

US BANK BUILDING

101 SOUTH CAPITOL BOULEVARD

BOISE, IDAHO 83702

For Lease

Office Space

PROPERTY PROFILE

Class 'A' office building in the center of Downtown Boise on the Grove

Available Suites:

1st Floor	5,660 SF	\$24.00 PSF, NNN
3rd Floor	4,023 SF	\$24.00 PSF, FS
4th Floor	2,877 SF	\$23.00 PSF, FS
5th Floor	1,884 SF	\$22.00 PSF, FS
6th Floor	2,975 SF	\$20.00 PSF, FS
16th Floor	1,454 SF	\$25.00 PSF, FS

PROPERTY HIGHLIGHTS

- An ideal location in a prestigious downtown office building
- Great nearby amenities
- Valet Parking
- Shared conference rooms with a total seating capacity of 124 people
- Excellent views
- Shower facilities and lockers
- Concierge Services including:
 - Dry cleaning with office delivery and pickup
 - Onsite car washes, oil changes, and windshield repair
 - Bike share



FOR MORE INFORMATION,
PLEASE CONTACT:

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RACHEL PHIPPS
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The Gardner Company is a full service real estate company specializing in the development of office, retail, industrial, and medical buildings.



US BANK BUILDING

- Gym, restaurants, retail shops, financial services, and hotels adjacent to the building
- Immediate access to all regions of the Boise MSA via Front Street and I-184
- Major Tenants include:
 - US Bank
 - US Ecology
 - Stoel Rives



BIKE SHARE



LOBBY

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GARDNER COMPANY

Building Community



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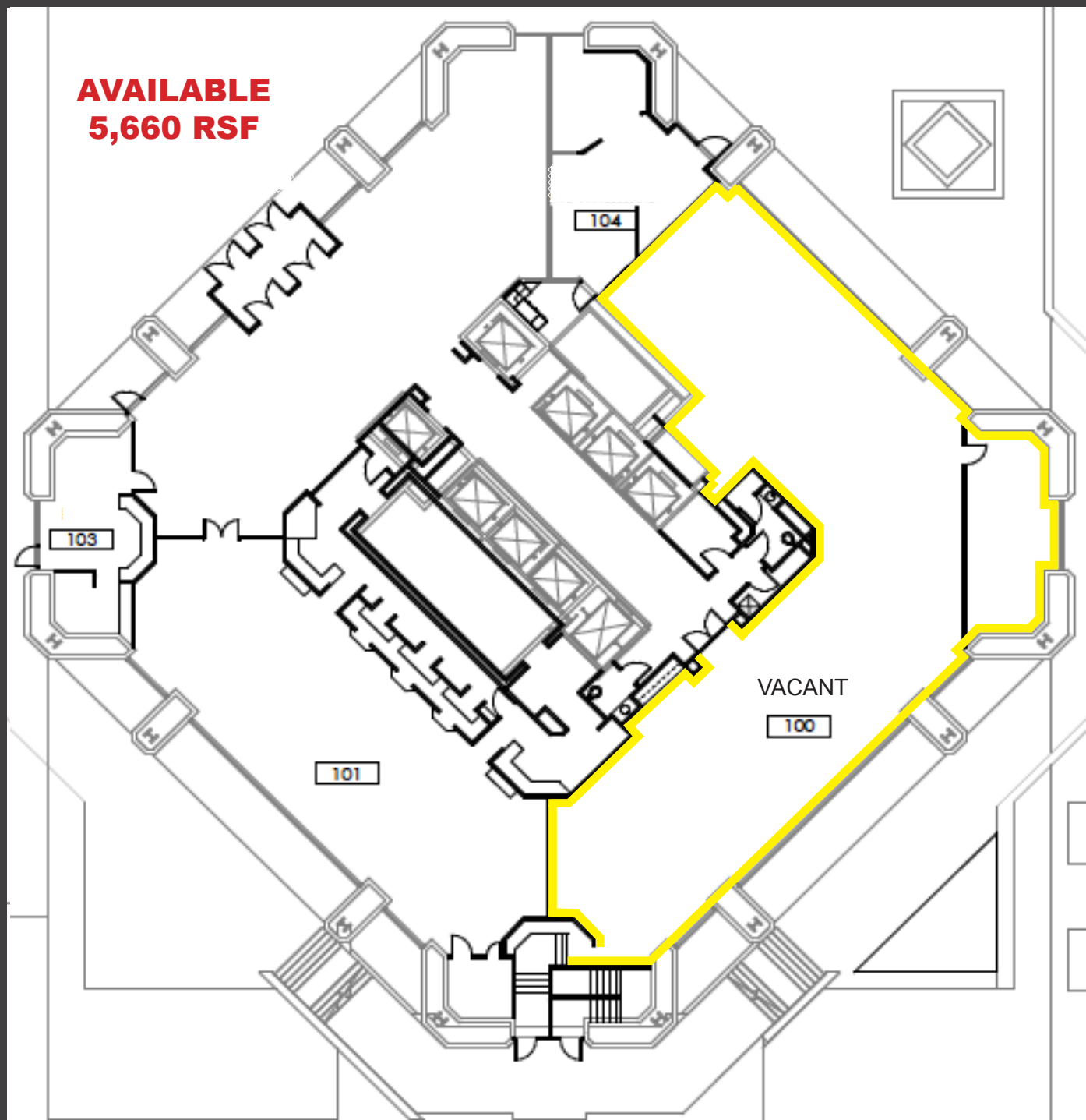
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1st Floor

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3rd Floor

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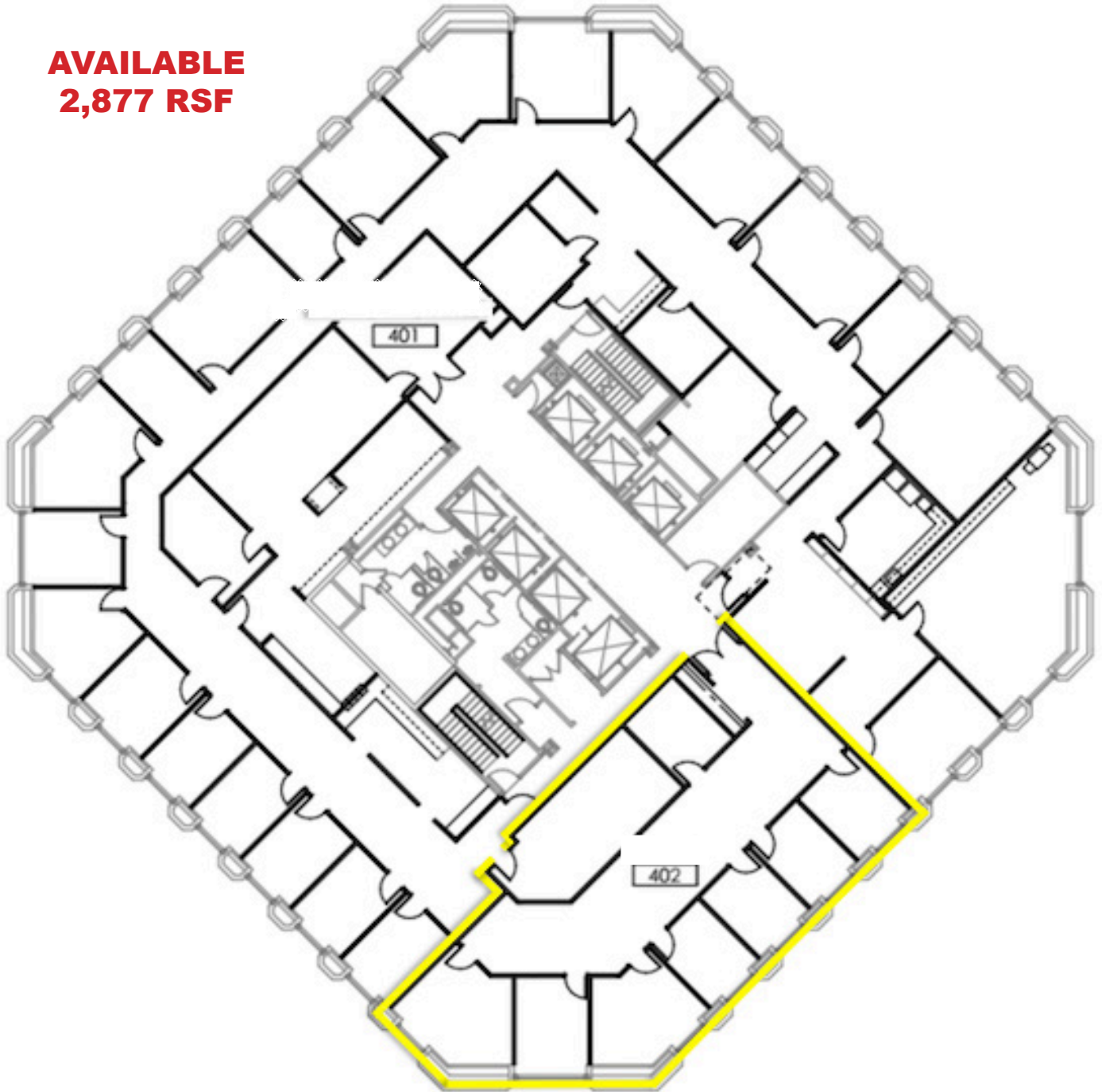
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4th Floor

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**AVAILABLE
2,877 RSF**



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5th Floor

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**AVAILABLE
1,884 RSF**



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6th Floor

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**AVAILABLE
2,975 RSF**



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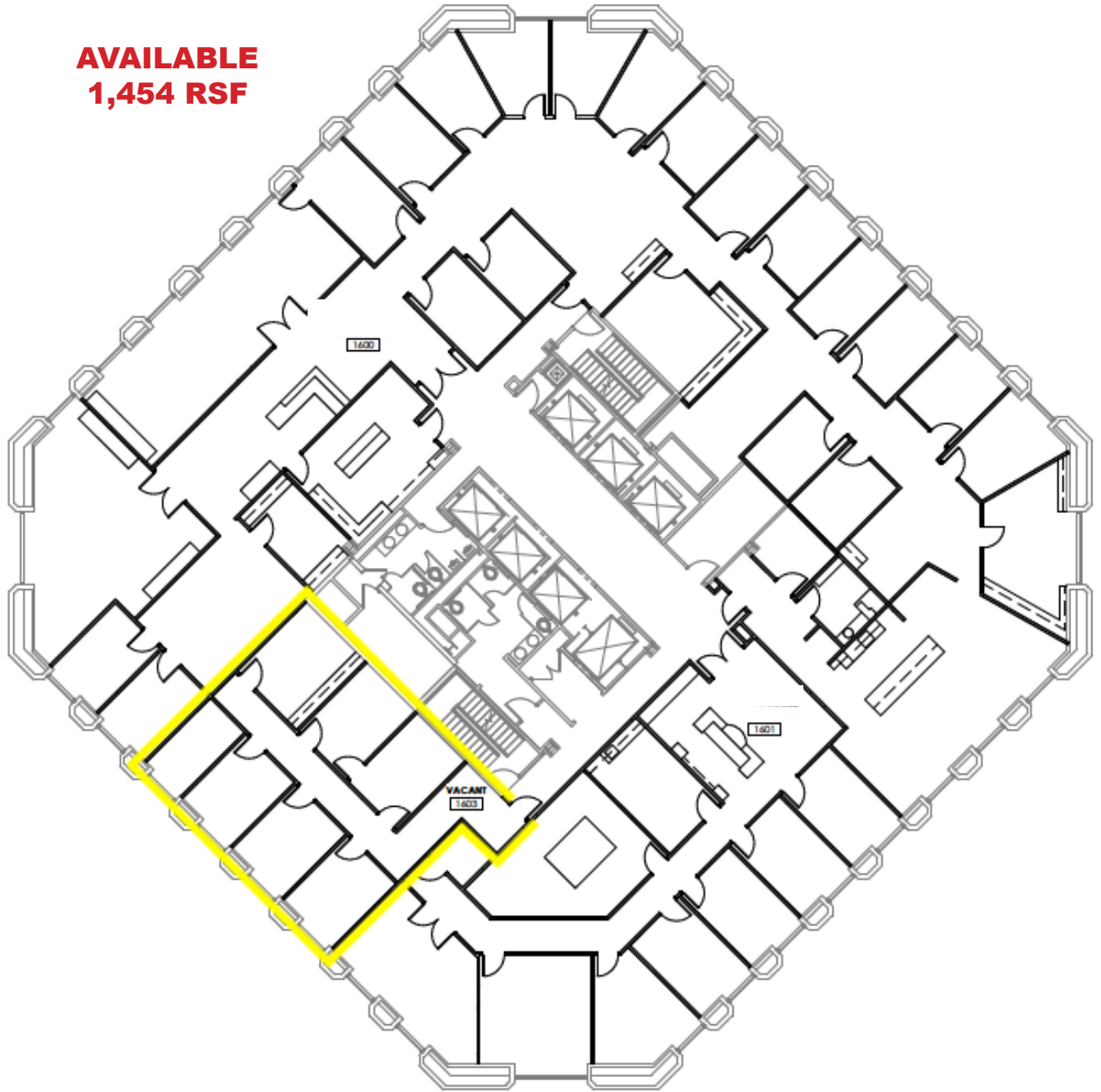
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16th Floor

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**AVAILABLE
1,454 RSF**



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