

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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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

JENNIFER MCENTEE

Senior Director
Office | Capital Markets
+1 208 287 9495
jennifer.mcentee@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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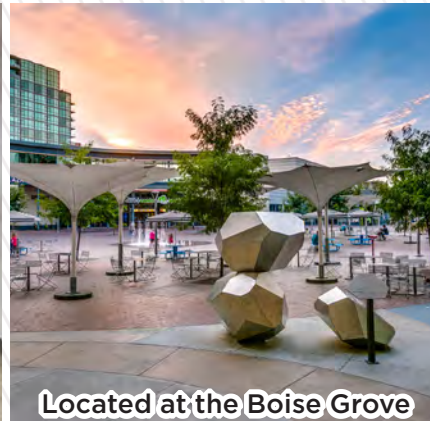
FOR LEASE



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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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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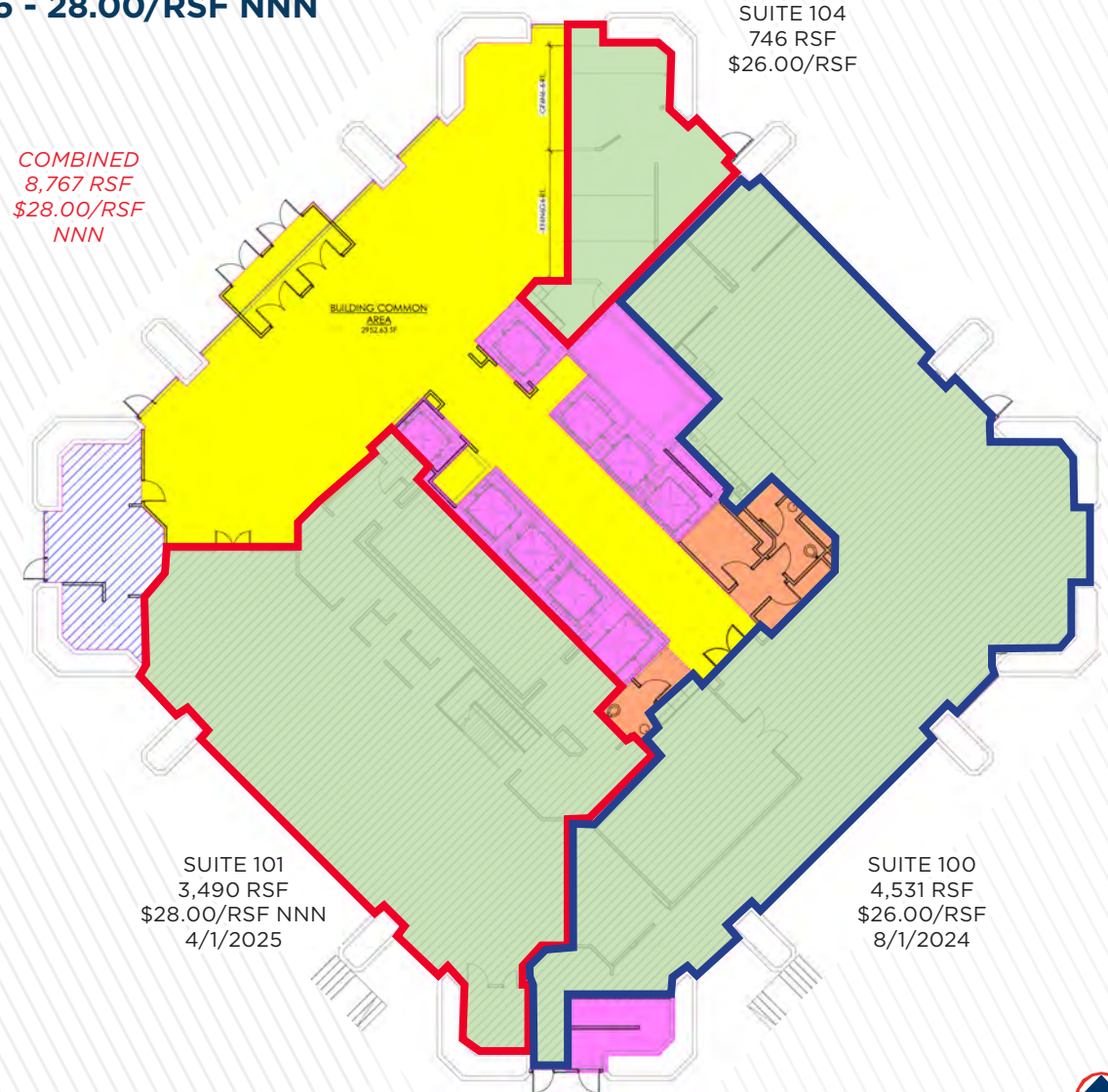
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FOR LEASE

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



CITY CENTER PLAZA

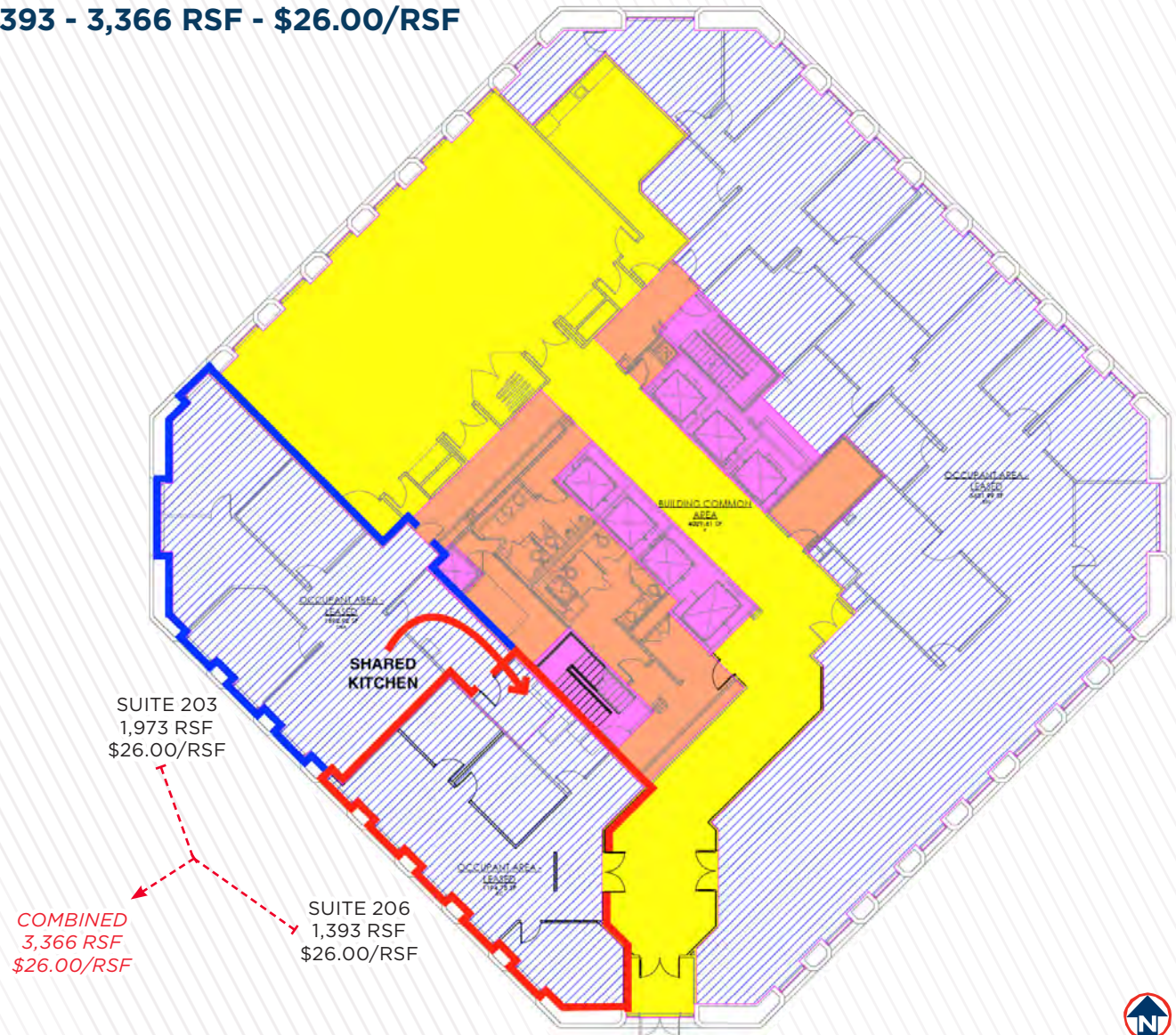
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SECOND FLOOR AVAILABILITY - 1,393 - 3,366 RSF - \$26.00/RSF



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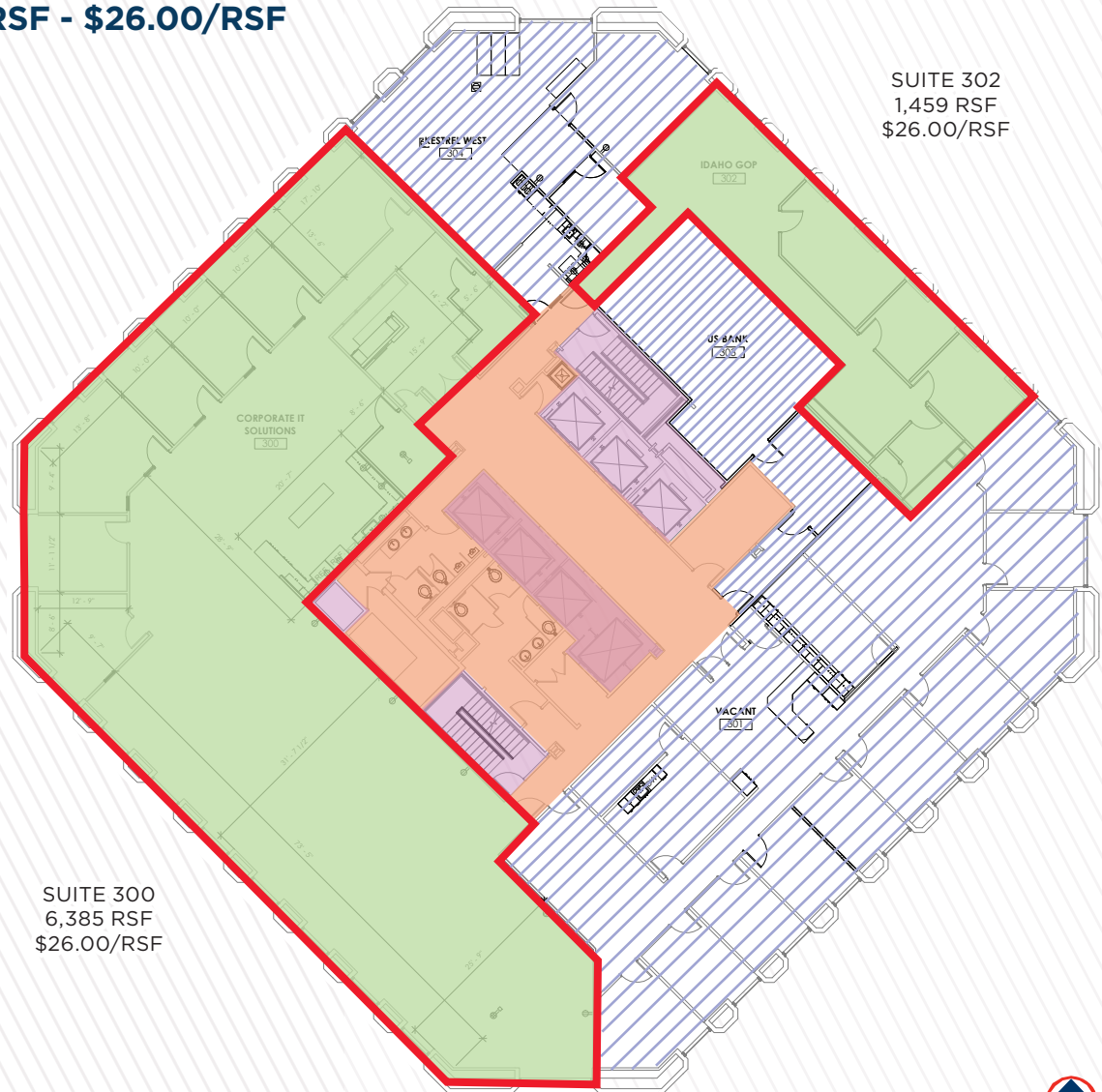
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CUSHMAN & WAKEFIELD

FOR LEASE

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



SUITE 302
1,459 RSF
\$26.00/RSF

SUITE 300
6,385 RSF
\$26.00/RSF



CITY CENTER PLAZA

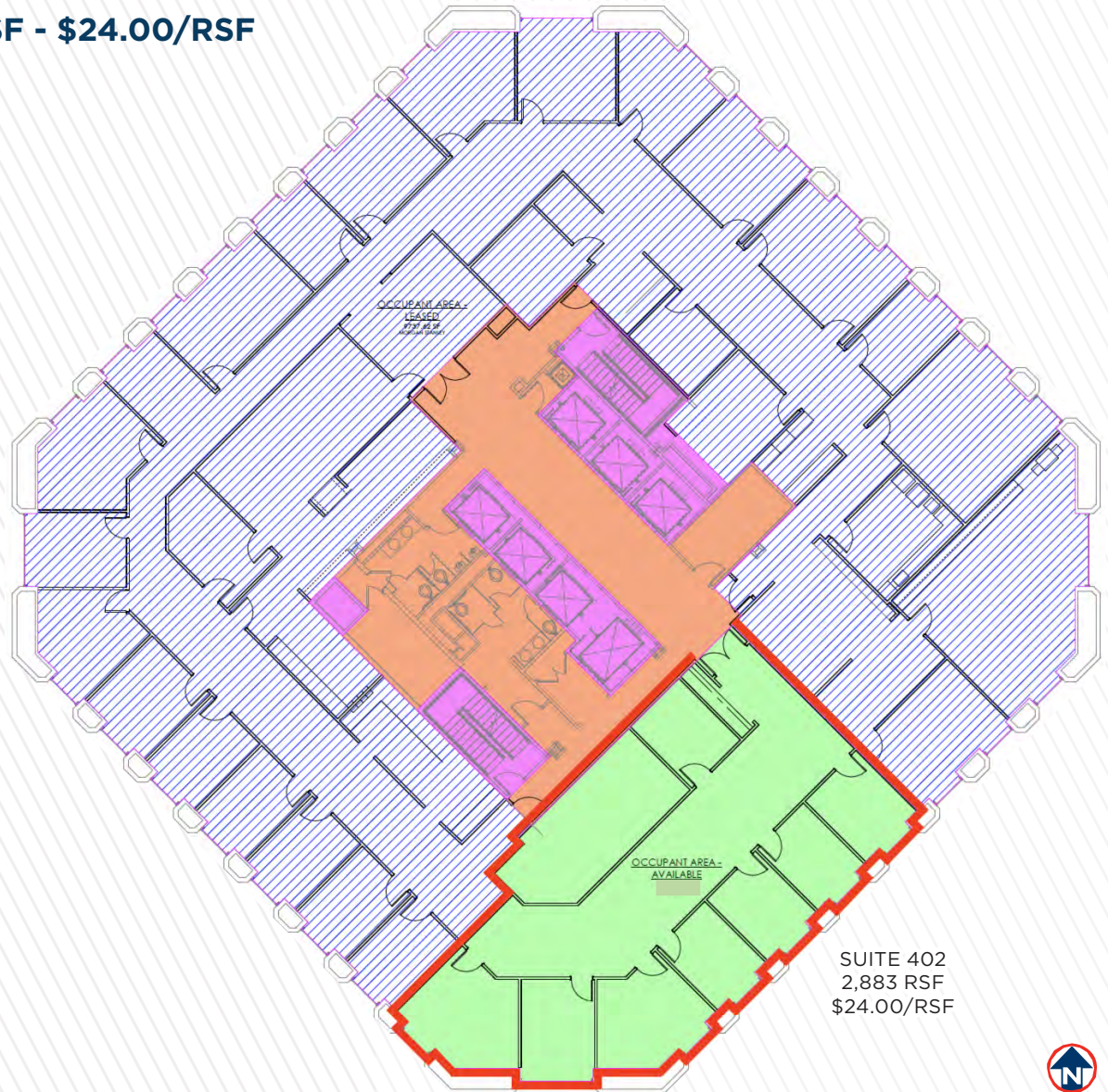
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FOURTH FLOOR AVAILABILITY - 2,883 RSF - \$24.00/RSF



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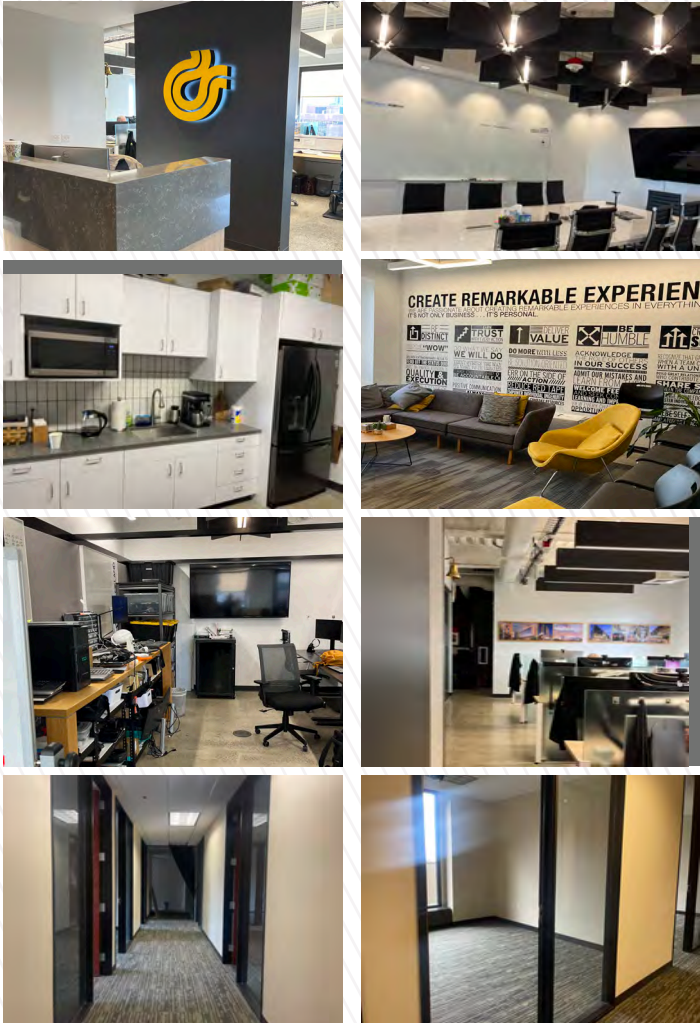
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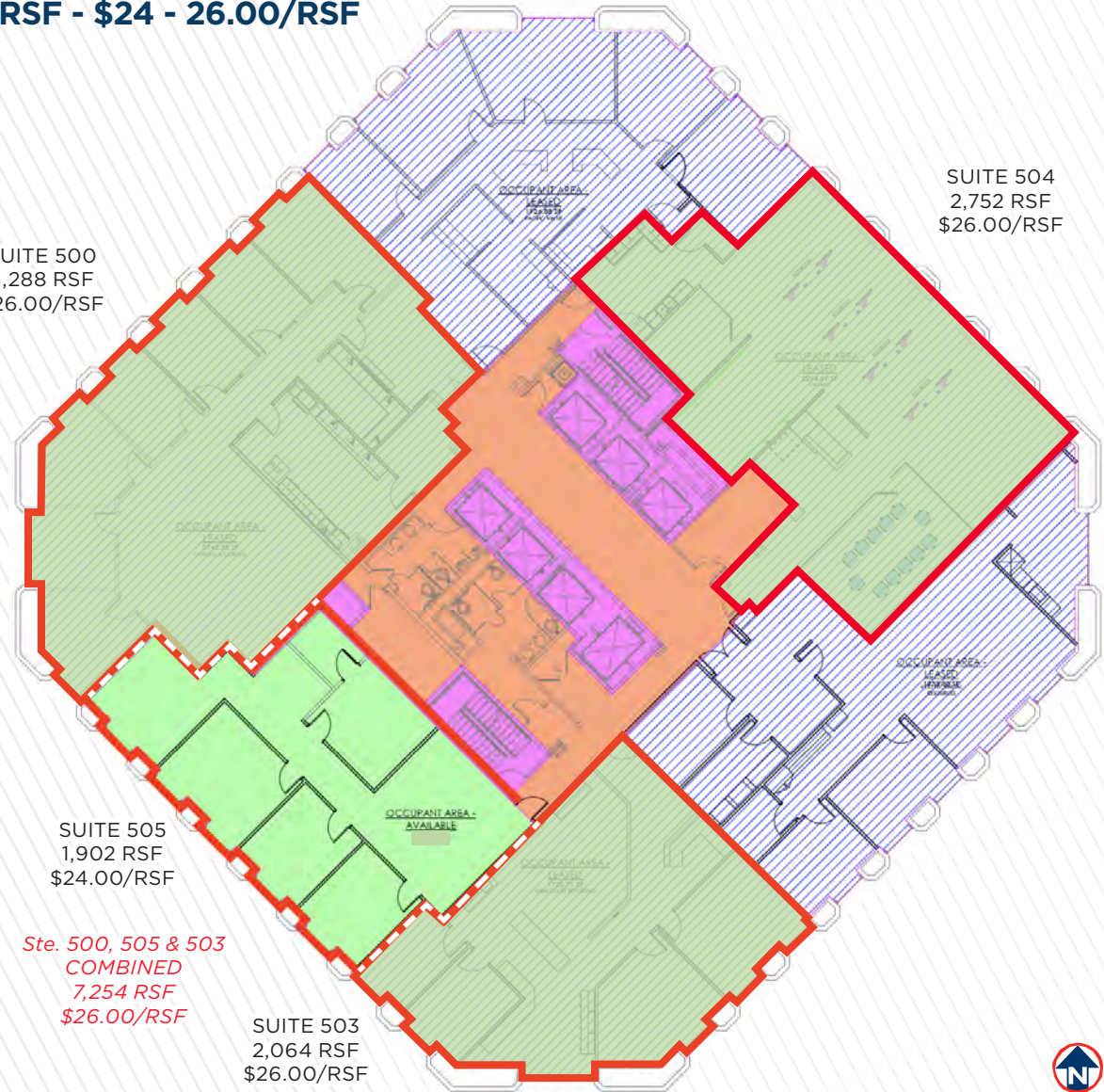
FOR LEASE

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

SUITE 503
2,064 RSF
\$26.00/RSF

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



CITY CENTER PLAZA

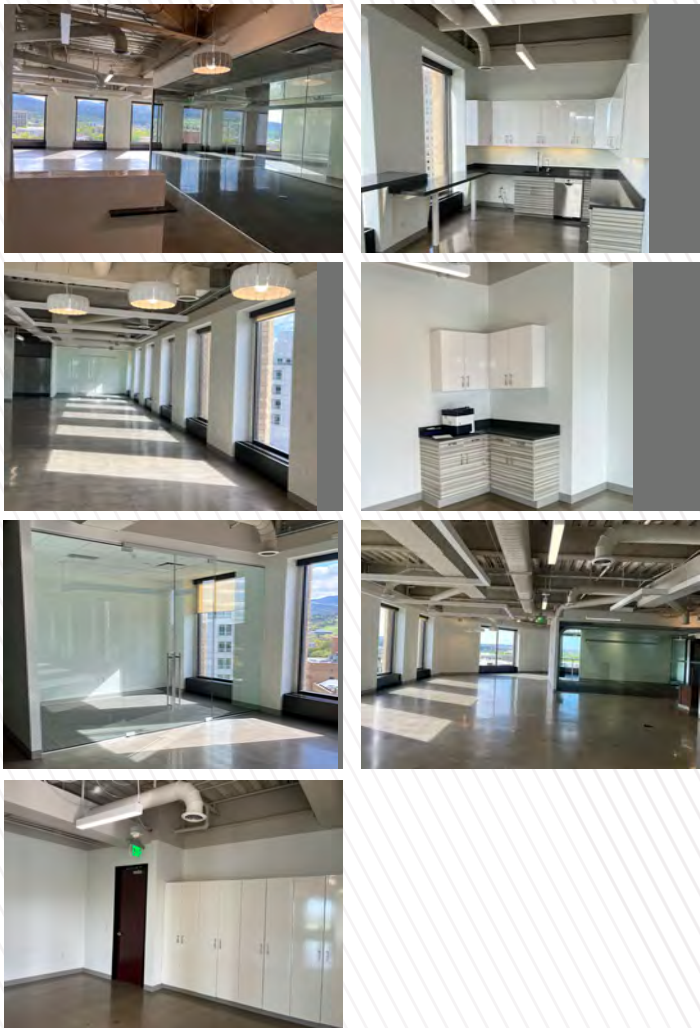
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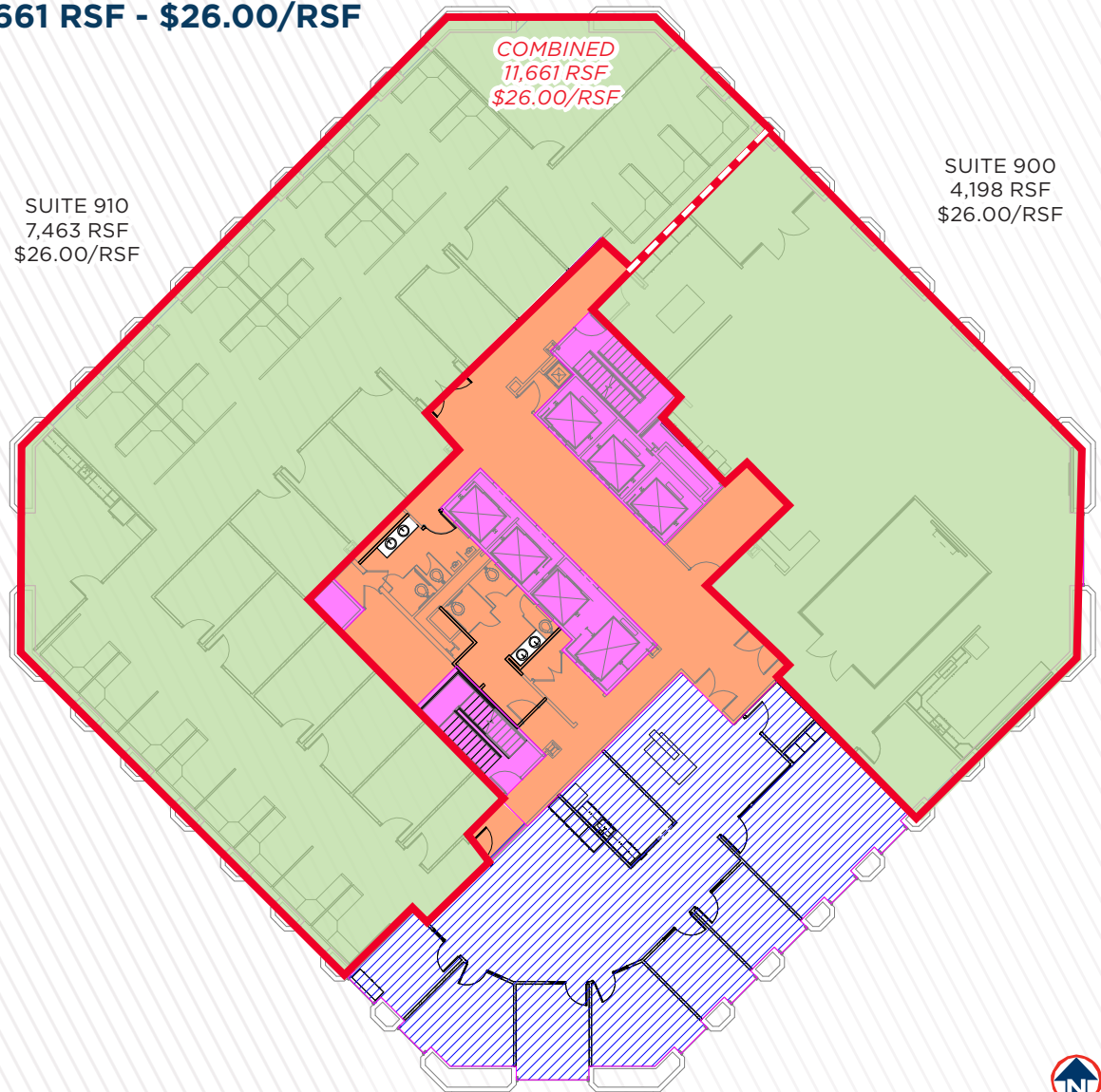
FOR LEASE

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



SUITE 910
7,463 RSF
\$26.00/RSF

SUITE 900
4,198 RSF
\$26.00/RSF



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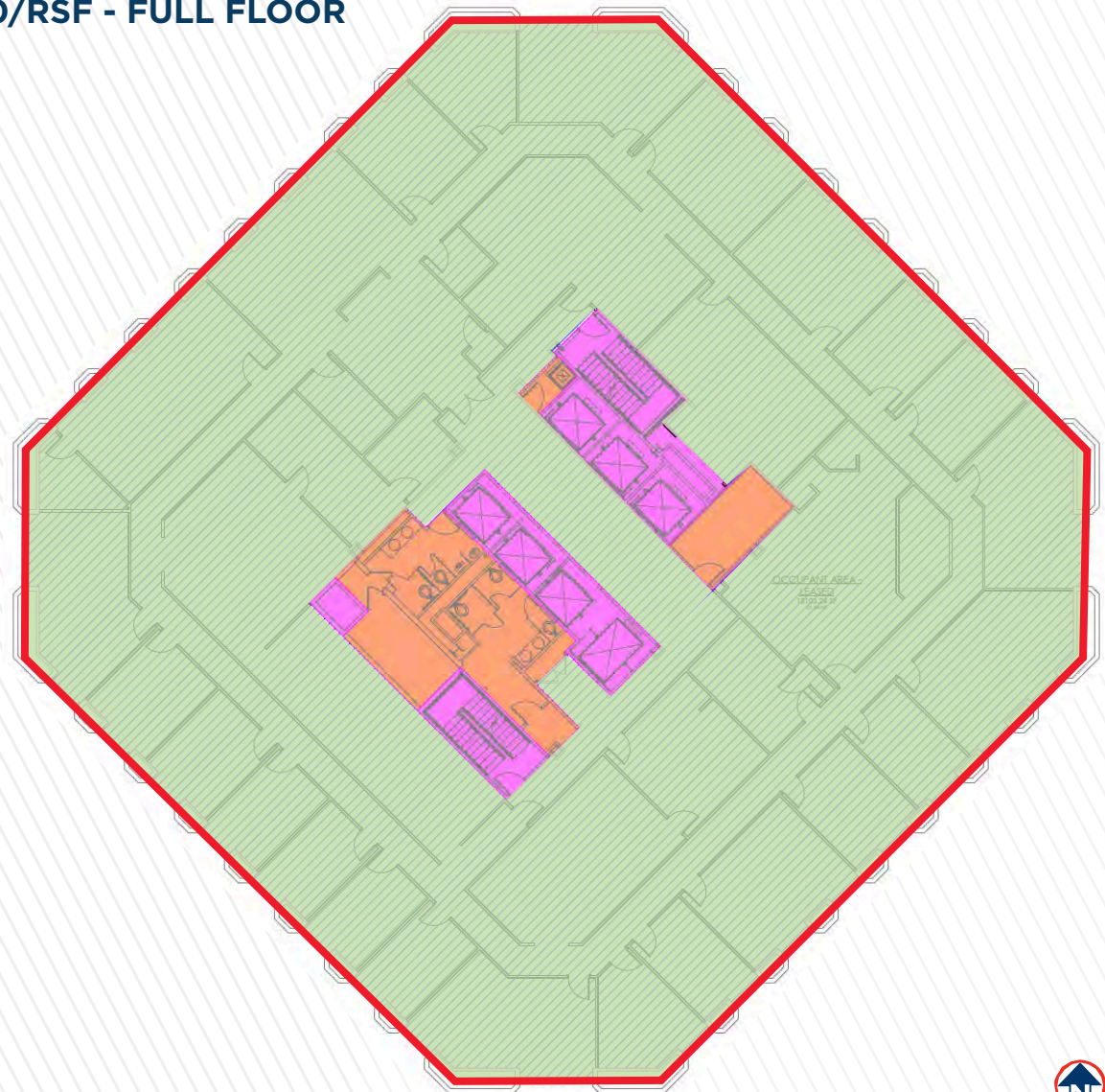
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FOURTEENTH FLOOR - 14,635 RSF - \$28.00/RSF - FULL FLOOR



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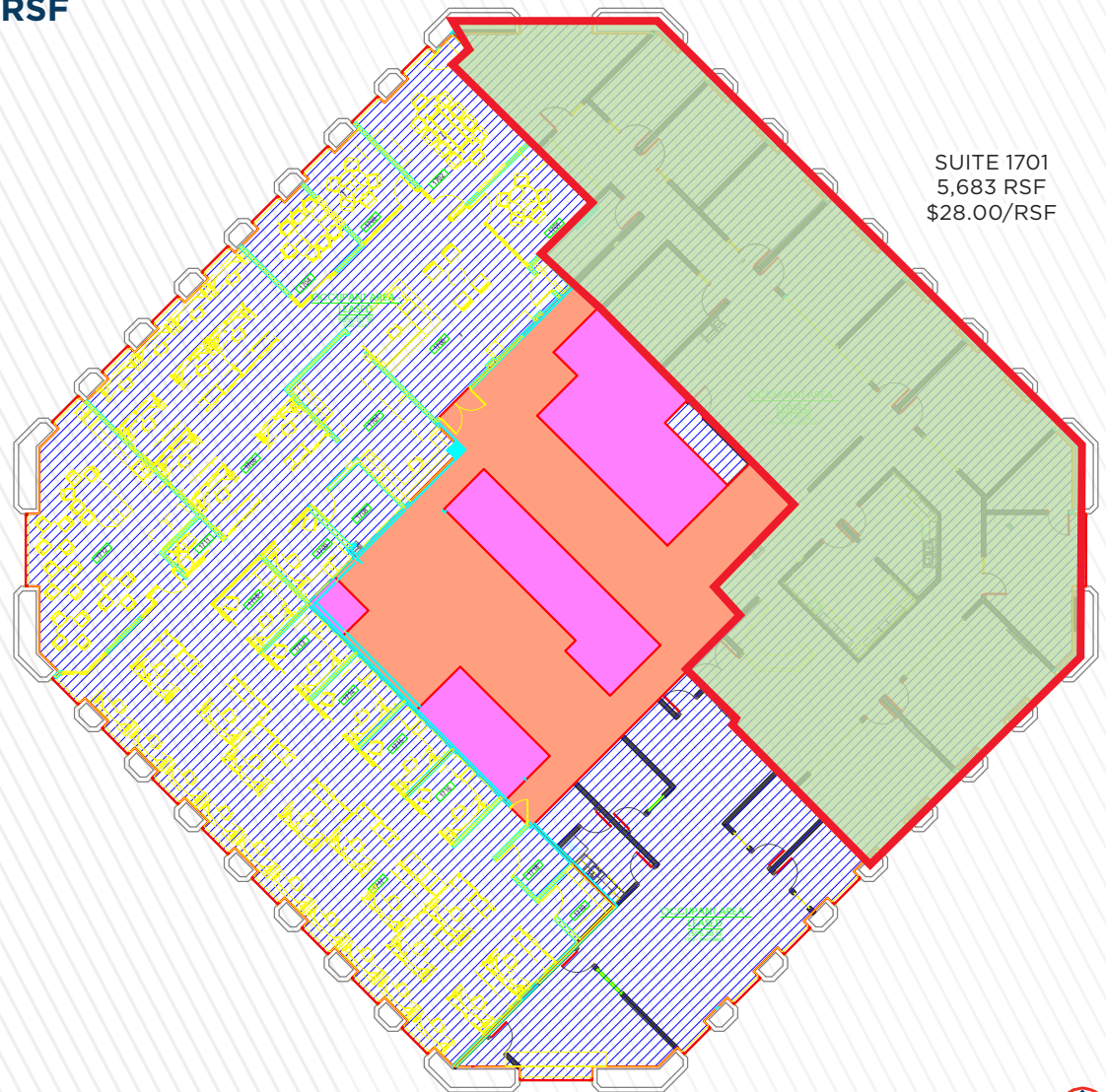
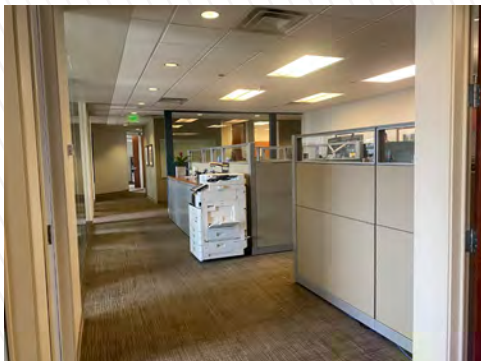
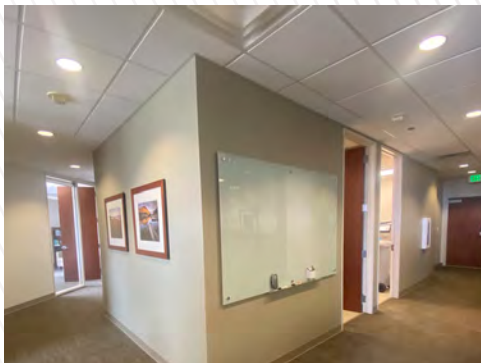
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CUSHMAN &
WAKEFIELD

FOR LEASE

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



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FOR LEASE

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.



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