

OFFICE SPACE FOR SUBLEASE | SUITE 1603

US BANK PLAZA

101 S. CAPITOL BOULEVARD | BOISE, ID 83702

TOK
COMMERCIAL

RATE REDUCED!

CONTACT

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HIGHLIGHTS

Ideal location in the heart of downtown Boise.

Incredible downtown Boise views from the 16th floor, overlooking Capitol Boulevard.

Modern, professional office finishes throughout.

Shower and locker rooms on site.

Walking distance to the Idaho State Capitol and an abundance of Boise's downtown destinations, including premier restaurants, hotels, shopping, and services.

DETAILS

SUITE	SIZE	LEASE RATE
1603 (16th Floor)	1,531 SF	\$2,000/mo.
SUBMARKET:		Downtown
BLDG. TYPE:		Office
BLDG. SIZE:		256,208 SF
SUBLEASE EXP:		June 30, 2027
SUBLEASE TYPE:		FSEJ
AVAILABLE:		Immediately

UPDATED: 3.16.2026

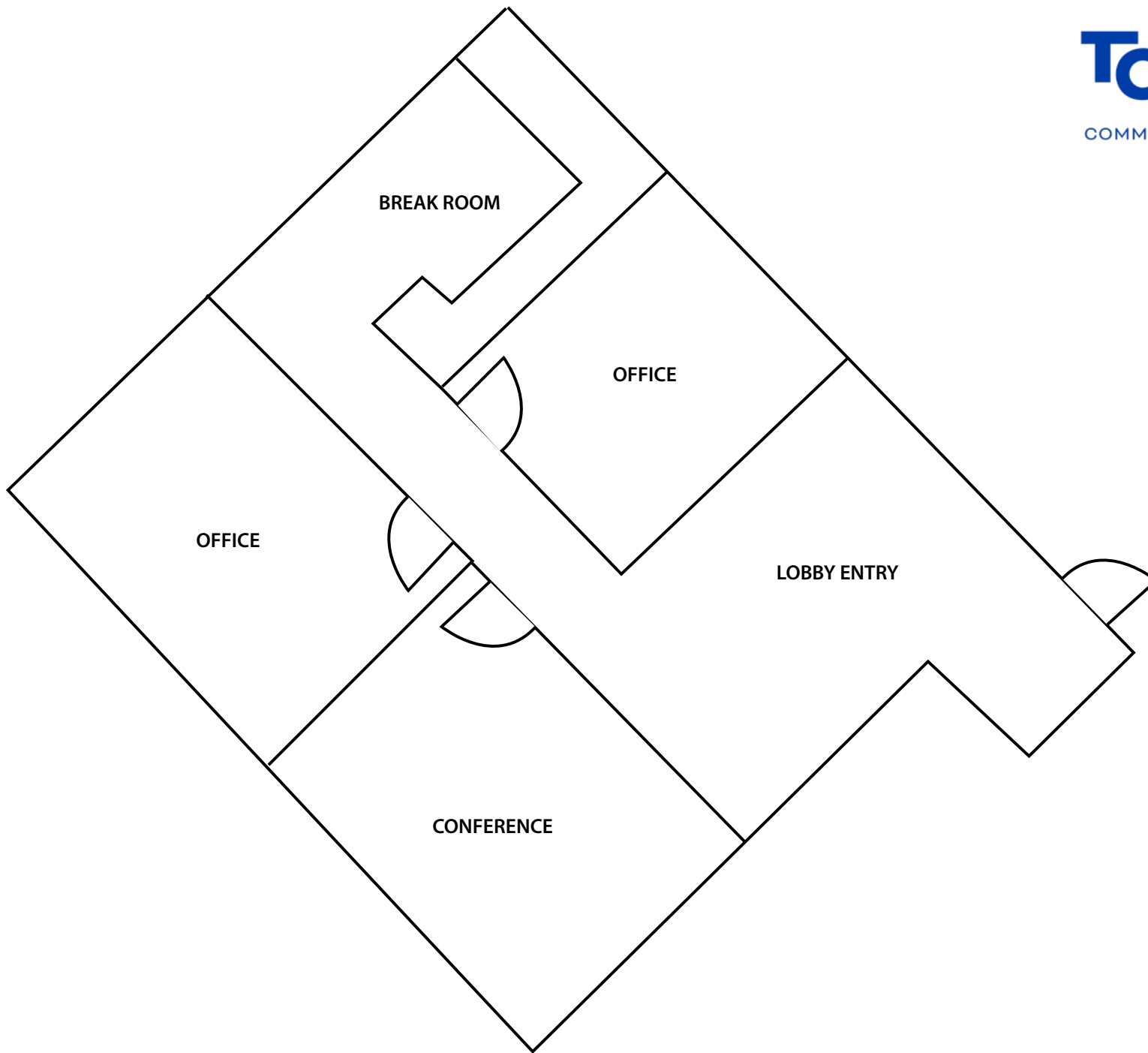
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FLOOR PLAN

STE. 1603
1,531 SQ. FT.



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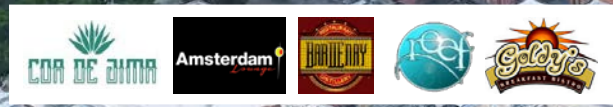
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PREMIER DOWNTOWN LOCATION
SURROUNDED BY AN ABUNDANCE OF AMENITIES!

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BODO

THE STILL, Cafe Waves, PF CHANGS, WAREHOUSE, BONEFISH GRILL, LIQUID, FIVE GUYS, SLOW BY SLOW

THE FOWLER

WYLDER, FORM & FUNCTION, BB

Marriott, MOD PIZZA, TRADER JOE'S, PANDA EXPRESS, PIZZA HUT

Yump, Simplot

RESTAURANT ROW

RED BEANER, Eureka!, FORK, JUNIPER, THE SPOCKY

ADA COUNTY COURTHOUSE

IDAHO STATE CAPITOL

St Luke's

IDAHO ELKS REHAB

DONA LARSON PARK

FORT BOISE PARK