

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

CITY  
CENTER  
PLAZA

101 South Capitol Boulevard  
Boise, ID 83702

U S B A N K B O O D I N G



# CITY CENTER PLAZA

Google Earth  
360 View



## 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

## PROPERTY DETAILS

- Class A Retail & 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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## SURROUNDING 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

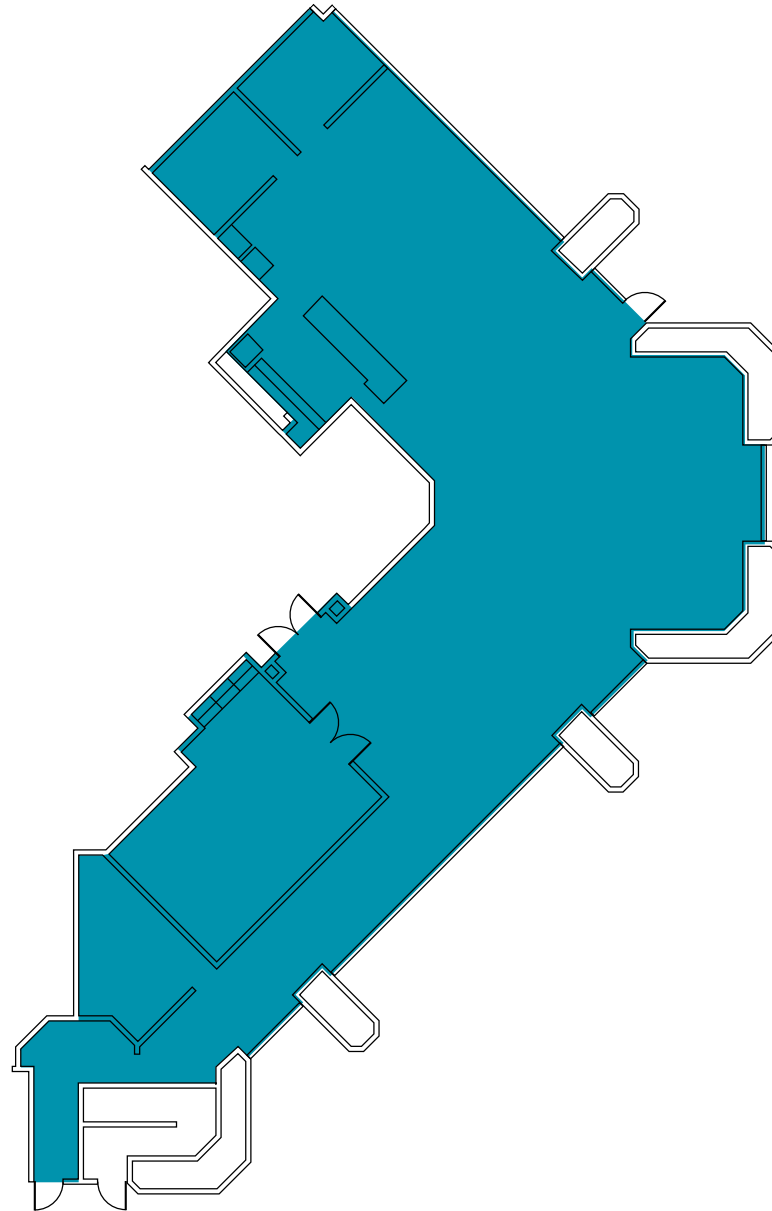
- [Part of the Boise Grove](#) with close proximity to public transportation, entertainment and a bustling retail & office atmosphere - direct access to the Interstate 84 connector which connects the Treasure Valley
- [Surrounding Retail/Restaurant Tenants Include](#) Wells Fargo, Buffalo Wild Wings, 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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FLOOR PLAN



**SUITE 100**  
4,531 RSF  
\$26.00/RSF NNN

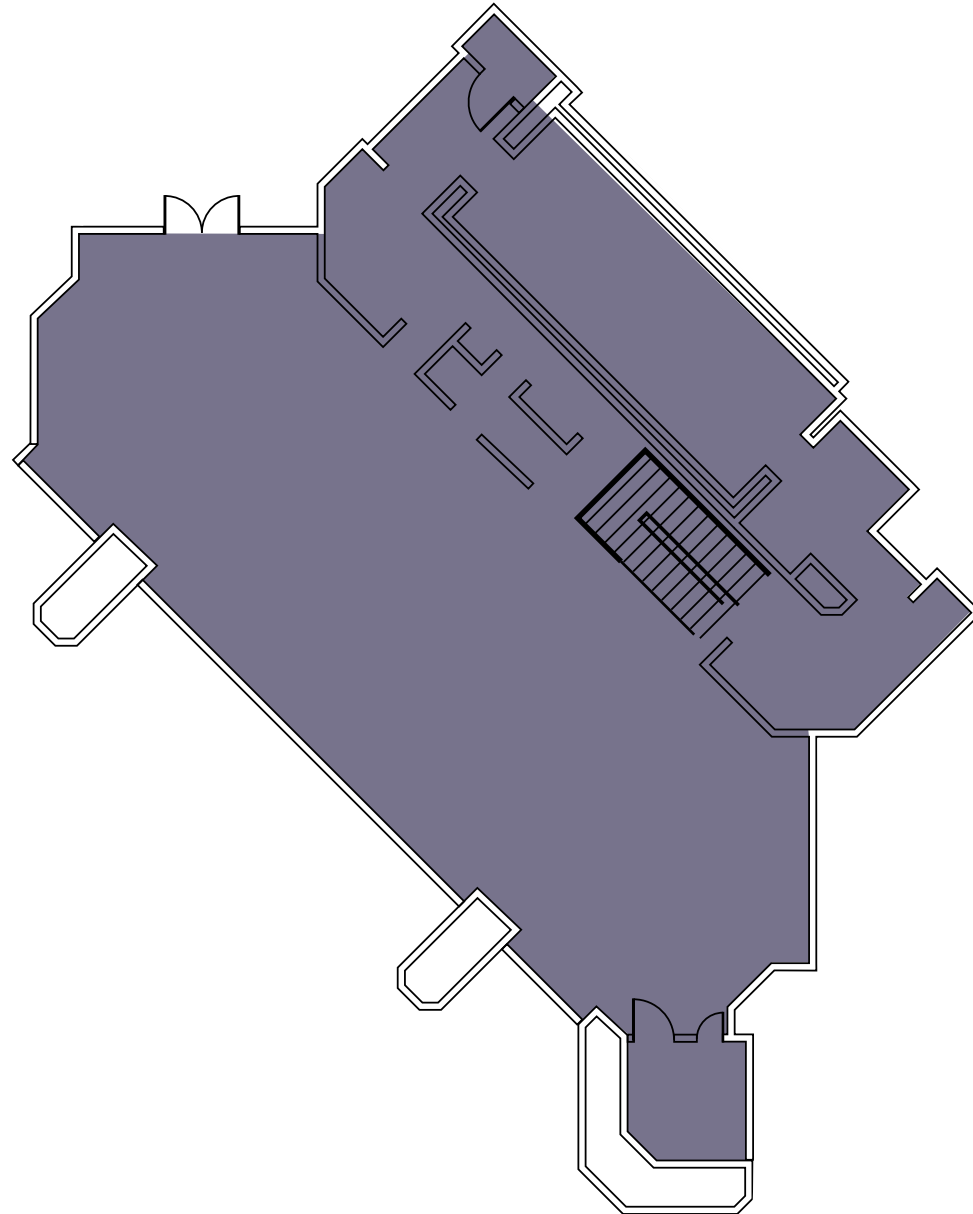


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FLOOR PLAN



**SUITE 101**  
3,490 RSF  
\$28.00/RSF NNN

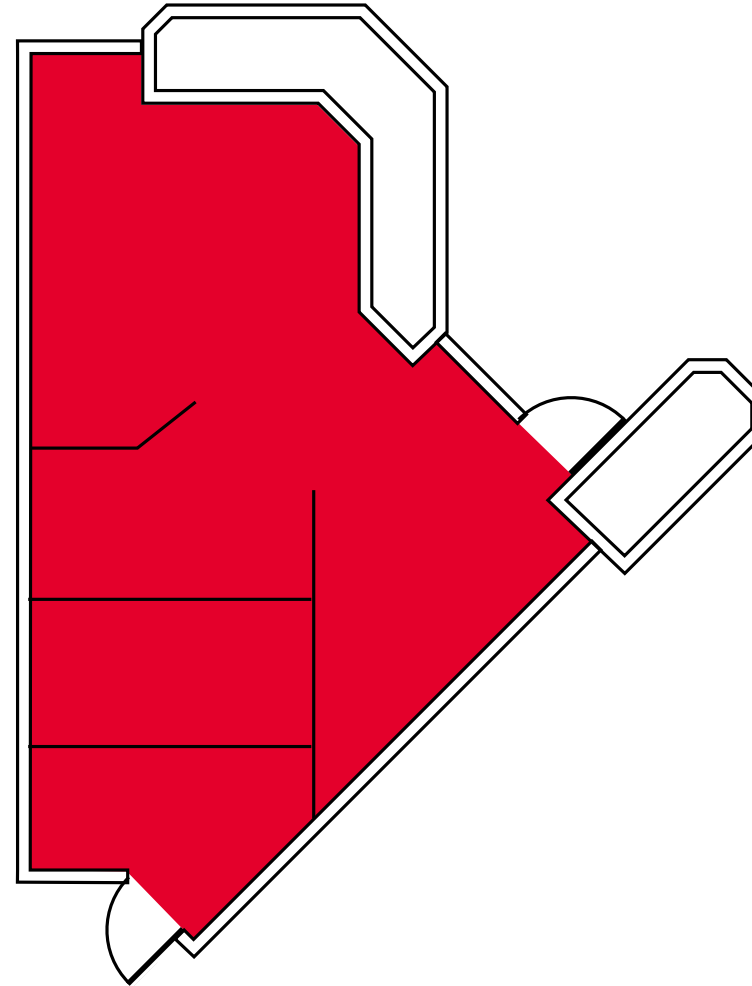


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FLOOR PLAN



**SUITE 104**  
746 RSF  
\$26.00/RSF NNN



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FLOOR PLAN

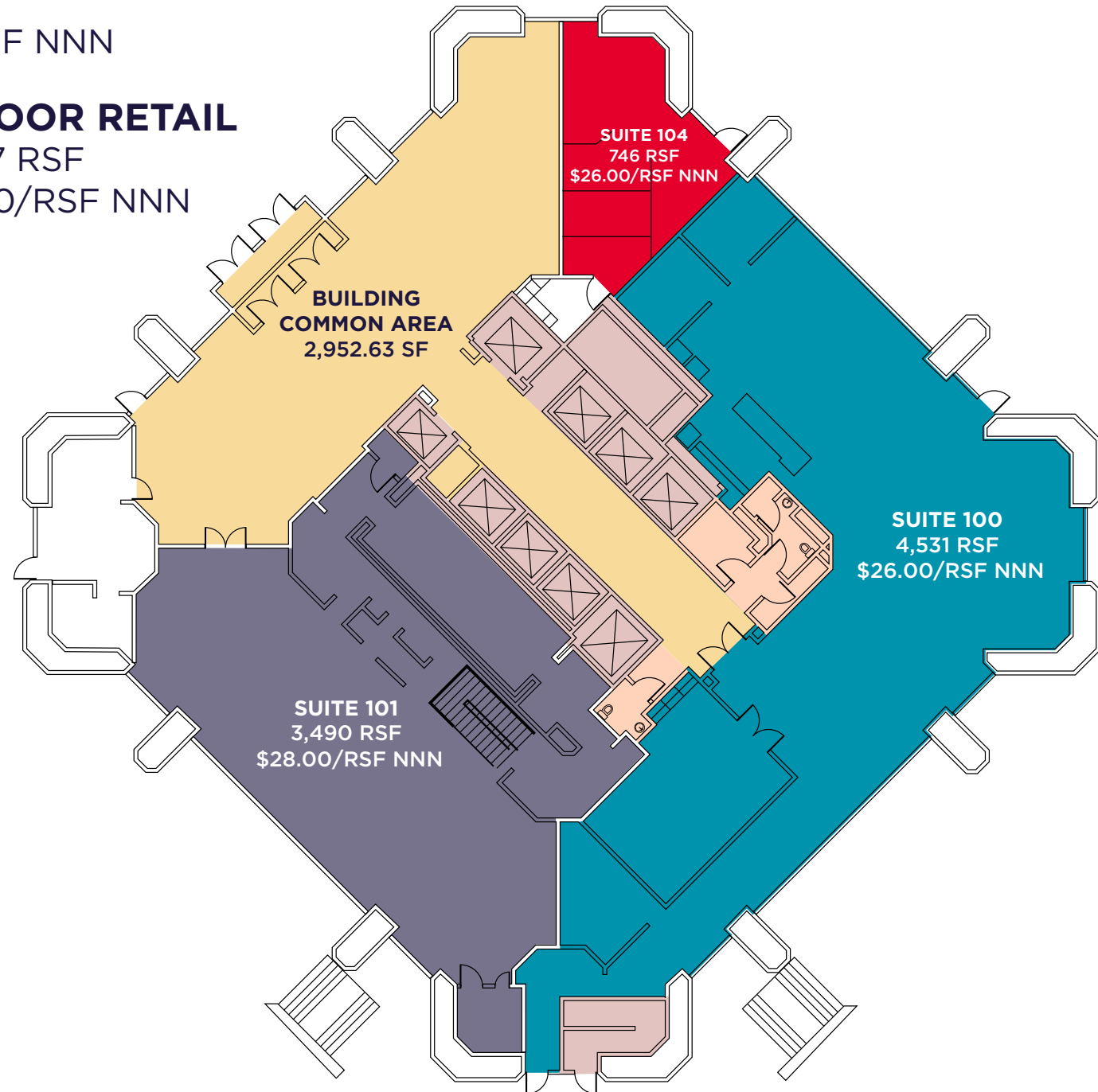


**COMBINED (SUITE 100, 101, 104)**

8,767 RSF  
\$28.00/RSF NNN

**FIRST FLOOR RETAIL**

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



# CITY CENTER PLAZA

**LOCATED IN THE CENTER OF IT ALL DOWNTOWN BOISE**

## DEMOGRAPHICS

POPULATION	1 MILE	2 MILE	3 MILE
2020 Est. Population	13,432	46,470	93,209
2025 Project Population	14,794	50,463	101,089

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HOUSEHOLDS	1 MILE	2 MILE	3 MILE
2020 Est. Households	7,009	22,897	43,894
2025 Projected Households	7,871	25,083	47,902

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BUSINESS/EMPLOYEES	1 MILE	2 MILE	3 MILE
2020 Est. Average HH Income	\$62,450	\$76,438	\$78,264
2025 Est. Average HH Income	\$68,809	\$82,654	\$84,194

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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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