

# 199 Capitol Blvd Office Condo

Entire 4<sup>th</sup> Floor - Downtown Office



## Property Details:

|                        |  |
|------------------------|--|
| <b>Premises:</b>       | Entire 4th Floor<br>(Units 400, 401, 402 & 4 <sup>th</sup> Floor<br>Common Area) |
| <b>Square Footage:</b> | 10,093 RSF   |
| <b>Year Built:</b>     | 1995/2018 Remodel  |

## Property Summary:

**Class A office condo** located in the Tower Plaza Building at Capitol & Idaho in the heart of Downtown Boise.

**Three contiguous condominium unit** featuring private offices, conference rooms, collaborative workspace, reception and a kitchen break area.

**Modern, open floorplan.**

**Floor to ceiling glass windows** with **incredible views** of Downtown, City Hall and the surrounding Foothills.

**Adjacent parking garage** operated by CCDC with stalls available for \$195/month.

**Basement storage** units available for lease.

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FOR SALE

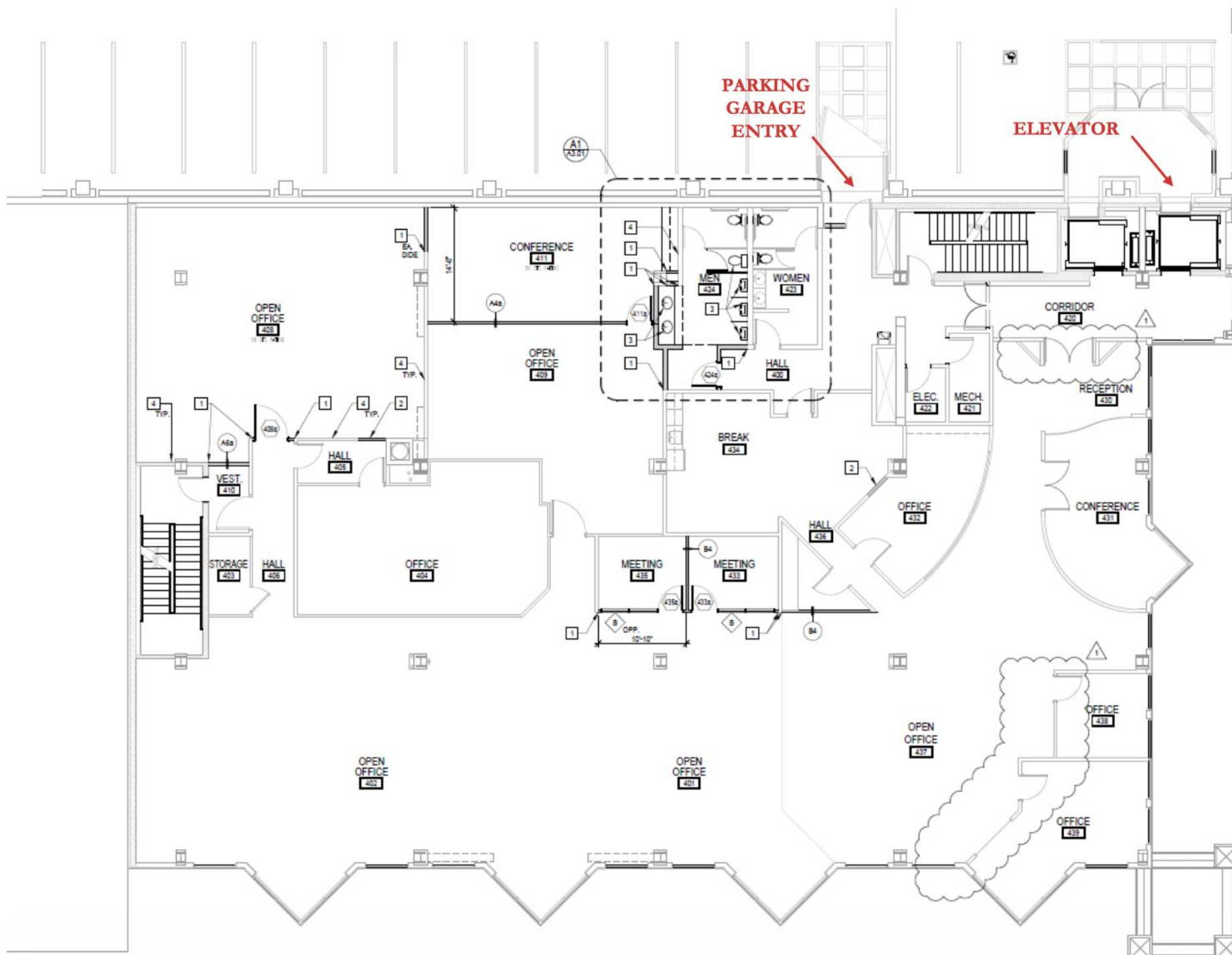
**\$2,100,000**

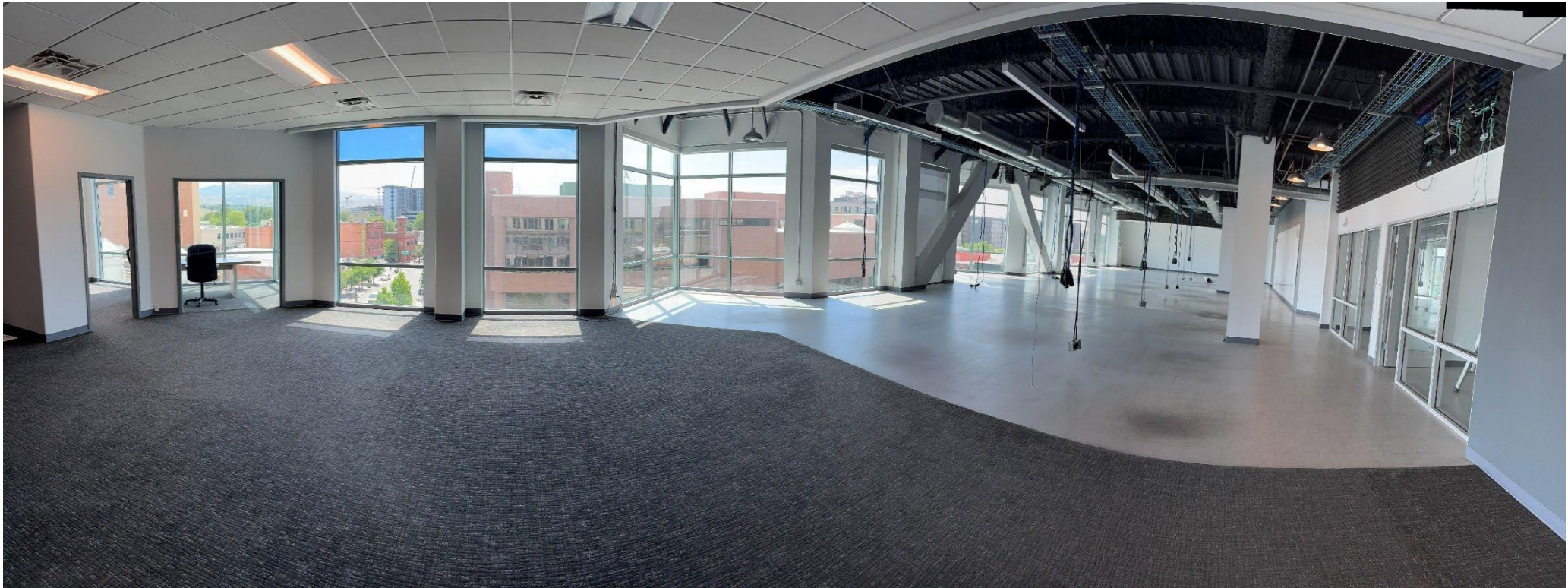
FOR LEASE

**\$16.00 / SF NNN**

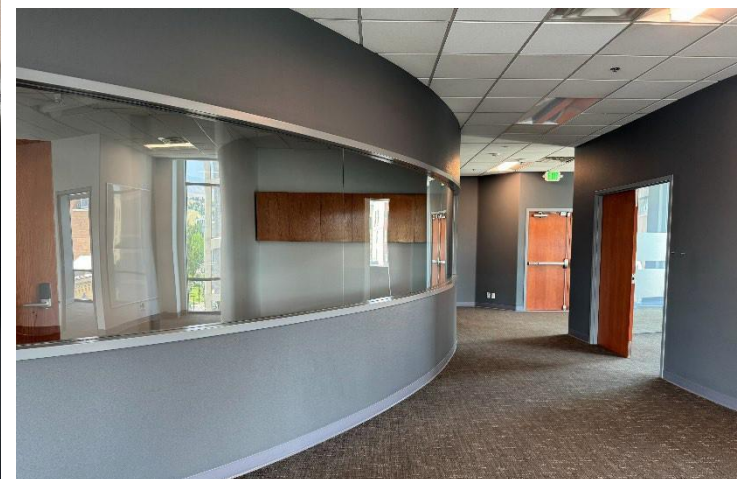
- **NNN Expenses:** ~\$7.00 /SF
- **Escalations:** 2% Annually
- **TI Allowance:** Up to \$35.00/USF
- **Term:** 10+ Years



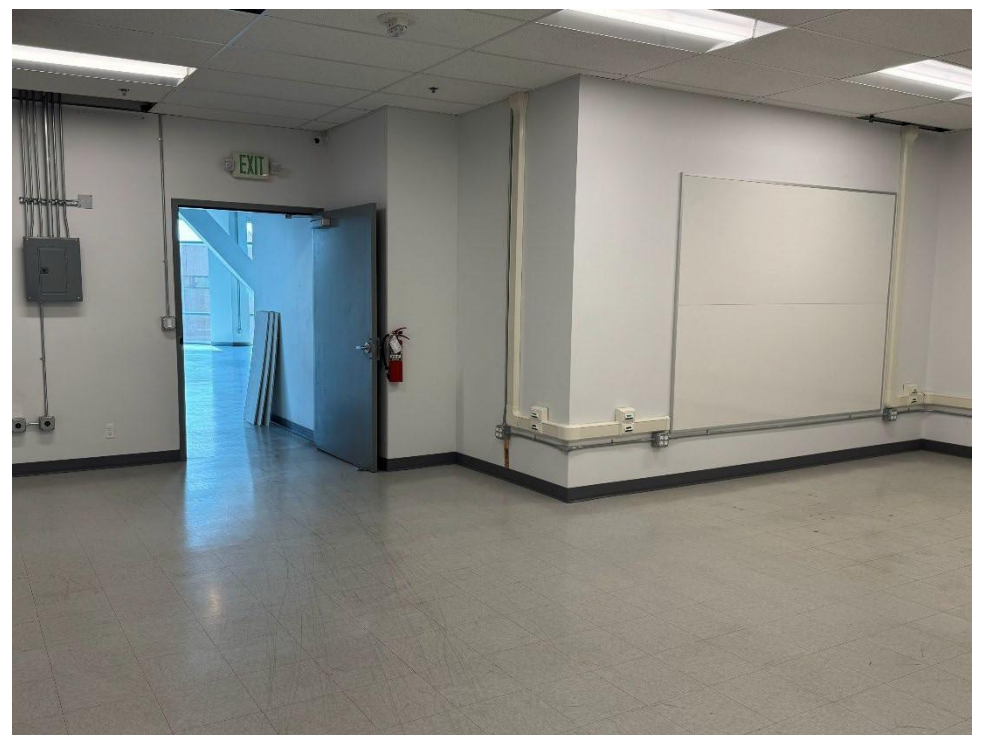
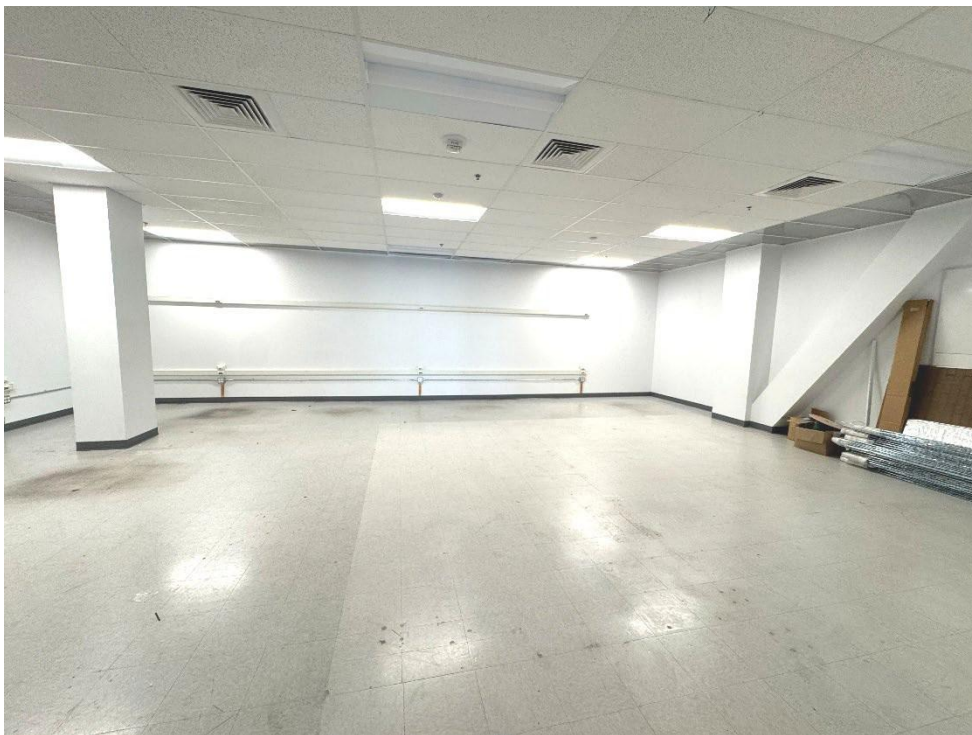




# INTERIOR PHOTOS

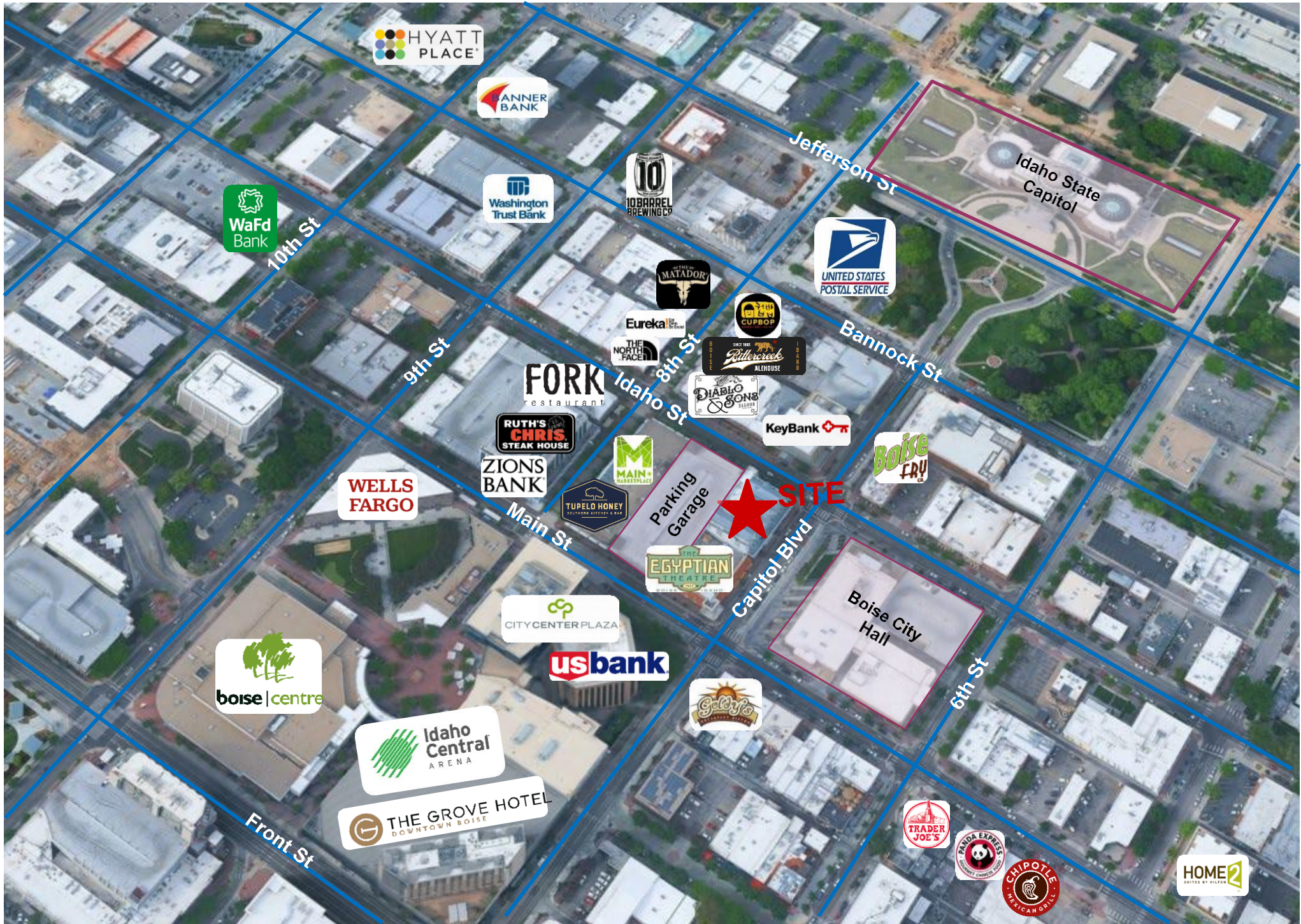


# INTERIOR PHOTOS



EXTERIOR PHOTOS





# Why Boise?

*Talent, affordability, and quality of life — by the numbers.*



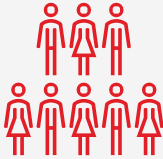
**3.3%**

Unemployment  
Rate



**47.5%**

Bachelor's  
Degree or  
Higher



**81,000+**

New Residents  
Since 2020



**<20 min**

Average  
Commute



**\$83,900**

Median  
Household  
Income

