



THE OWYHEE

1109 W MAIN STREET, BOISE, ID

Karena Gilbert
+1 208 488 3164
karena.gilbert@cbre.com

Melanie Nielsen
+1 208 678 6290
melanie.nielsen@cbre.com

Kyle Uhlenkott
+1 208 488 3161
kyle.uhlenkott@cbre.com

CBRE

AVAILABILITIES

PROPERTY HIGHLIGHTS

- Downtown office building in bustling location
- On-site gym with lockers and showers
- Shared common lobby/meeting area

Lobby area

FLOOR	SUITE	AVAILABLE SF	ASKING RATE PSF FSEJ
BASEMENT	B 20	1,220	\$13.00
2ND FLOOR	230	1,912	\$19.00
	260	7,937	\$16.00
3RD FLOOR	340	1,475	\$21.00
4TH FLOOR	400	3,298	\$22.00
	440	3,451	\$22.00
5TH FLOOR	500	10,259	\$22.00

\$13-\$22

LEASE RATE
PSF FSEJ

±1,220 - ±10,259

SF AVAILABLE

7

FLOORS

140,500

BUILDING SF

Please **do not** disturb tenants.
Contact agents for touring instructions.



Lobby area

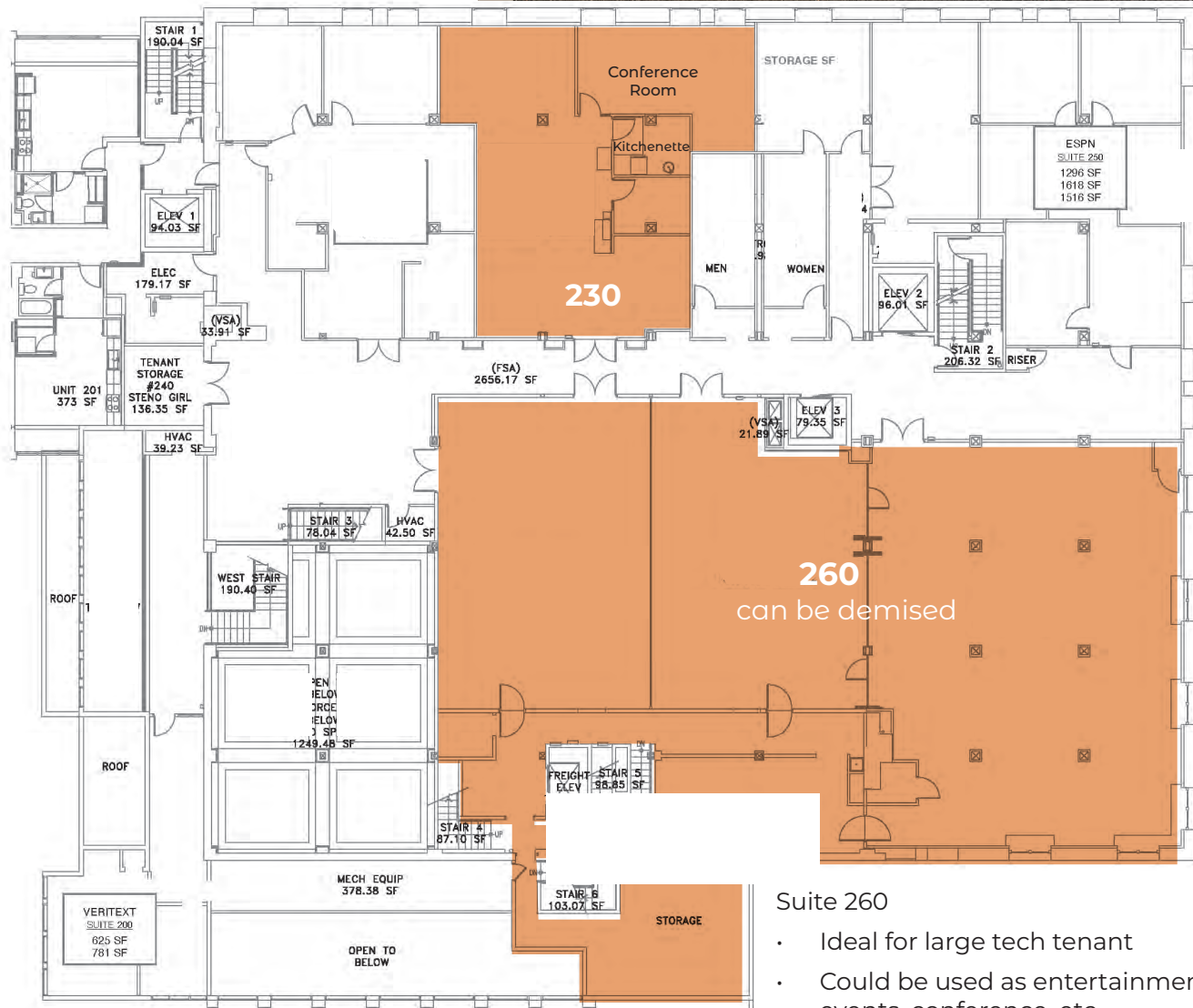


Building Gym

2ND FLOOR



SUITE	RATE PSF FSEJ	SF
230	\$19.00	±1,912
260	\$16.00	±7,937



Suite 260

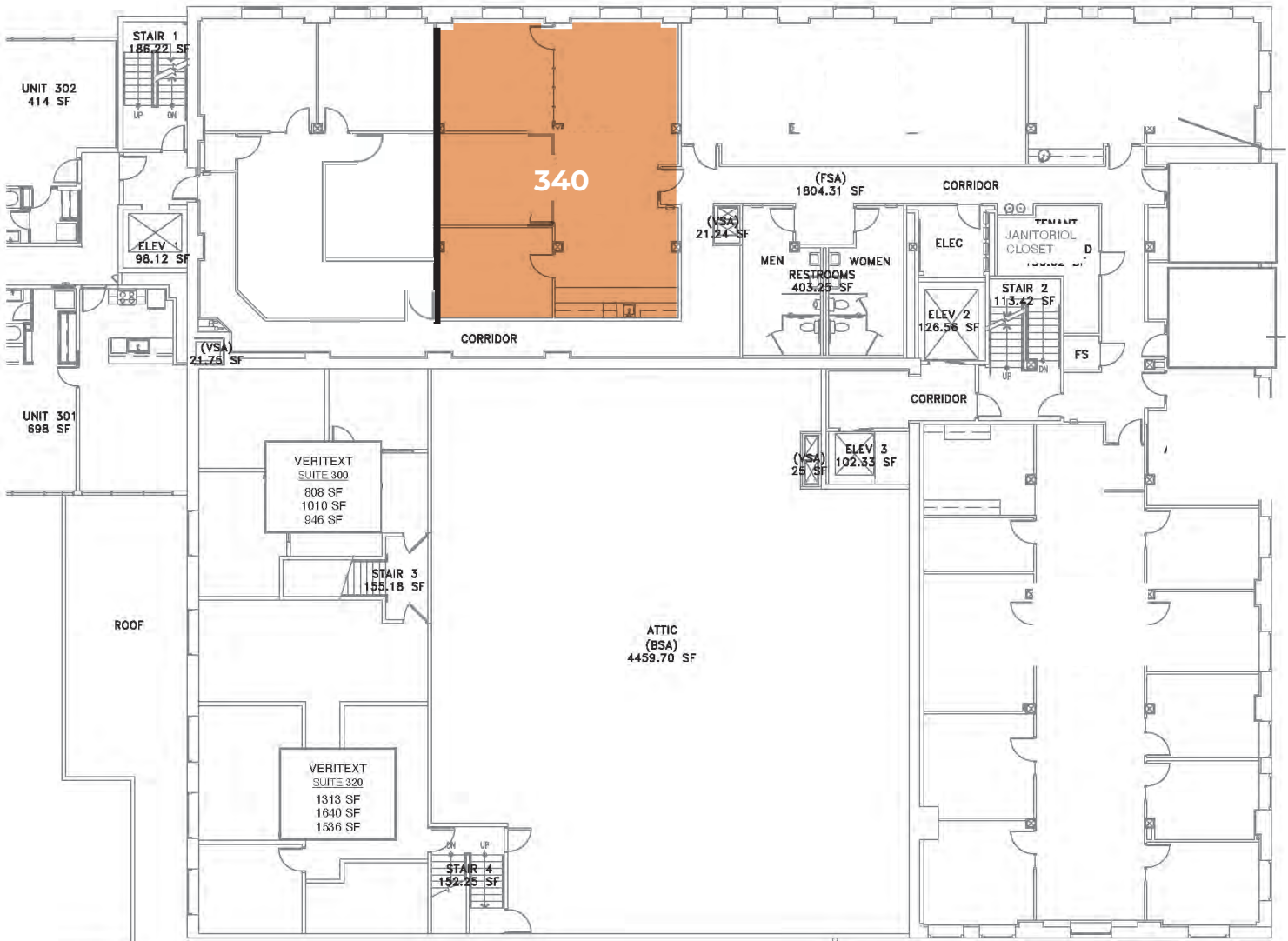
- Ideal for large tech tenant
- Could be used as entertainment venue; speaking events, conference, etc.
- Service bar, back service/kitchen prep area
- Generous TI allowance available

3RD FLOOR



SUITE	RATE PSF FSEJ	SF
340	\$21.00	±1,475

- Move-in ready
- Natural light throughout
- Private offices in each suite and open work space



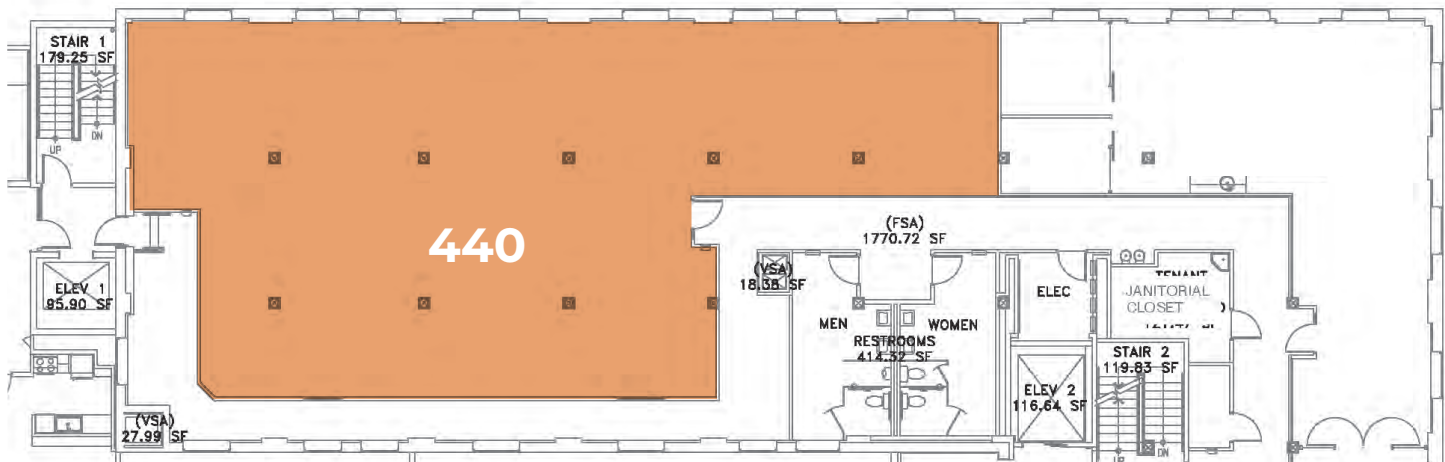
4TH FLOOR

RATE PSF \$22.00 FSEJ

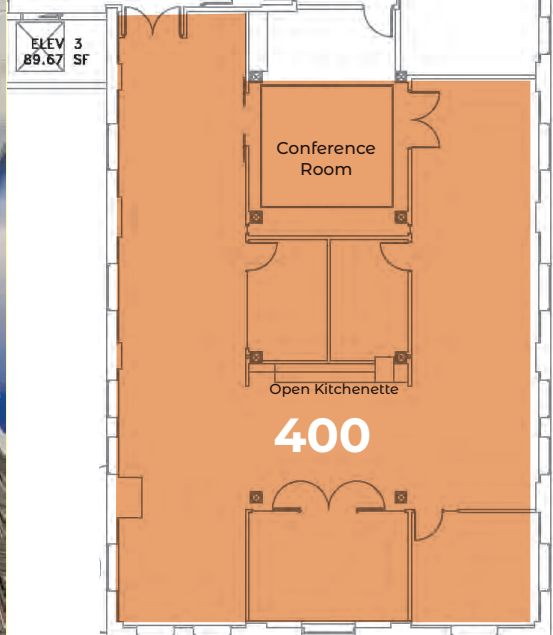
SUITE	AVAILABLE SF
400	± 3,298
440	± 3,457



- Immediate availability, both suites vacant
- TI allowance available
- Suite 440 is ready for Tenant to customize build-out
- Abundant natural light



Suite 440



5TH FLOOR

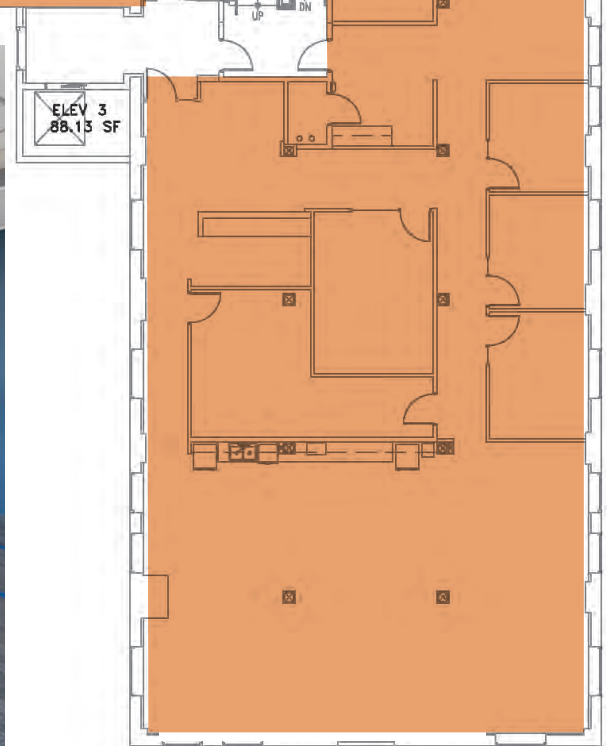
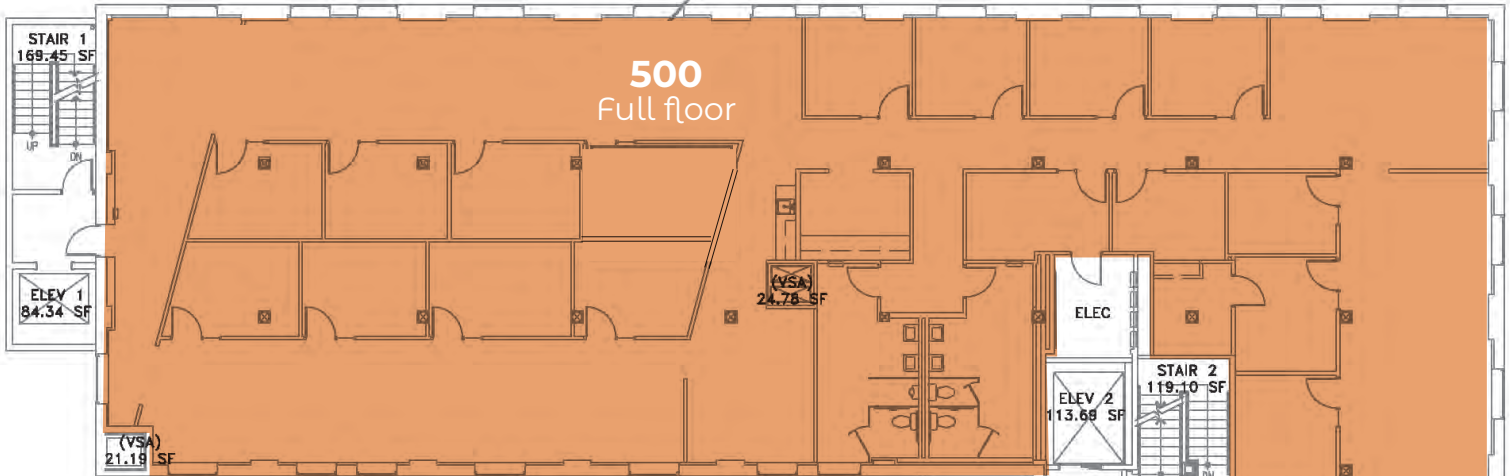
RATE PSF \$22.00 FSEJ

SUITE AVAILABLE SF

500

± 10,259

- Immediate availability
- Contact agent to schedule showing



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

Eureka!



P.F. CHANG'S

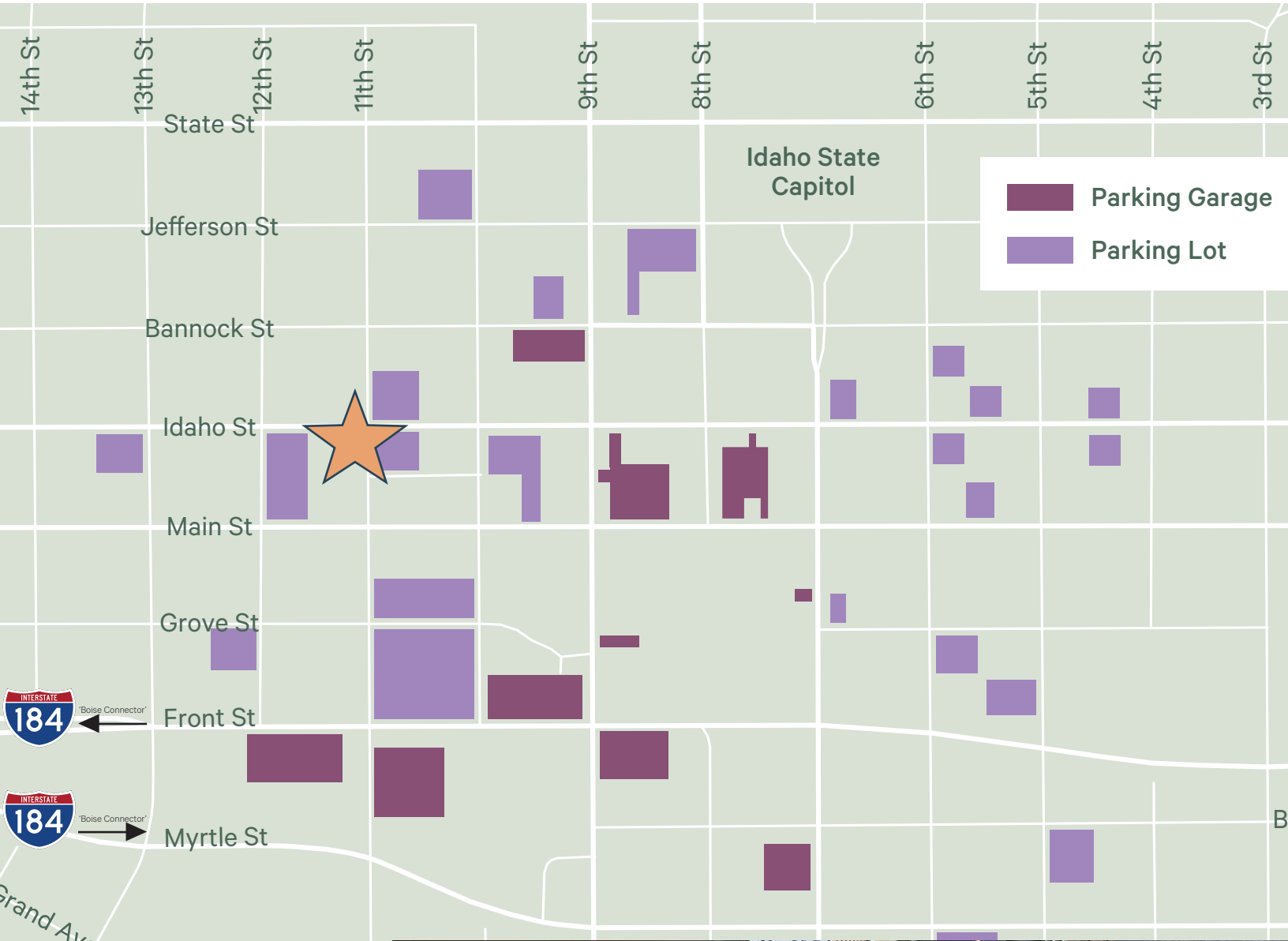


FIVE GUYS
FAMOUS
BURGERS and FRIES

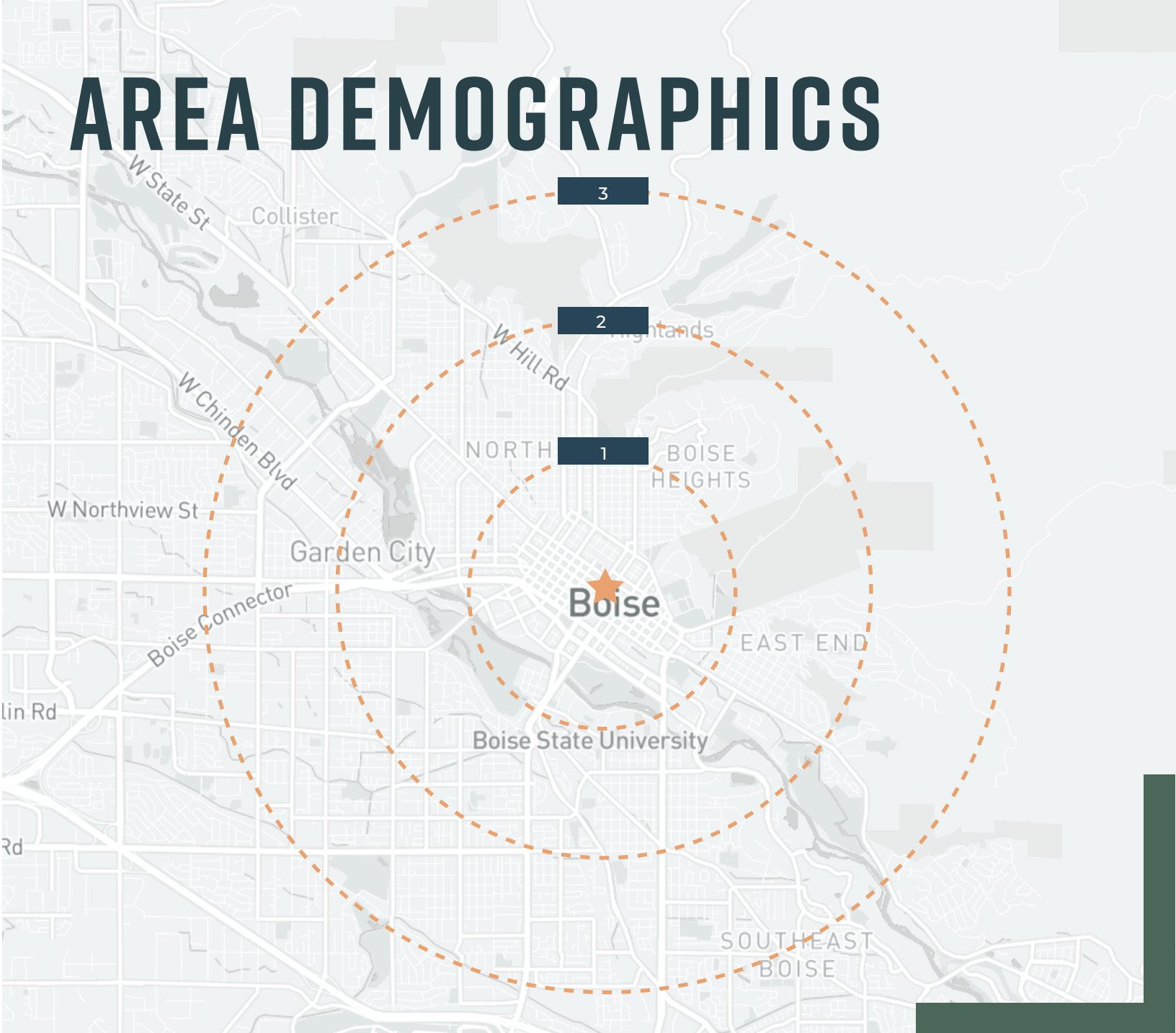
DUTCH BROS COFFEE



PARKING MAP

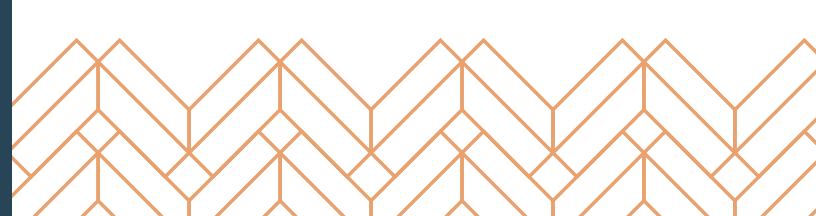


AREA DEMOGRAPHICS



DESTINATION	DISTANCE
8th Street Corridor	70 feet
Capitol Building	450 feet
The Grove	1/4 mile
BoDo	1/3 mile
Boise State University	1.5 miles
Boise Airport	4 miles

EMPLOYEES
 1 Mile 52,066
 2 Miles 75,479
 3 Miles 105,960





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