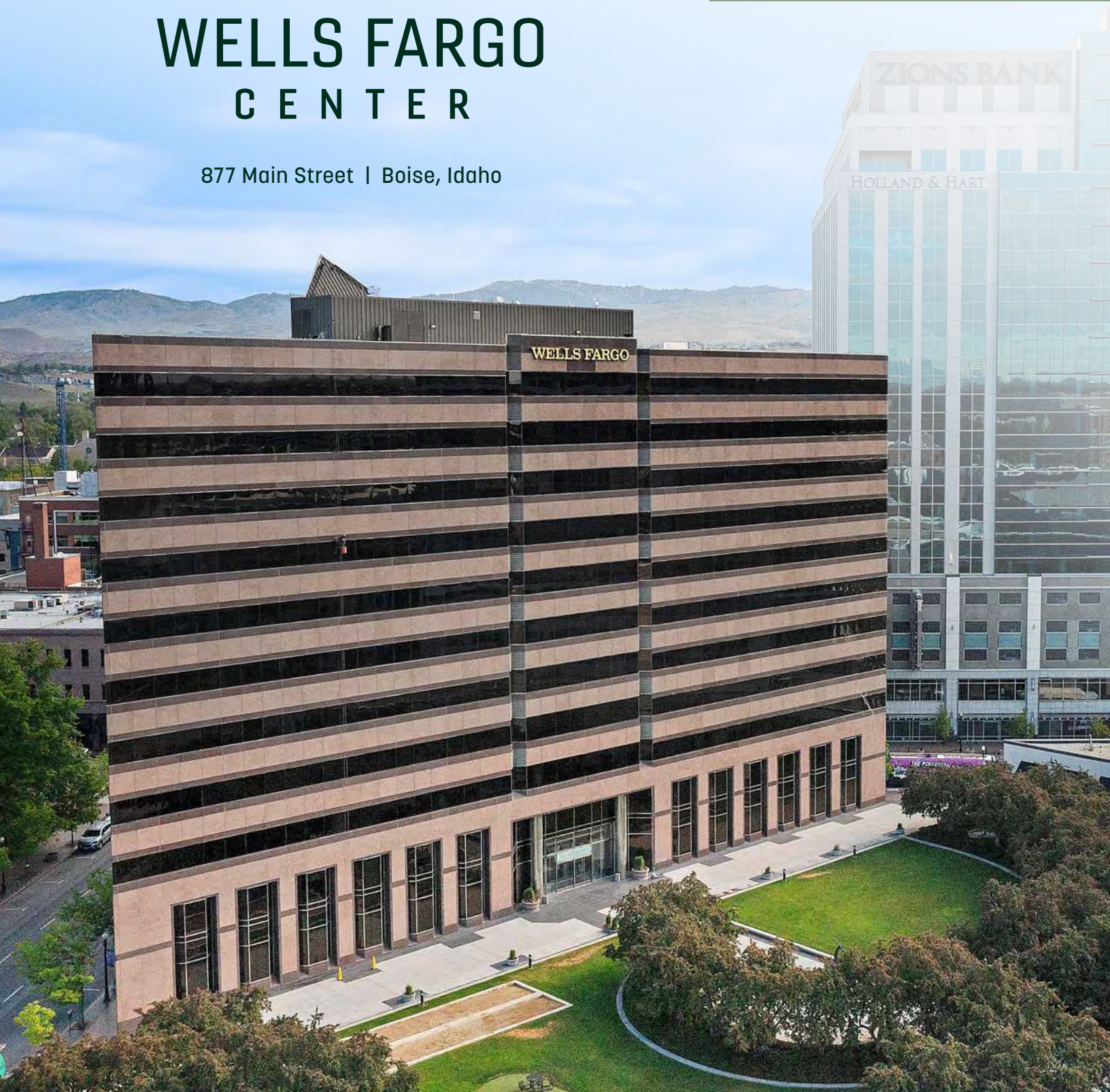




WELLS FARGO C E N T E R

877 Main Street | Boise, Idaho

For Lease
±908 - ±17,160 SF



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CBRE



±203,967

Square Feet



Class A

Office



**Subsurface Parking
Garage at Market Rate**

Contact agent for TI allowance and access information.



STREAMLINE YOUR DAY WITH CONCIERGE SERVICES

The Wells Fargo Center is only one of three buildings in downtown Boise to offer Concierge Services. Tenants can use the concierge to reserve the 7th floor shared conference room, schedule food and dry cleaning pickups or deliveries, input building maintenance requests and more.



The triangular shape of the Wells Fargo Center provides 120 lineal feet of additional perimeter glass per floor. The added glass brings in 40% more daylight and skyline views than the typical rectangular building.

GET INSPIRED BY THE VIEWS

Guaranteed unobstructed views of downtown and the foothills to the north.

RECHARGE IN THE COURTYARD

Outdoor amenities such as Bocce ball, putting green, seating, and grass area.

ENJOY VIBRANT DOWNTOWN LIFE

- Great "On the Grove" location in Downtown Boise.
- Walking distance to restaurants, entertainment, retail, hotels, the convention center and more.

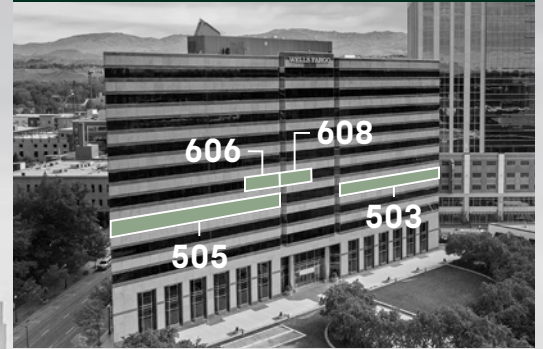


EASE INTO HASSLE-FREE OPERATIONS

- On-site property management, maintenance, and enhanced building security.
- Close proximity to the new Main Street Station transportation hub.
- Fiber available throughout the building.
- Underground parking with the first hour free for visitors.

Stacking Plan

SOUTH SIDE OF BUILDING



Shared Conference Room - 7th Floor

AVAILABILITY

Suite	Square Footage	Suite	Square Footage
1100	±8,779	600	±3,826
608	±1,042	505	±4,458
606	±991	503	±4,113
605	±908	500	±5,974
601	±941		



Available Spaces

FLOOR 5

Up to ±17,160 SF Available

Suite 500

±5,974 SF

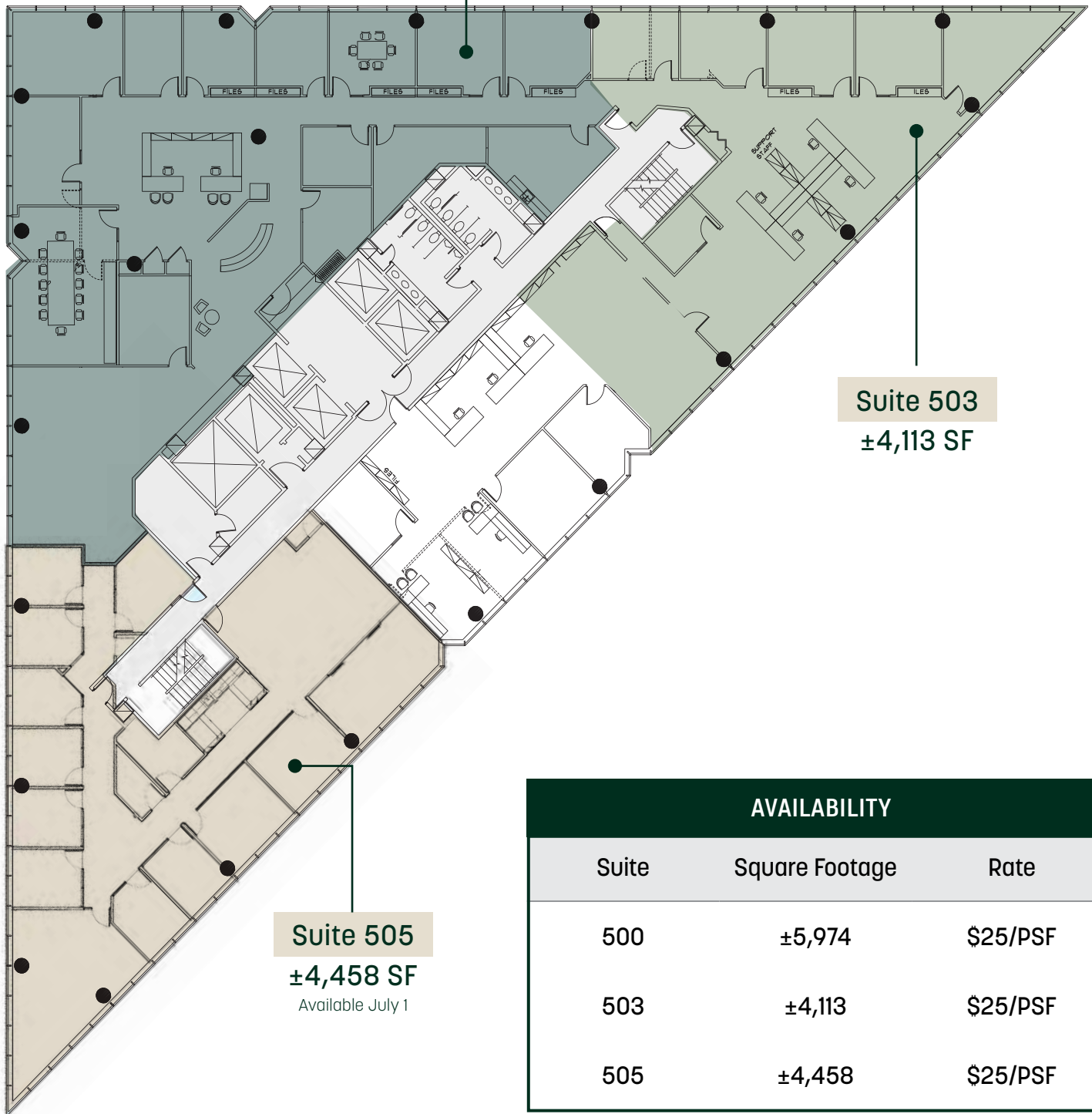
Suite 503

±4,113 SF

Suite 505

±4,458 SF

Available July 1

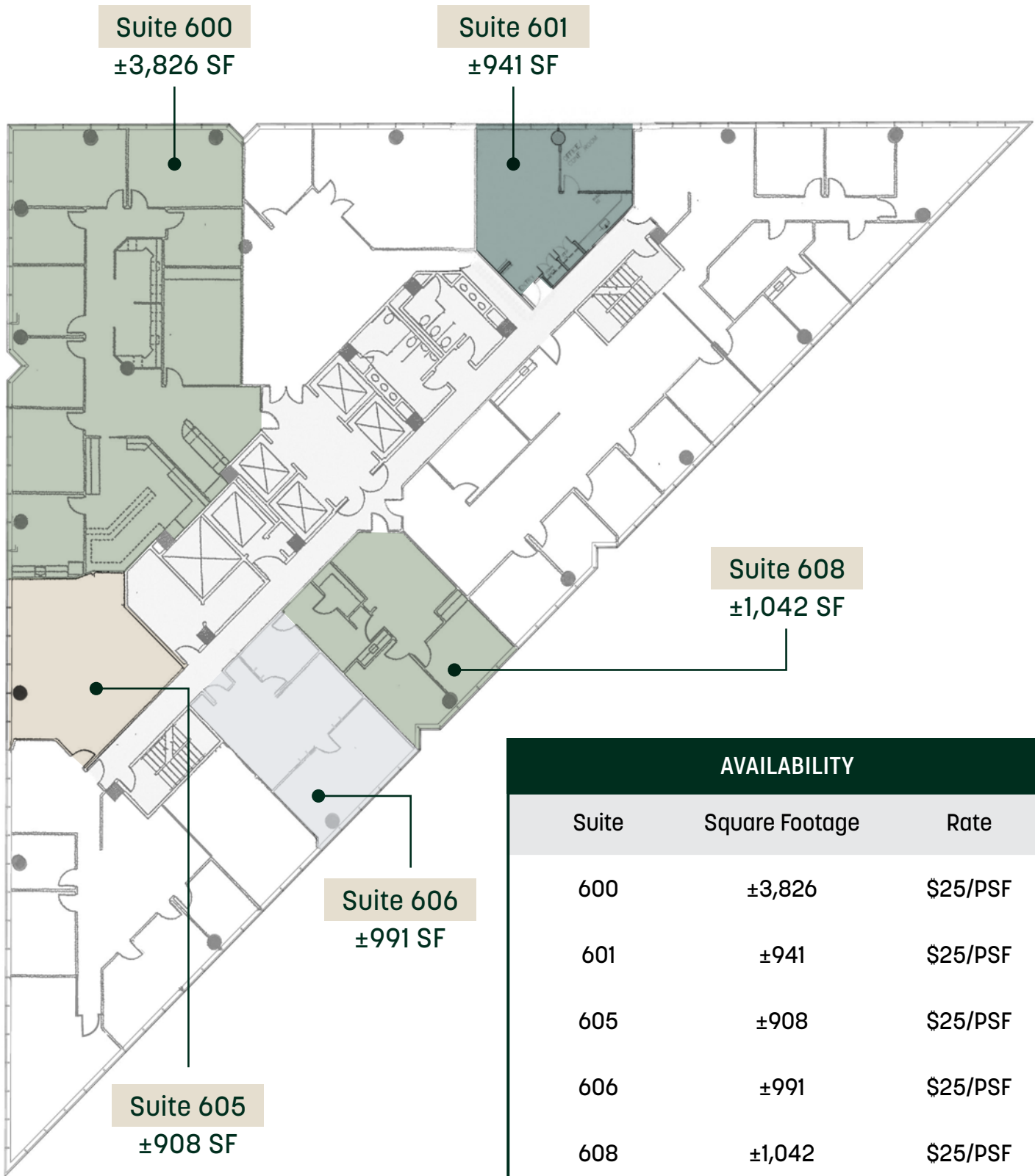


AVAILABILITY

Suite	Square Footage	Rate
500	±5,974	\$25/PSF
503	±4,113	\$25/PSF
505	±4,458	\$25/PSF

Available Spaces

FLOOR 6

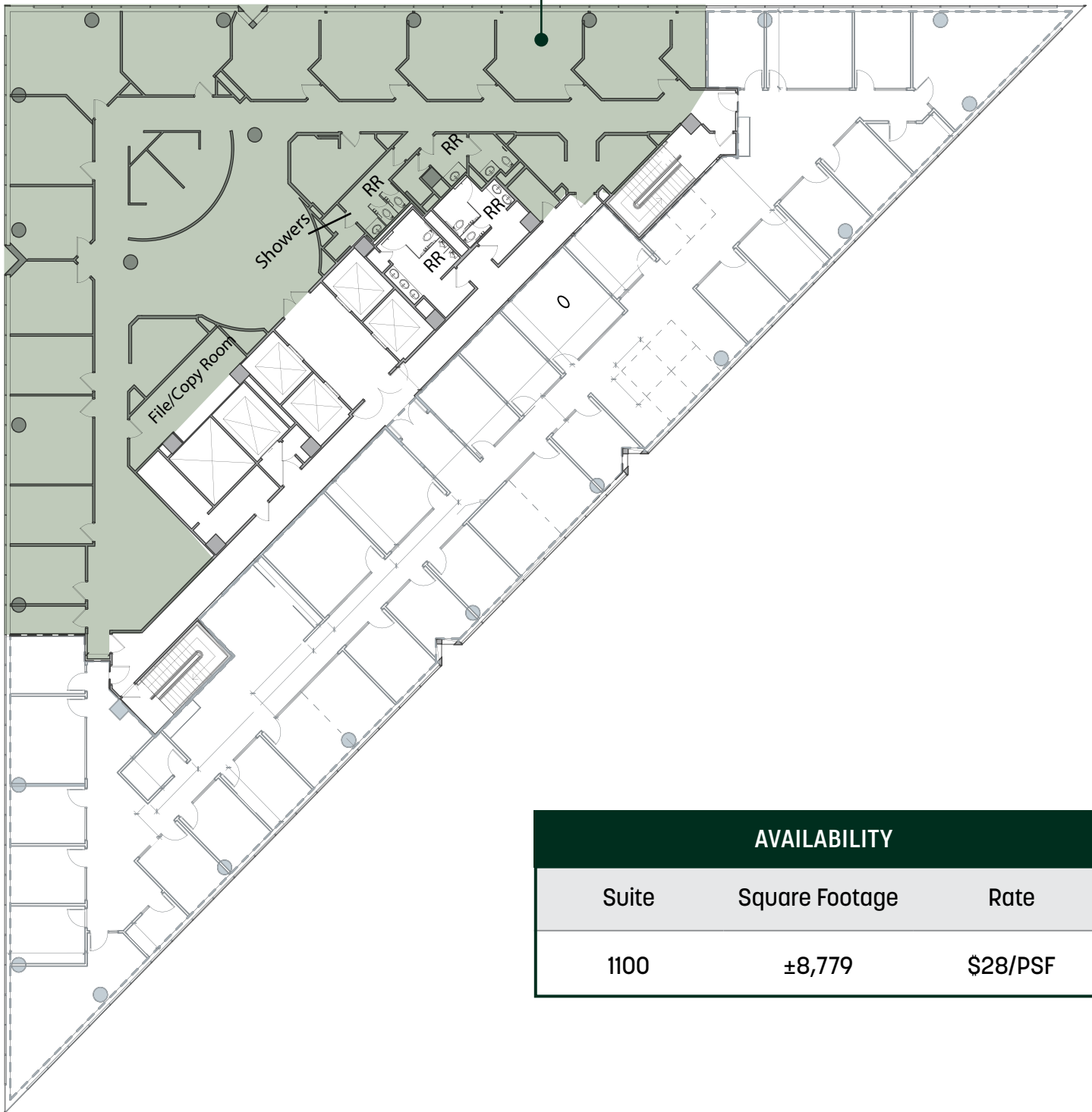


Available Spaces

FLOOR 11

Suite 1100

±8,779 SF



AVAILABILITY

Suite	Square Footage	Rate
1100	±8,779	\$28/PSF

One City, One Team — For the Greatest Good

City of Boise Mission

BOISE OVERVIEW

Downtown Boise, Idaho, stands as the vibrant heart of the Boise Metropolitan Statistical Area (MSA), encompassing Ada, Canyon, Gem, and Owyhee counties. This bustling downtown district serves as the economic hub and a cultural and social center, offering a dynamic blend of modernity and traditional charm unique to the Pacific Northwest.

The area is characterized by a mix of historic and contemporary architecture, reflecting its rich history and steady growth.

Downtown Boise is home to a number of key landmarks, such as the Idaho State Capitol Building, the Boise Art Museum, and the historic Egyptian Theatre. These sites and many galleries, shops, and restaurants contribute to the area's lively atmosphere. The downtown area also boasts the Boise River Greenbelt, a scenic pathway along the river that enhances the city's appeal with beautiful natural vistas and ample opportunities for outdoor activities.

Economically, Downtown Boise is a thriving business district with a growing number of tech startups and established enterprises, particularly in agriculture, manufacturing, and technology. The presence of Boise State University adds youthful energy and contributes to the local economy through innovation and research. This educational institution draws students nationwide and engages in partnerships that benefit local businesses. With its robust blend of cultural richness, economic vitality, and scenic beauty, Downtown Boise continues to attract residents and visitors alike, making it a pivotal area within the Boise MSA.



243,738

Boise 2024 Population



\$113,857

2024 Average Household Income

\$69,115

2024 Median Household Income



3.6%

Unemployment Rate



27.6

Average Commute Time



#2

Best Places to Live
usnews.com

#4

Best Cities for Work-Life Balance
elevatedleadership.com

Downtown Parking Map

8TH STREET RESTAURANT ROW

- Dutch Brothers
- Eureka!
- Bittercreek Alehouse
- Terrior Bistro
- The Mode
- Red Feather
- Moon's Cafe
- Rustica
- Ruch's Chris Steakhouse
- Tupelo Honey
- The Matador
- Costa Vida
- Fork
- Buffalo Wild Wings
- Acero
- Lucky Fins
- Prost!
- Chocolate Bar
- Diablo & Sons



Boise High School

Capitol Building

WELLS FARGO
CENTER

UMP

BODO
DT COFFEE

THE WAREHOUSE
PARK BALL

Boise Public Library

Downtown Boise Amenities

- Alia's Coffee House
- Guru Donuts
- Bombay Grill
- 10th St Station
- Zen Bento
- Stardust
- KIN
- Sid's Garage (Burgers)
- a Cafe
- Avery Restaurant

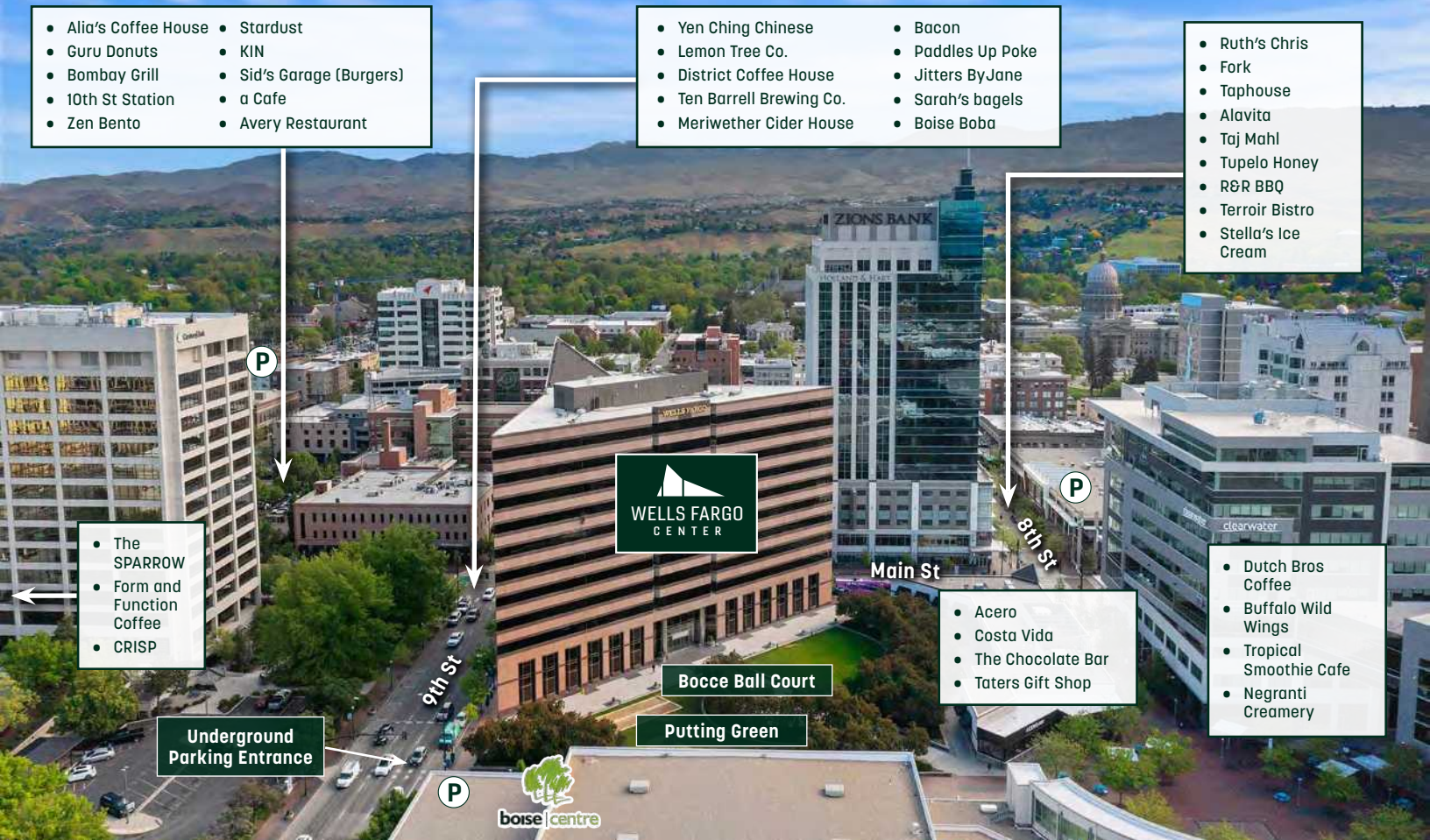
- Yen Ching Chinese
- Lemon Tree Co.
- District Coffee House
- Ten Barrel Brewing Co.
- Meriwether Cider House
- Bacon
- Paddles Up Poke
- Jitters ByJane
- Sarah's bagels
- Boise Boba

- Ruth's Chris
- Fork
- Taphouse
- Alavita
- Taj Mahl
- Tupelo Honey
- R&R BBQ
- Terroir Bistro
- Stella's Ice Cream

- The SPARROW
- Form and Function Coffee
- CRISP

- Acero
- Costa Vida
- The Chocolate Bar
- Taters Gift Shop

- Dutch Bros Coffee
- Buffalo Wild Wings
- Tropical Smoothie Cafe
- Negranti Creamery





WELLS FARGO CENTER

CONTACTS

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