

Sublease



FRONT & CAPITOL

Ground level retail with drive-thru

280 S Capitol Blvd., Boise, Idaho

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CBRE

Remarkable Downtown Location

280 S Capitol Blvd is well-appointed at one of the best locations in Downtown Boise. It is situated in the heart of Boise's vibrant city center, at the signalized corner of two highly trafficked thoroughfares, Front & Capitol. This location offers next-level convenience in the bustling urban core, including, excellent visibility, easy access, on-site parking and a drive-thru. The property is surrounded by inviting streetscapes, acclaimed dining, unique shops, trendy cafes, local art, and lively entertainment making it one of the most desirable locations downtown has to offer.



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Highlights

- In the heart of Boise's vibrant city center
- Excellent visibility and easy access
- On-site Parking
- Signalized corner of two highly trafficked thoroughfares
- Elevator to upper floor
- Surrounded by acclaimed dining, unique shops, trendy cafes, local art, and lively entertainment
- ADT Capitol Blvd. ±21,122
- ADT Front Street ±28,881



Rate: \$17.00 PSF NNN
NNN: \$5.80/PSF/YR

Property Information

Use	Retail • Restaurant • Office
Availability	Immediately
Total Available SF	±18,465 sf
Zoning	C-5DDC
Number of floors	3 including basement
Sublease Term	Through 12/31/26 Longer term available
Parking	18 stalls and ample surface



280 S. Capitol Blvd.

APN R1013001837

Front & Capitol Sublease Opportunity

Drive Thru
2,553.0 SF

Second Floor
7,921.5 SF

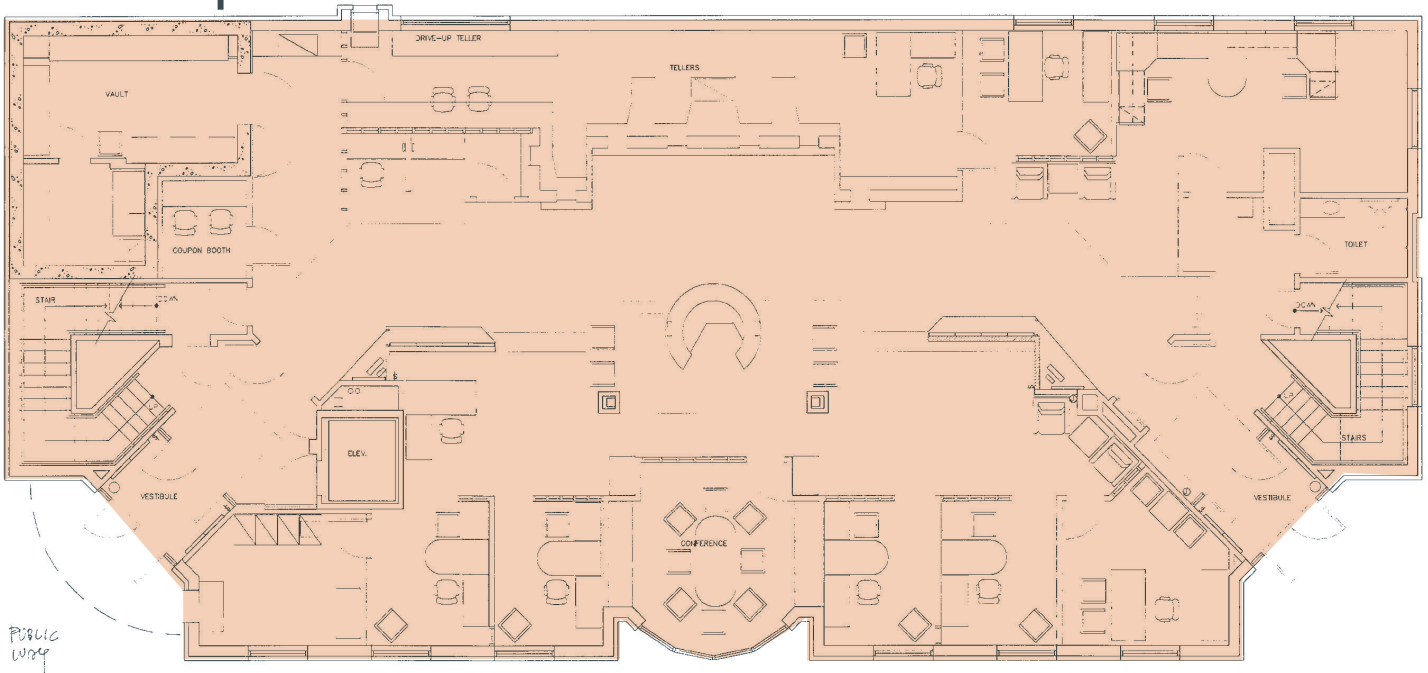
Main Level
5,204.1 SF

Basement
5,177.0 SF

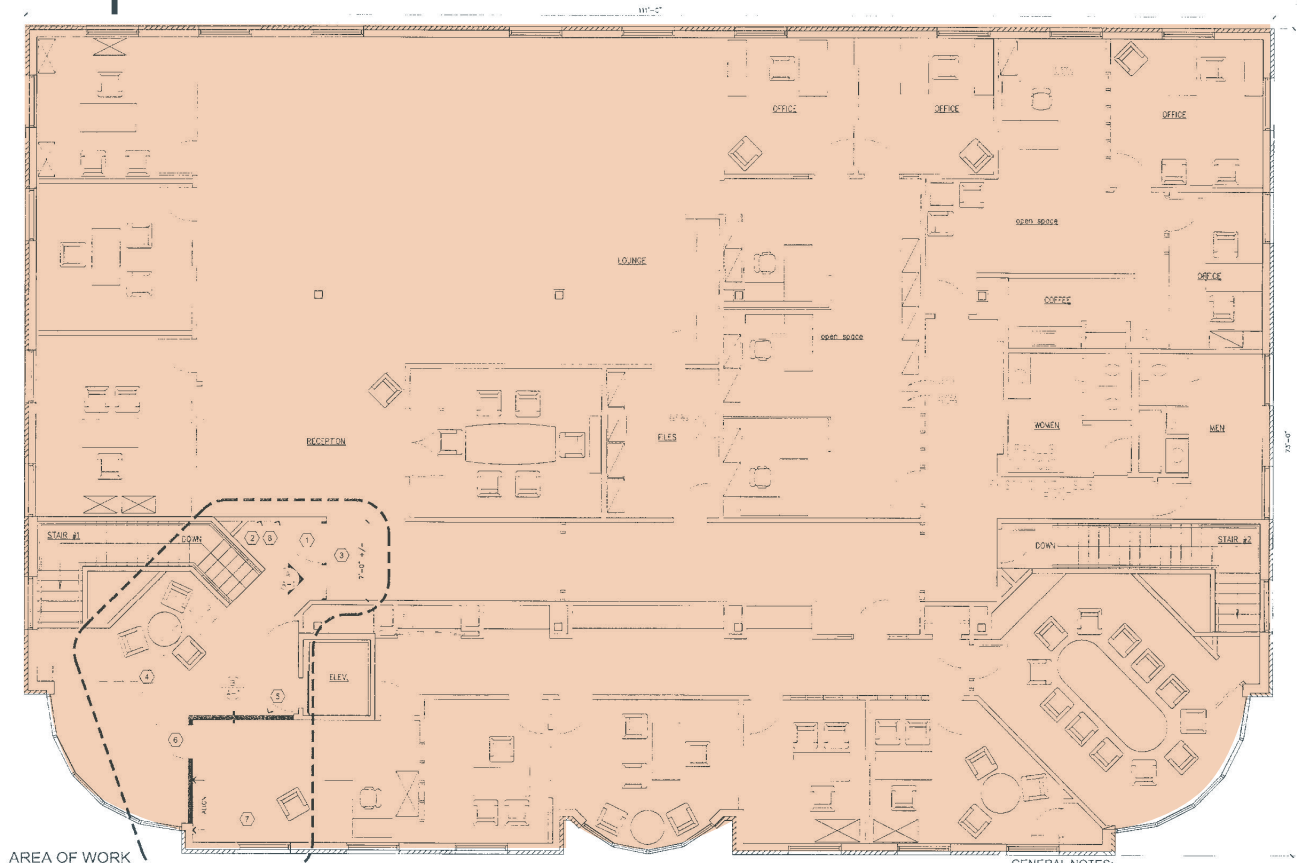


Main Level Floorplan

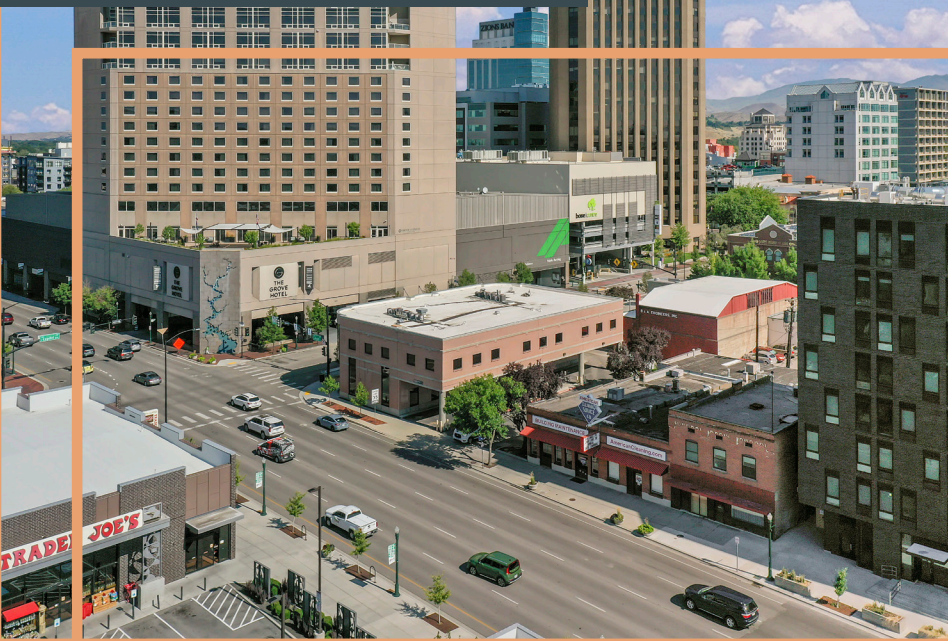
Front & Capitol
Sublease Opportunity



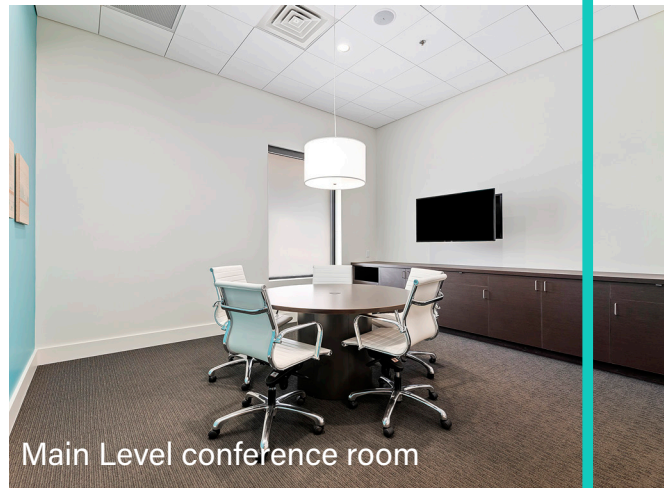
Upper Level Floorplan



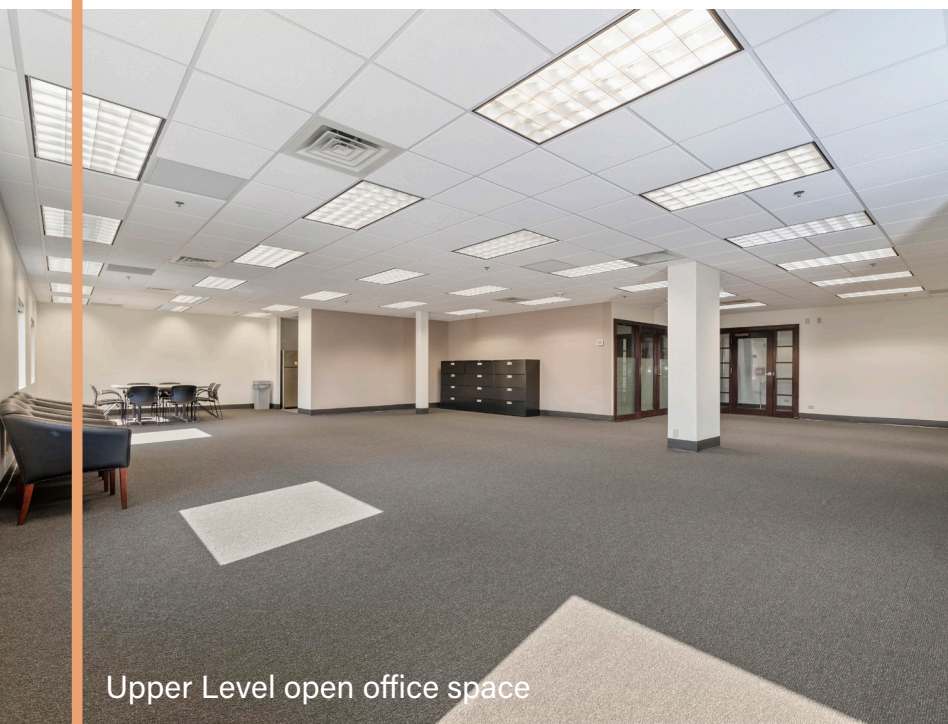
280 S Capitol Blvd.



Main Level lobby



Main Level conference room



Upper Level open office space



Main Level kitchenette

DOWNTOWN BOISE

A growing economy in the Intermountain West

Boise and the larger metro area is home to Fortune 500 companies, small businesses and start-ups, universities, military and nonprofit organizations and many more. Among the numerous accolades, the city ranked # 1 for job growth and # 2 for the best run cities in America.[^] Boise has 210 days of sunshine and over 100 unique restaurants downtown. Come enjoy this lively, clean and vibrant city.

[^]Indeed and Wallethub 2021



3,225
BUSINESSES



40,333
POPULATION
(daytime)



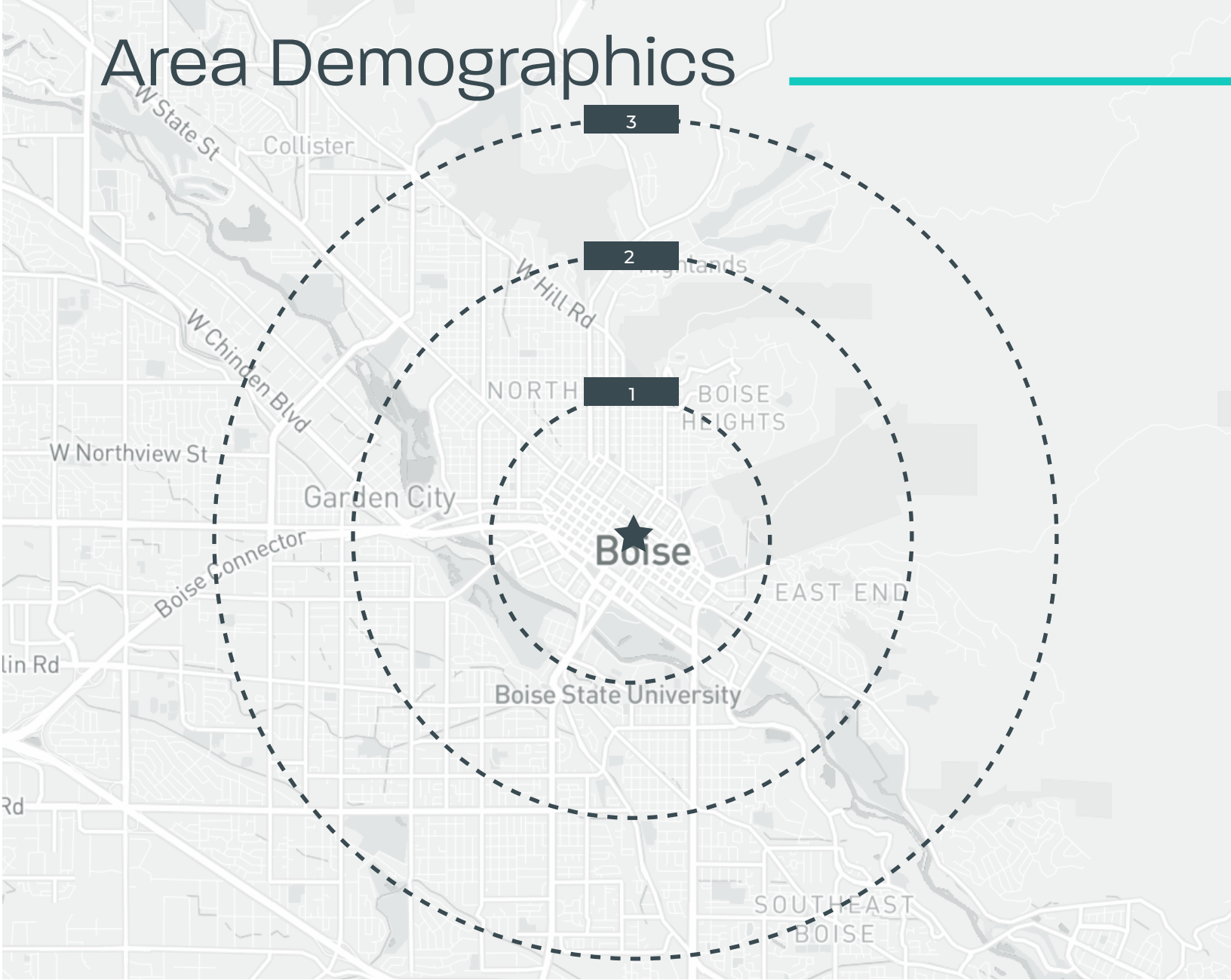
24,306
POPULATION



75+
Annual Festivals



Area Demographics



DESTINATION

DISTANCE

EMPLOYEES

8th Street Corridor

70 feet

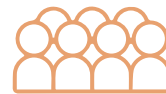


1 Mile

52,066

Capitol Building

450 feet



2 Miles

75,479

The Grove

1/4 mile

BoDo

1/3 mile



3 Miles

105,960

Boise State University

1.5 miles

Boise Airport

4 miles



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