



## Property Highlights

<b>Sublease Rate</b>	\$20.00/SF FSEJ
<b>Suite # 800</b>	14,230 RSF
<b>Sublease Term</b>	Through June 30, 2019
<b>Space Status</b>	Shell - Ready for Build-Out
<b>T.I. Allowance</b>	Available, Contact Agents
<b>Parking</b>	14 Stalls - Additional Expense
<b>Amenities</b>	Showers, Lockers, 6 Elevators Class A Lobby, Digital Directory
<b>LockBox</b>	No, Contact Agents for Tours

## Listing Features

- Shell Condition Office Space Located on the Hard Corner of Capitol Boulevard and Main Street in the Heart of Historic Downtown Boise
- Tenants have Access to a Shared Conference Room with a Seating Capacity of 70 People
- One of the Best Office Spaces in Boise, with 8th Floor Unobstructed Views of the Treasure Valley
- Close to City Offices, The State Capitol Building, Restaurants, Hotels, Banking, Shopping, Post Office and the Connector / Interstate 84

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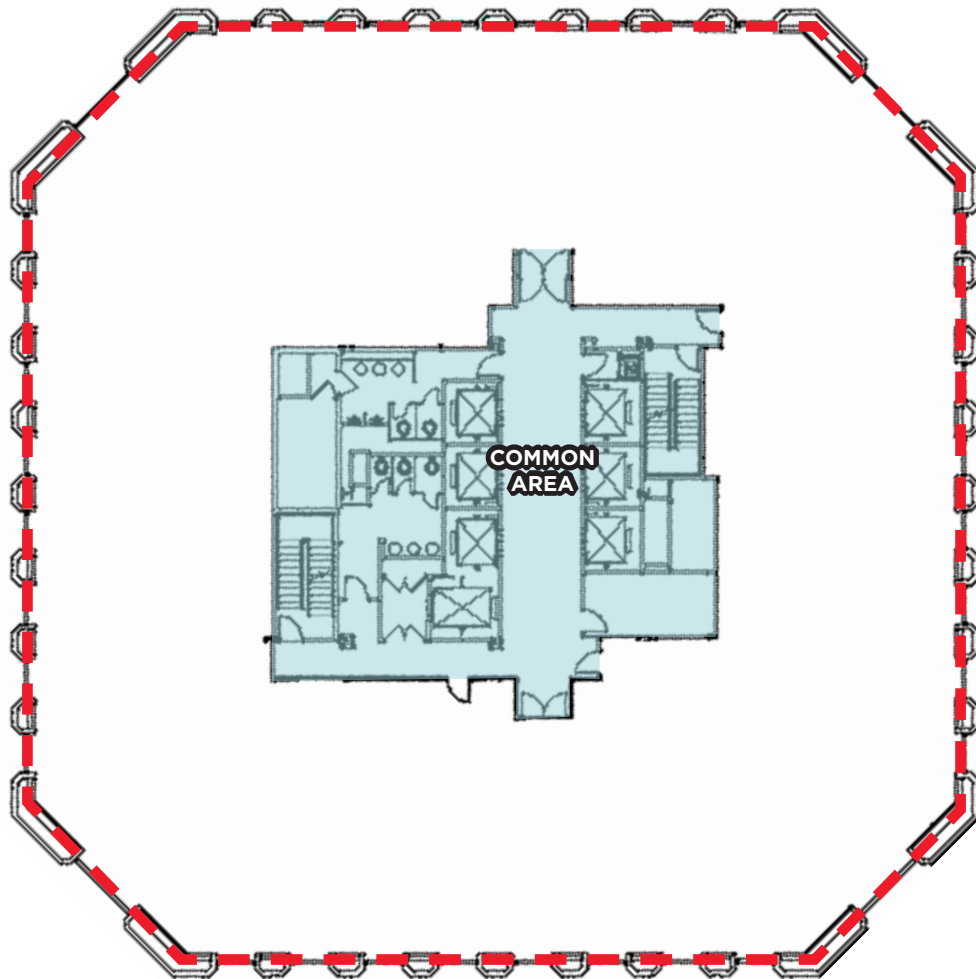
Commerce

FOR SUBLEASE

# US Bank Building Office Space

101 South Capitol Blvd, Suite 800, Boise, Idaho 83702

**Suite 800 Office Shell Space - 14,230 RSF - \$20.00/SF FSEJ - T.I. Allowance Available**



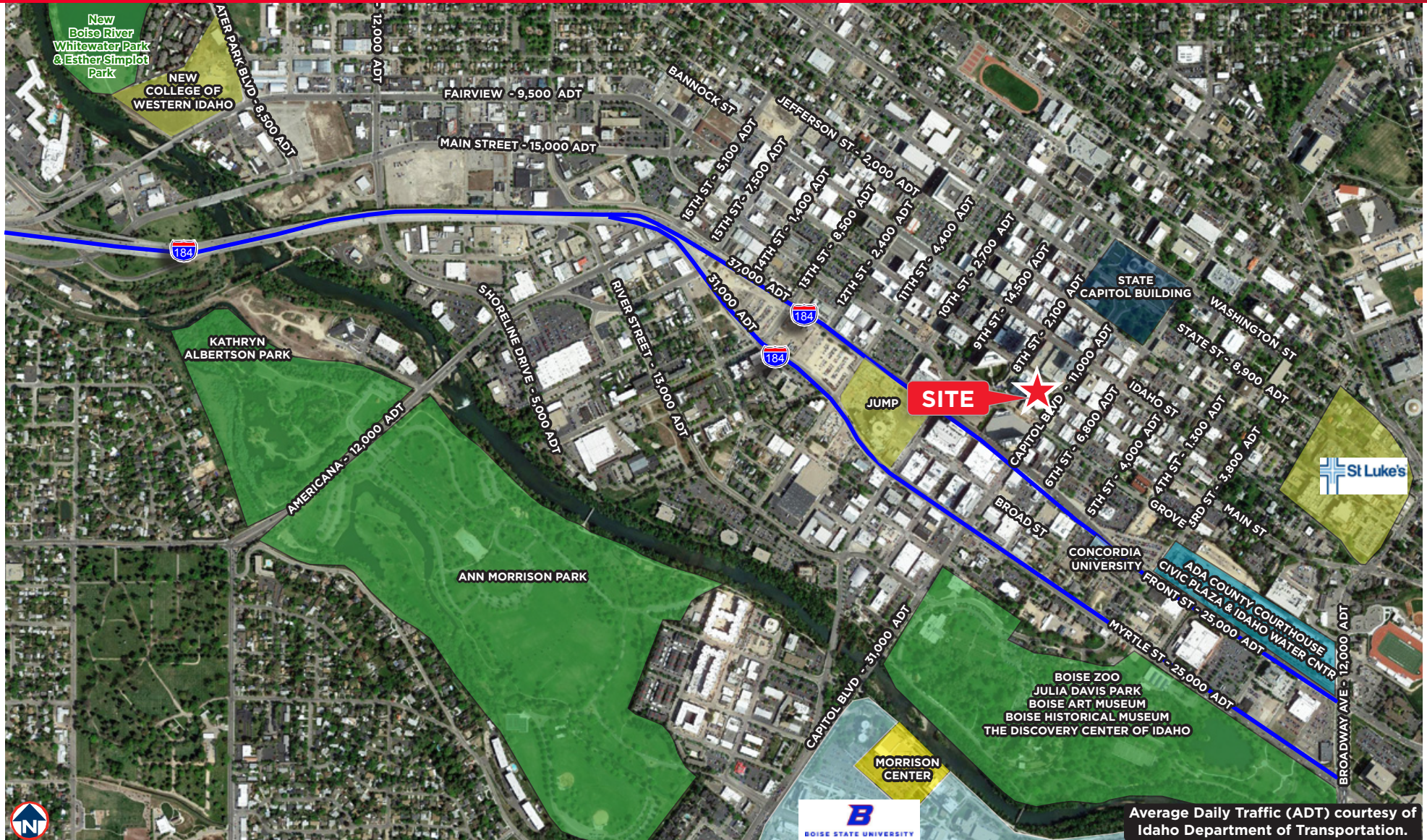
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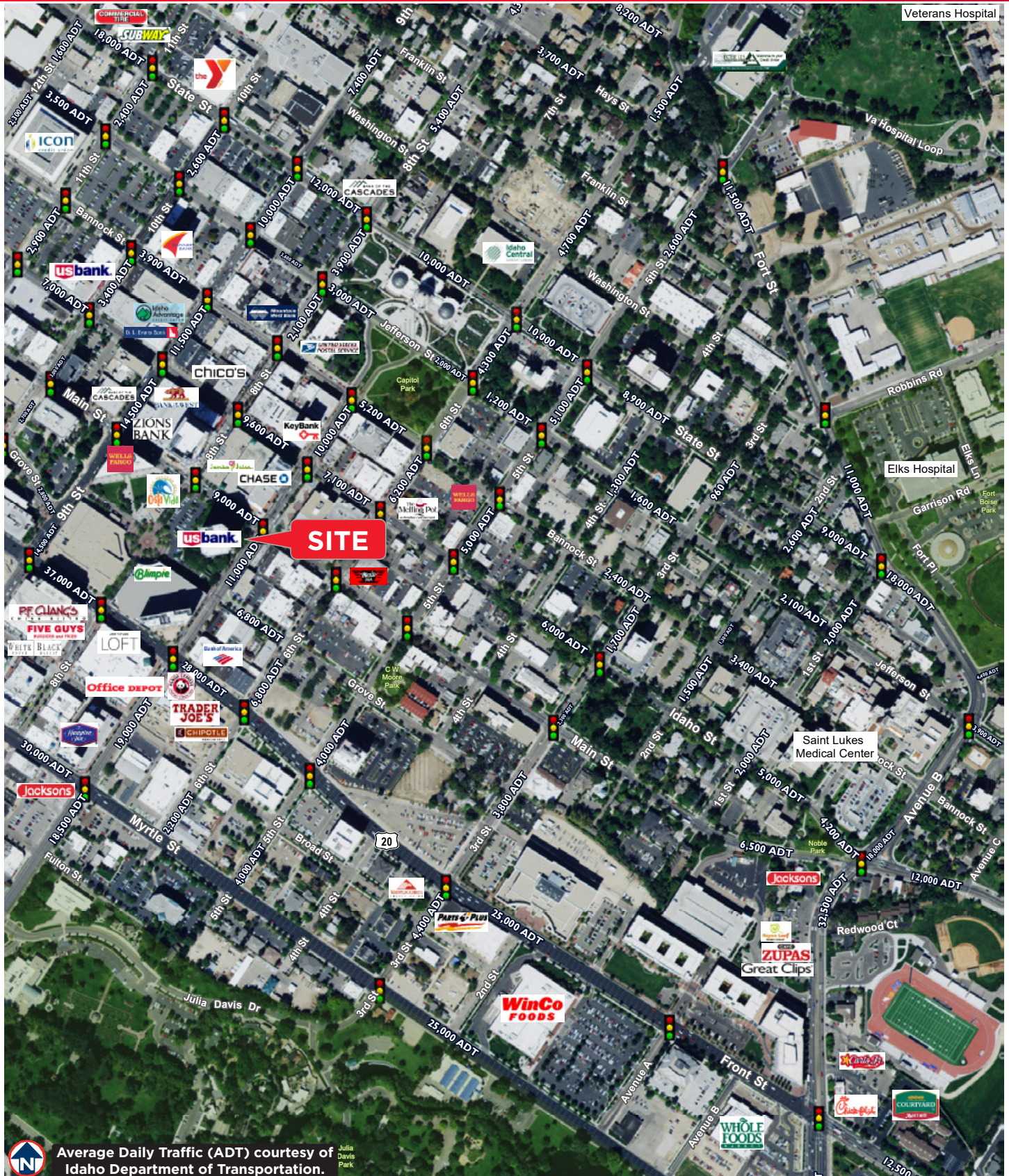


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## 1, 2 & 3 Mile Demographics

### - LOCATED IN A GROWING AREA IN BOISE -

In the identified area, the current year population is 85,000. In 2010, the Census count in the area was 82,420. The rate of change since 2010 was 0.59% annually. The five-year projection for the population in the area is 88,942 representing a change of 0.91% annually from 2015 to 2020.



	1 mile	2 miles	3 miles
<b>Population</b>			
2000 Population	10,595	41,540	82,157
2010 Population	11,187	41,662	82,420
2015 Population	11,776	43,082	85,000
2020 Population	12,385	45,081	88,942
2000-2010 Annual Rate	0.55%	0.03%	0.03%
2010-2015 Annual Rate	0.98%	0.64%	0.59%
2015-2020 Annual Rate	1.01%	0.91%	0.91%
2015 Male Population	52.2%	51.3%	50.2%
2015 Female Population	47.8%	48.7%	49.8%
2015 Median Age	31.4	33.9	35.0

<b>Households</b>			
2000 Households	5,195	19,341	36,455
2010 Households	5,668	20,108	38,167
2015 Total Households	6,083	21,048	39,785
2020 Total Households	6,506	22,236	41,945
2000-2010 Annual Rate	0.88%	0.39%	0.46%
2010-2015 Annual Rate	1.36%	0.87%	0.79%
2015-2020 Annual Rate	1.35%	1.10%	1.06%
2015 Average Household Size	1.68	1.95	2.07

<b>Average Household Income</b>			
2015 Average Household Income	\$42,223	\$54,850	\$57,134
2020 Average Household Income	\$49,690	\$63,958	\$66,548
2015-2020 Annual Rate	3.31%	3.12%	3.10%

<b>Data for all businesses in area</b>			
	<b>1 mile</b>	<b>2 miles</b>	<b>3 miles</b>
Total Businesses:	3,027	4,469	6,747
Total Employees:	43,955	59,019	85,544

### -DOWNTOWN BOISE NAMED 6TH IN THE TOP 10 BEST DOWNTOWNS-

Commercial development in the suburbs during the late 1990s threatened to pull people away from Downtown Boise, Idaho, but boy has this capital city's urban center recovered. Today, Downtown Boise bustles with activity, as thousands of people come to dine in unique restaurants, enjoy a range of cultural venues and let loose in nightclubs. Boise's vacancy rate (6 percent) is the second-lowest of the cities on our list of the Best Downtowns, illustrating how quickly available homes and office space gets snatched up here.

<http://www.livability.com/top-10/downtowns/top-10-downtowns/2016/id/boise>



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.