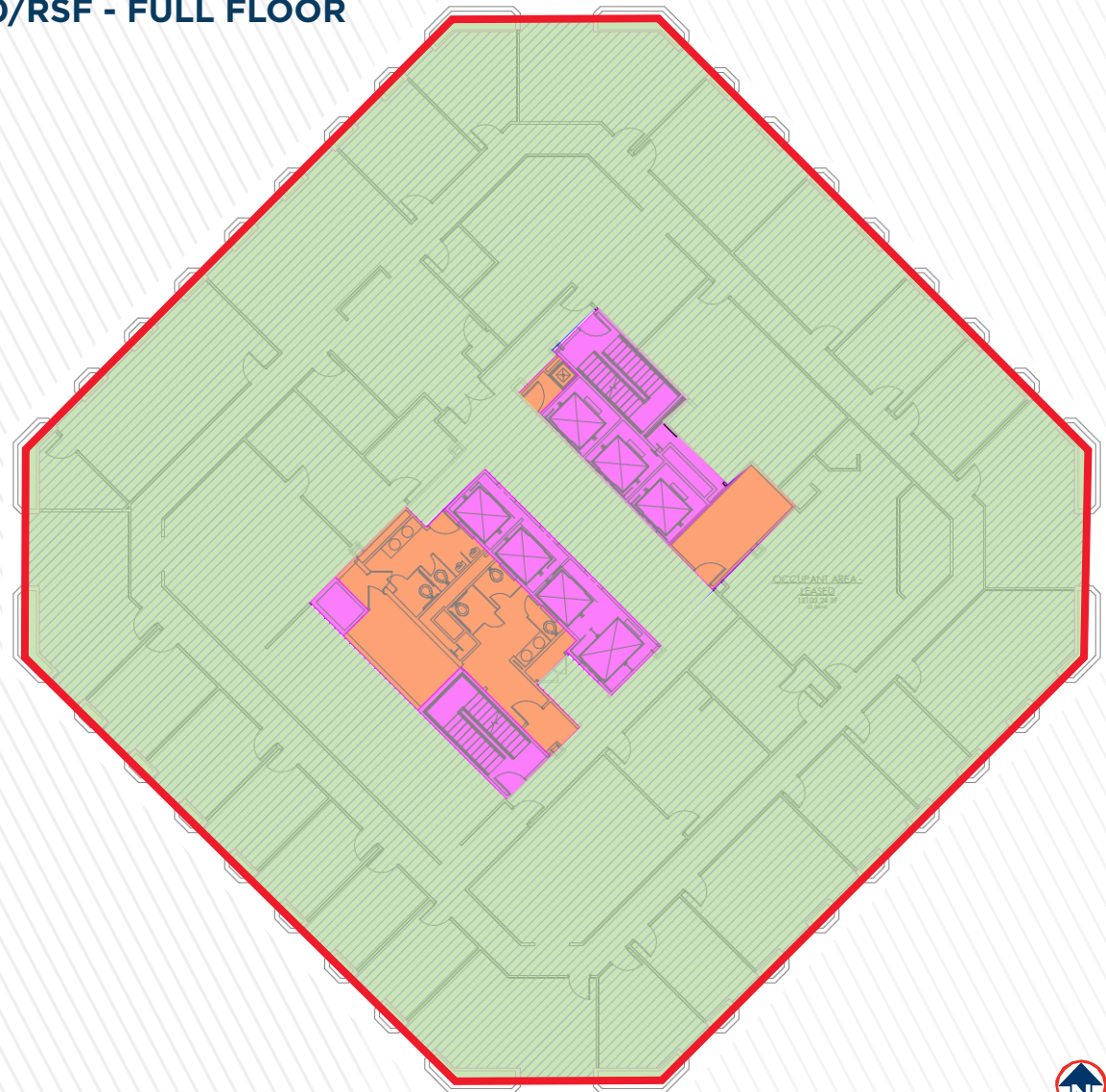
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WAKEFIELD

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



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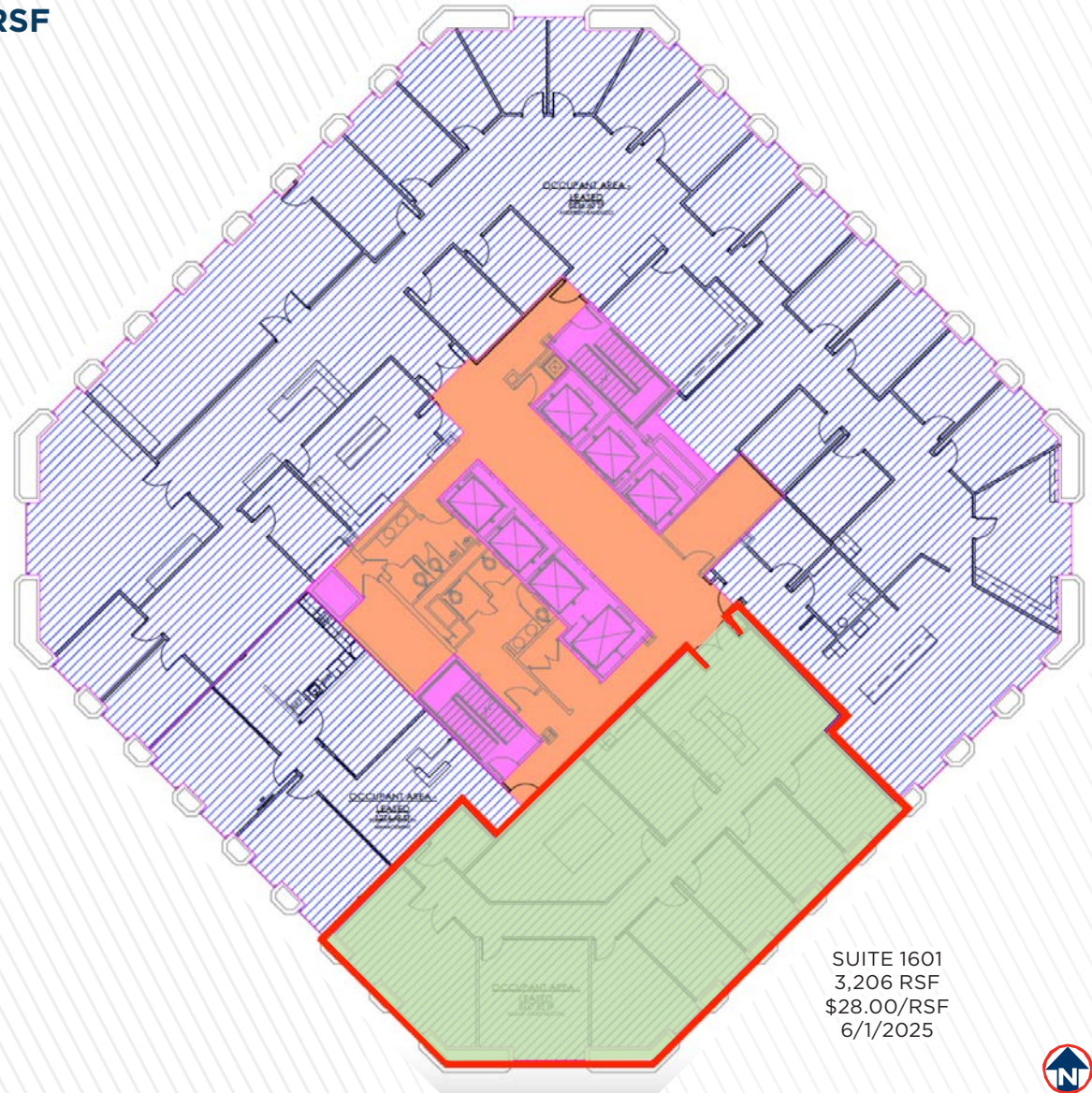
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## SIXTEENTH FLOOR - 3,206 RSF - \$28.00/RSF



SUITE 1601  
3,206 RSF  
\$28.00/RSF  
6/1/2025



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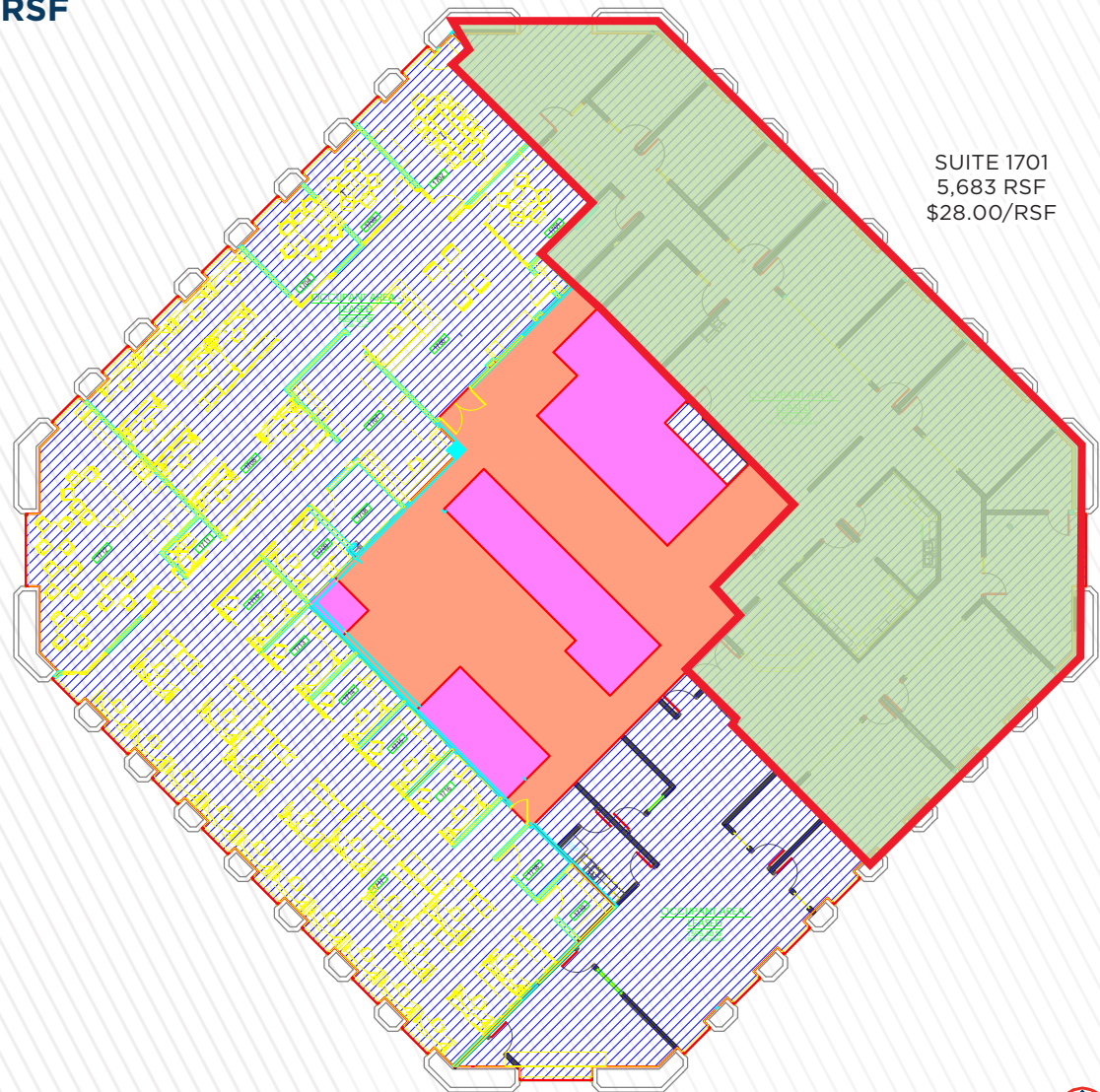
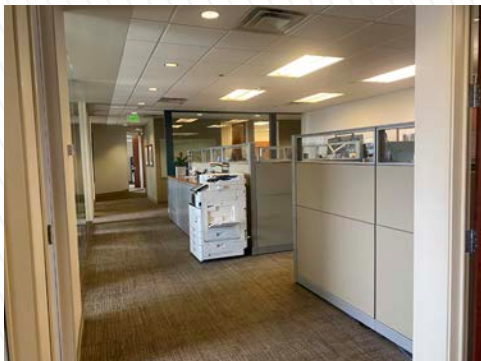
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## SEVENTEENTH FLOOR - 5,683 RSF - \$28.00/RSF



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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
<b>POPULATION</b>			
2020 Estimated Population	13,432	46,470	93,209
2025 Projected Population	14,794	50,463	101,089
<b>HOUSEHOLDS</b>			
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
<b>BUSINESSES / EMPLOYEES</b>			
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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