

# one

CAPITAL CENTER

## Classic Design, Iconic Presence

999 WEST MAIN STREET, BOISE, IDAHO

VIEW FLYOVER



 CUSHMAN &  
WAKEFIELD

OPPENHEIMER  
DEVELOPMENT  
CORPORATION 

# PREMIER OFFICE SPACE

A fixture of the Boise skyline, One Capital Center is home to exceptionally flexible office space for teams to work and innovate together. Surrounded by the lively dining scene, cultural amenities, and vibrancy of downtown Boise, One Capital Center offers tenants much more than a workplace.

Open Floor Plates

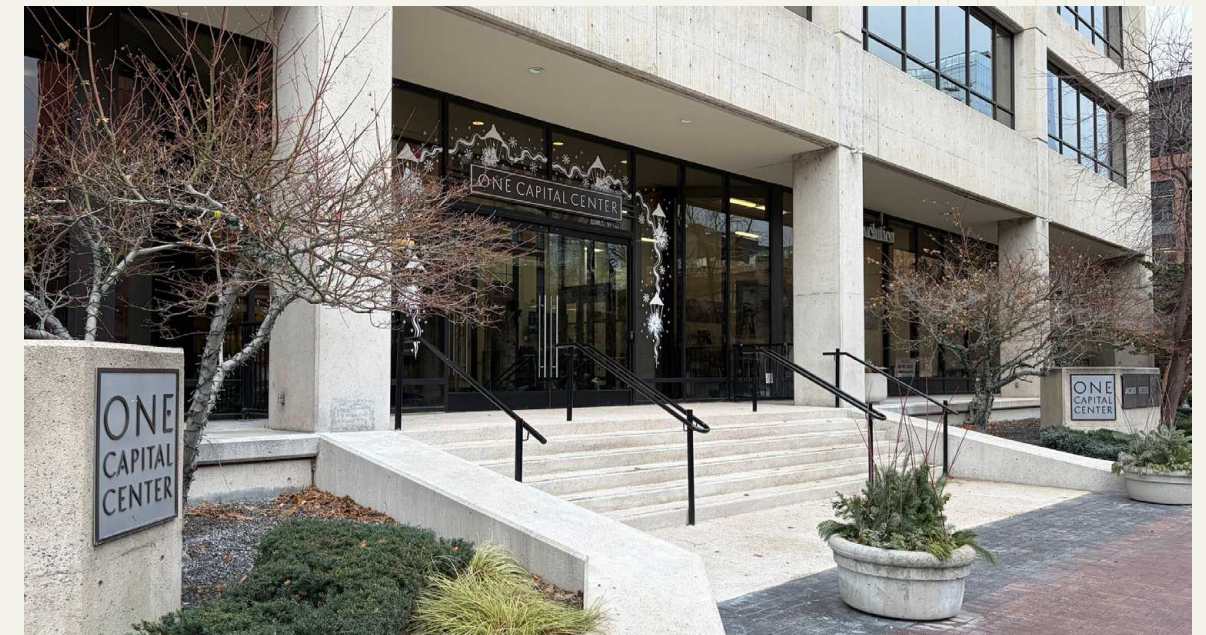
Availability Ranging From  
1,200 – 84,900 SF



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## Property Highlights

- Spectacular city & mountain views
- Newly renovated lobby
- Lushly landscaped outdoor spaces
- Onsite management
- Outdoor lounge
- Onsite restaurant





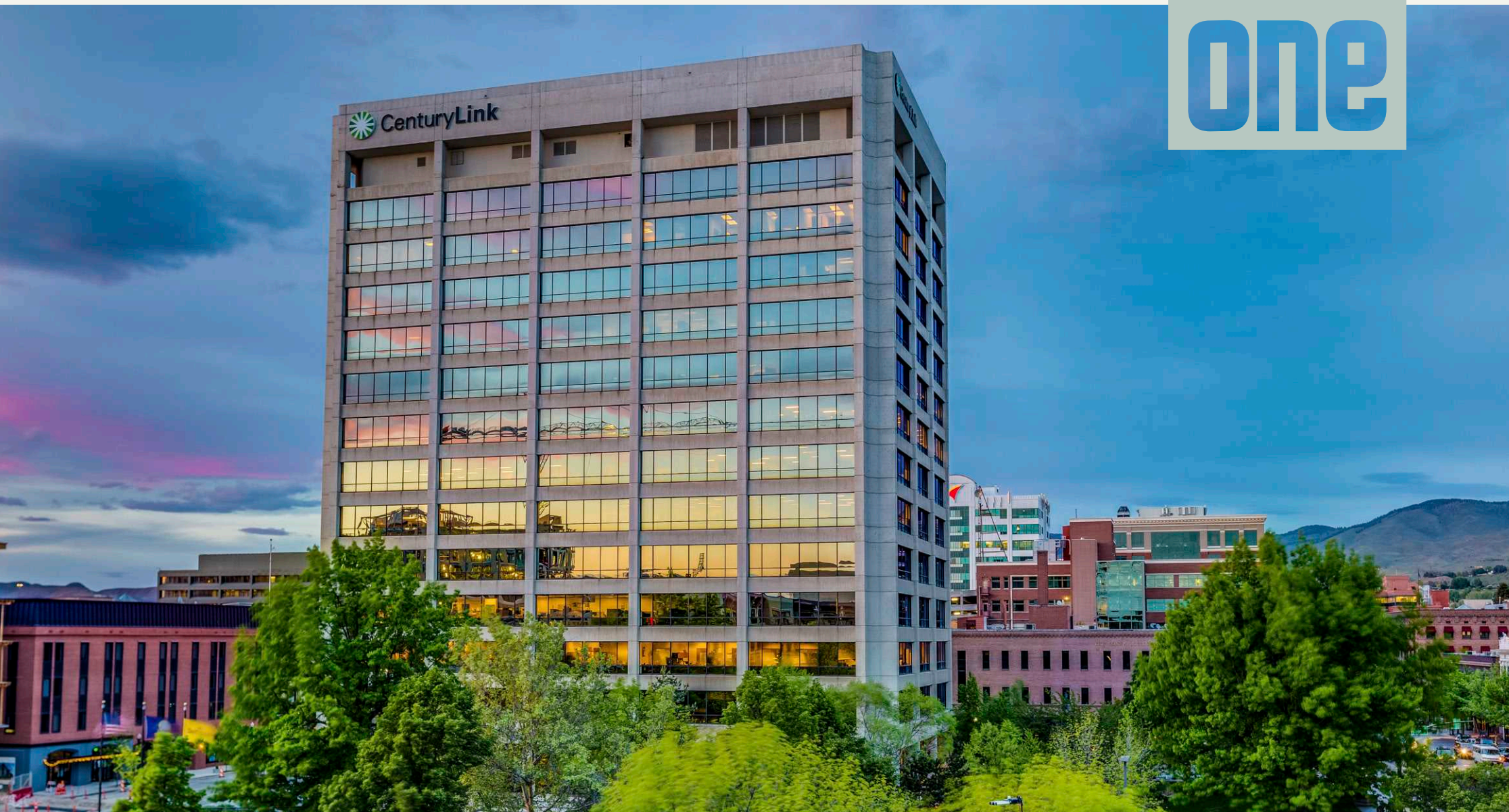
# Modern, Flexible, Functional

## Building Details & Specifications

One Capital Center is designed to support the technical and infrastructure needs of modern businesses as well as the lifestyle and wellness of employees.

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-  Ample on-site guest parking
-  Enhanced security
-  Shared Conference Room on 14th Floor with Supplied AV Equipment
-  Onsite showers & lockers
-  Secure bicycle storage
-  Updated HVAC systems for efficiency and optimal air circulation
-  Fiber optics for high-speed connectivity
-  Contemporary digital demand elevators

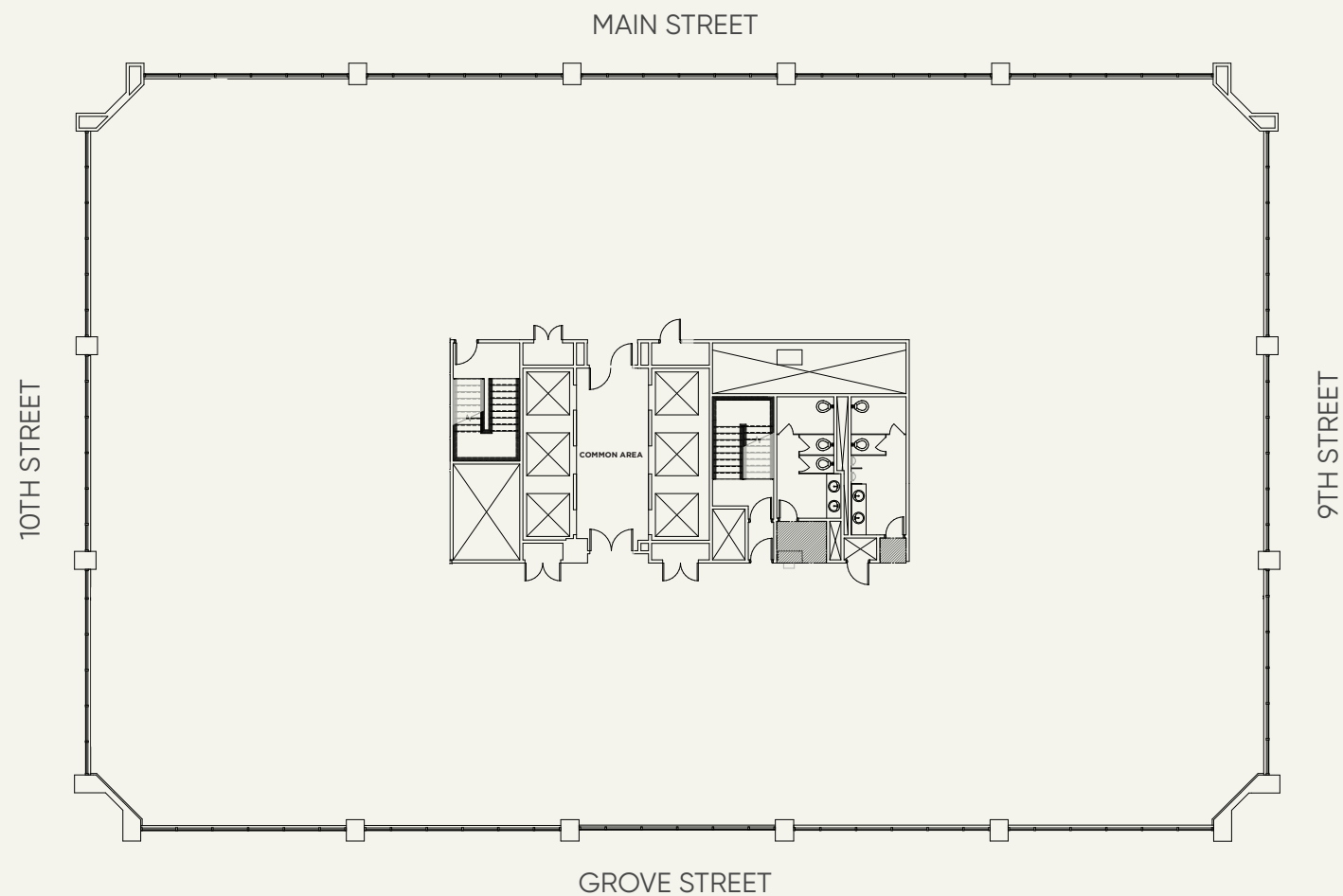


# Discover Your Space to Grow

1,200 – 84,900 SF  
Available

Full Floors | Up to 17,307 SF  
Multiple Build-Out Options

Open Floor Plates: 17,307 SF



Building Top  
Signage Opportunity  
for a major tenant

Lease Rate \$26.00

Generous TI Allowance

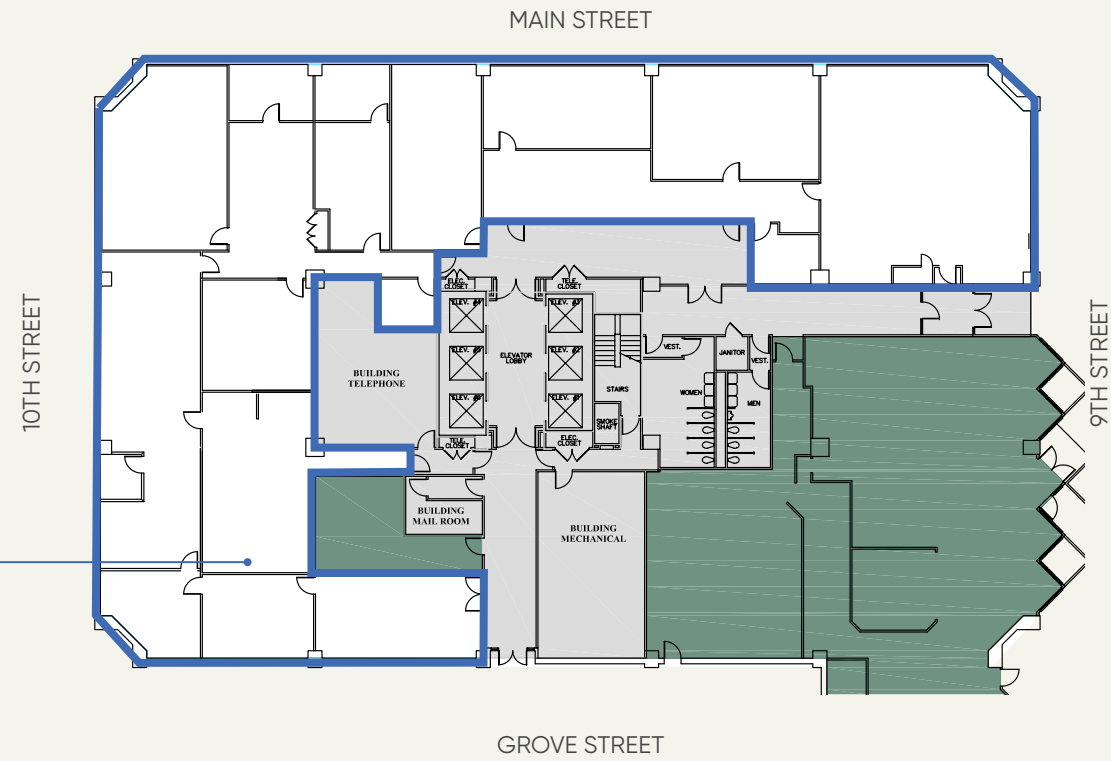


# Availabilities

**PLAZA LEVEL**  
9,600 SF

**Lease Rate**  
\$26.00/SF  
Full Service

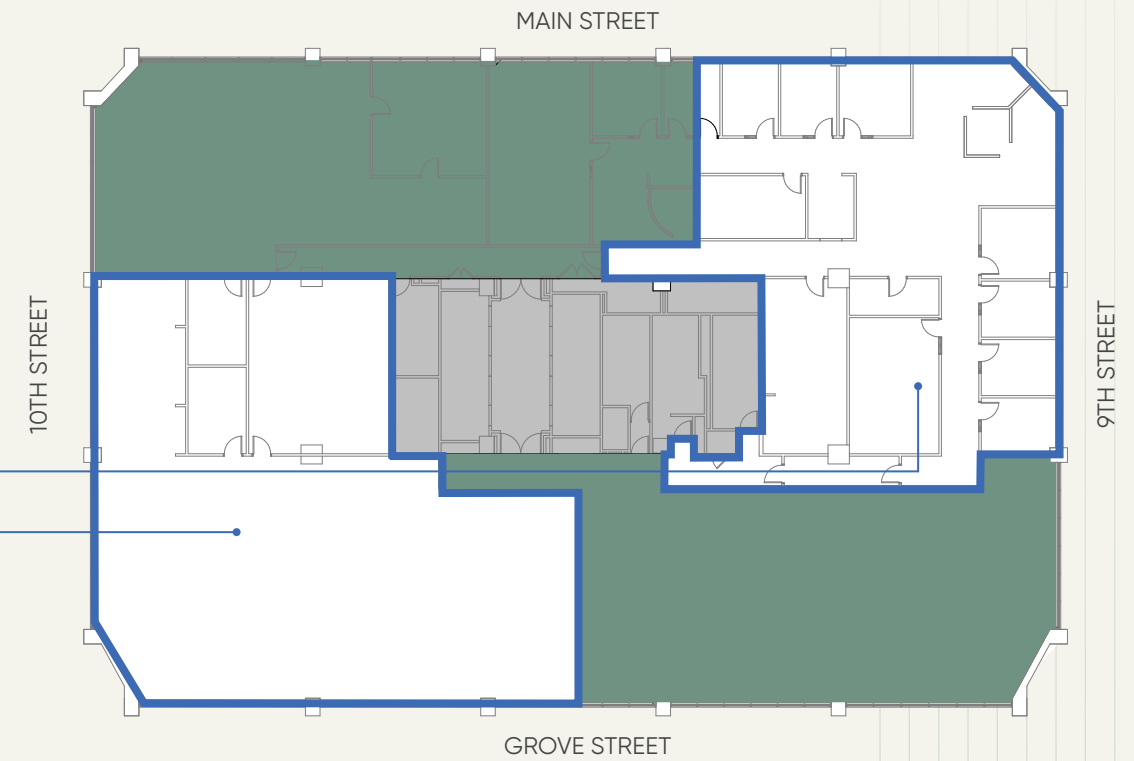
9,600 SF



**5TH FLOOR**  
4,938 - 5,312 SF

**Lease Rate**  
\$26.00/SF  
Full Service

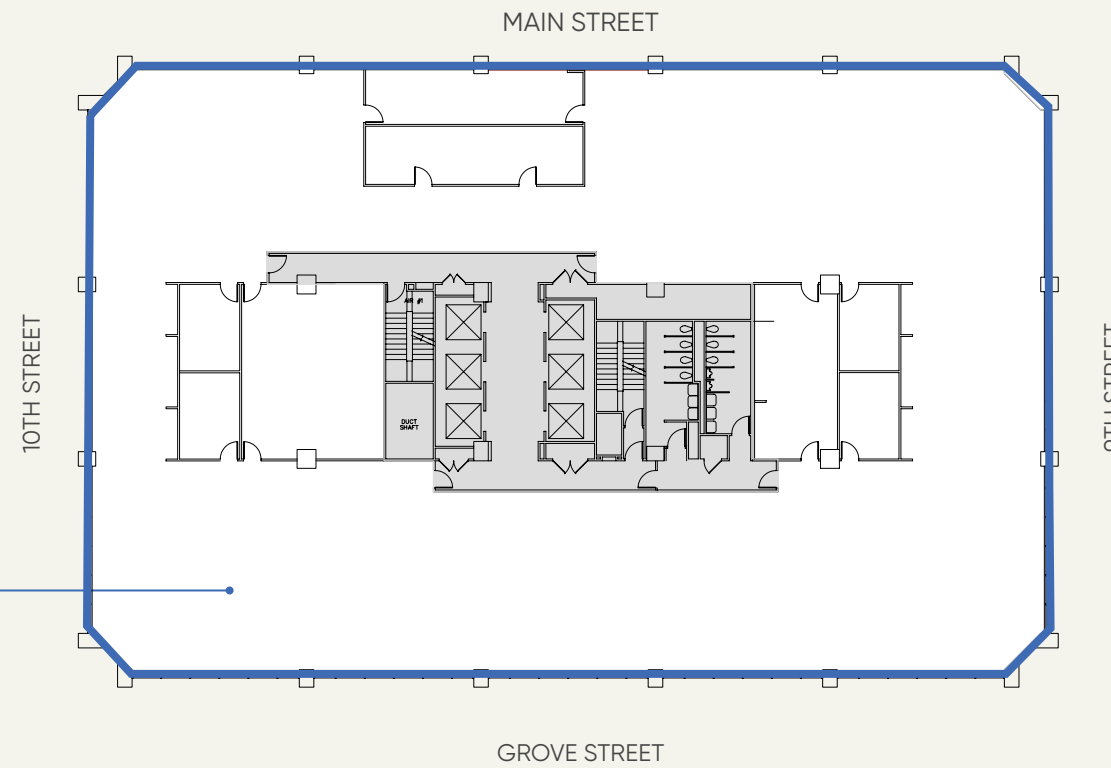
4,938 SF  
5,312 SF



**4TH FLOOR**  
17,212 SF

**Lease Rate**  
\$26.00/SF  
Full Service

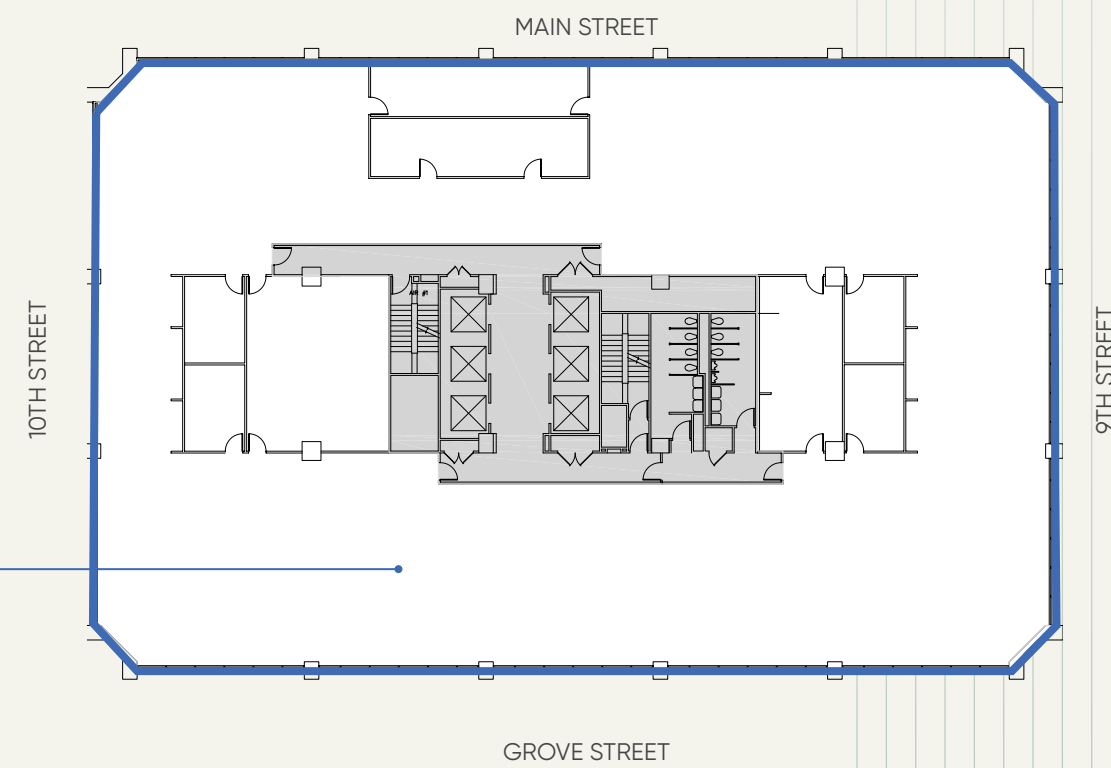
17,212 SF



**6TH FLOOR**  
17,212 SF

**Lease Rate**  
\$26.00/SF  
Full Service

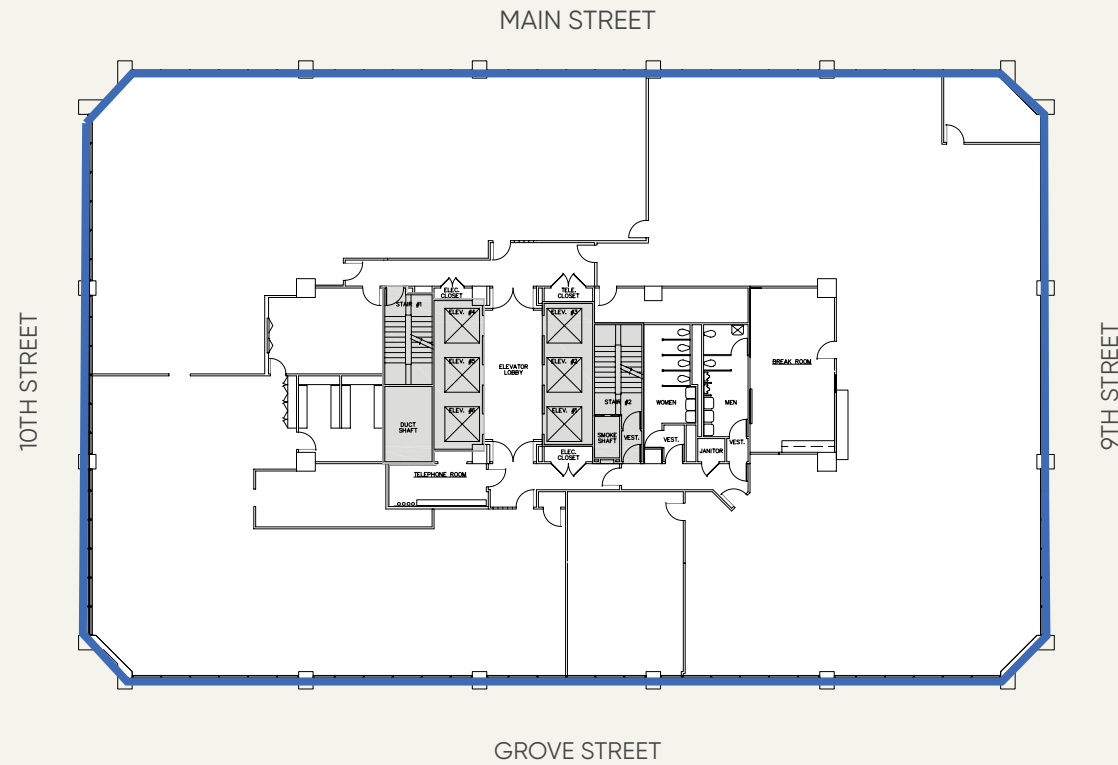
17,212 SF



# Availabilities

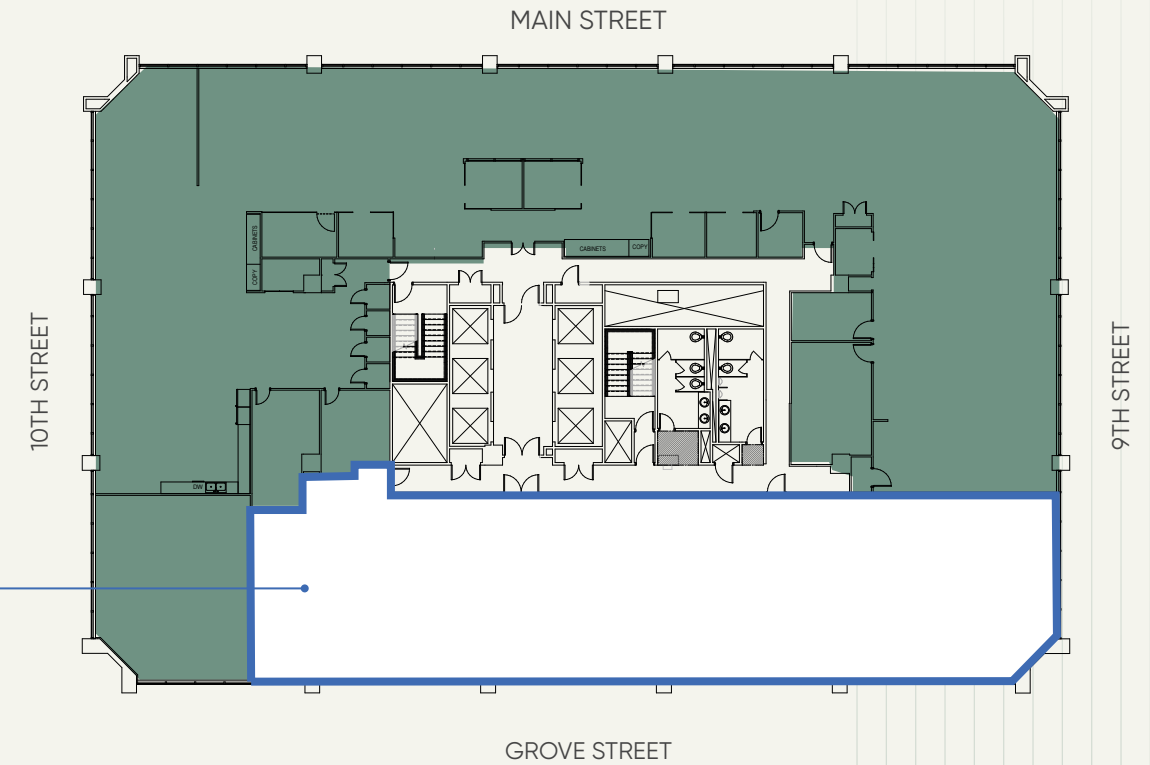
**7TH FLOOR**  
17,338 SF

**Lease Rate**  
\$26.00/SF  
Full Service



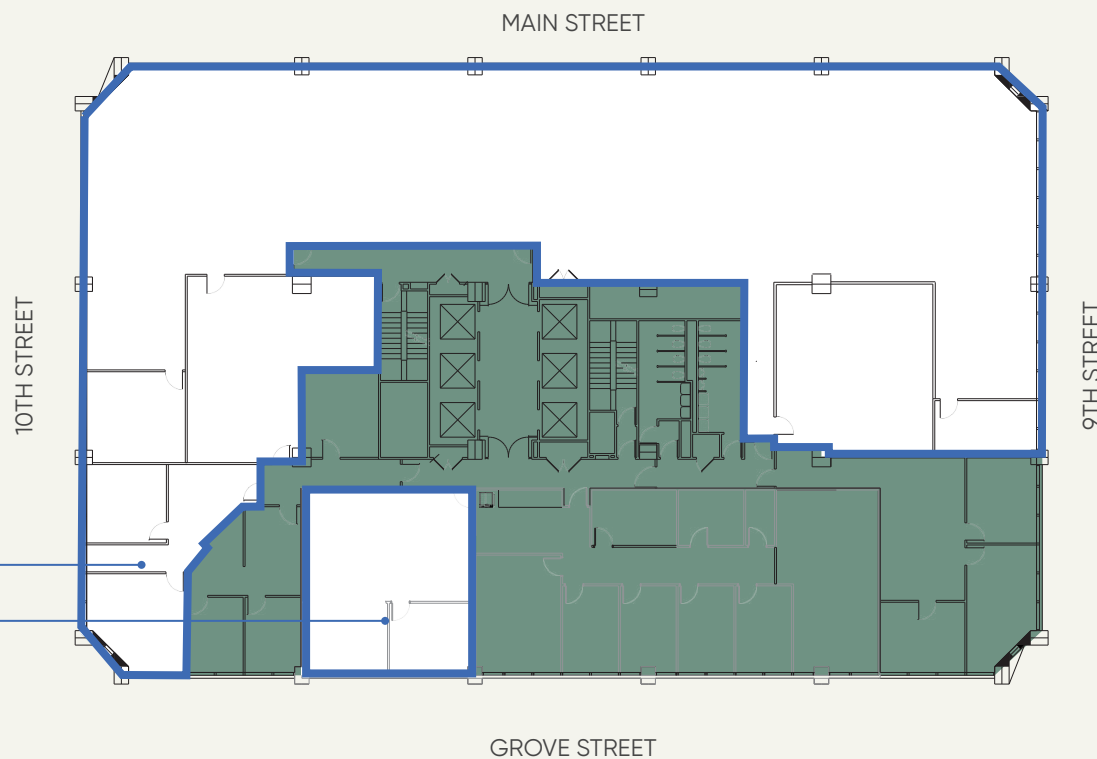
**10TH FLOOR**  
6,397 SF

**Lease Rate**  
\$26.00/SF  
Full Service



**9TH FLOOR**  
1,200 - 11,217 SF

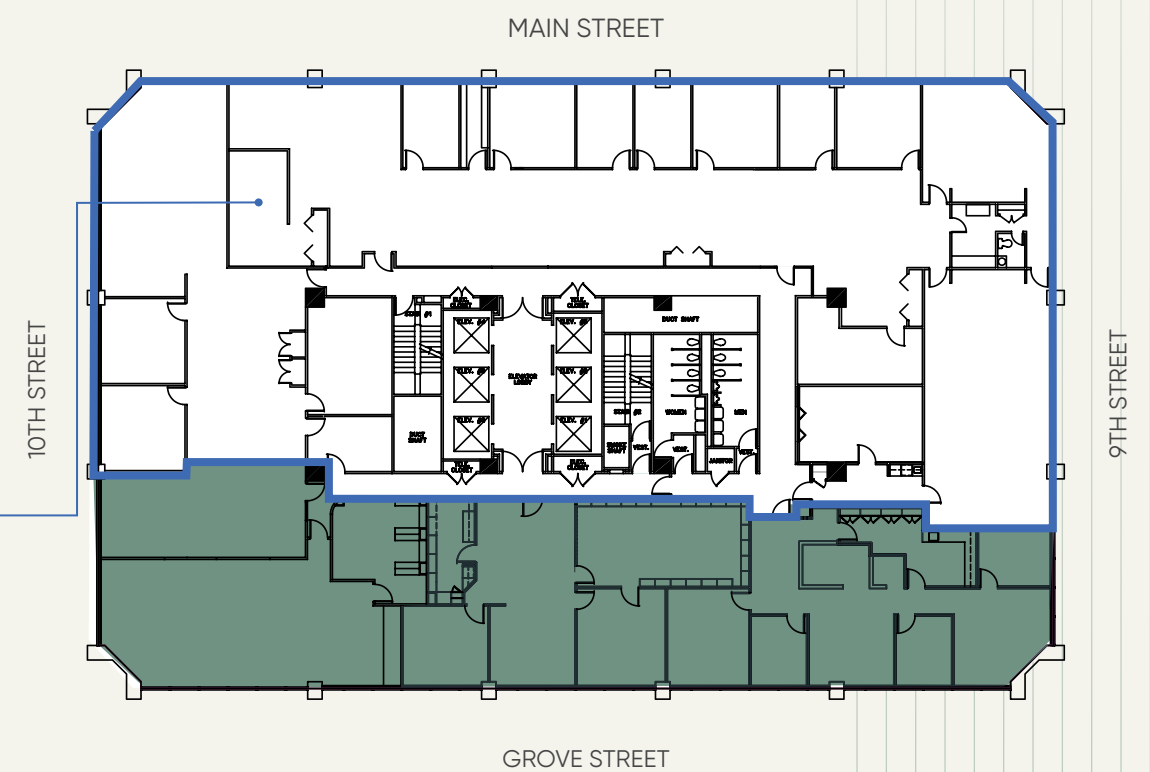
**Lease Rate**  
\$26.00/SF  
Full Service



**11,217 SF**  
**1,200 SF**

**11TH FLOOR**  
13,088 SF

**Lease Rate**  
\$26.00/SF  
Full Service



**13,088 SF**

# The Best of Boise At Your Doorstep

Boise's bustling downtown is easily accessible and full of amenities, entertainment, and culture. Enjoy acclaimed dining, museums, convenient access to public transit, and much more in this thriving metro.

## Fitness & Health

1. Grove Fitness & Spa
2. Pivot Lifestyle
3. Downtown Boise YMCA
4. The Gym at 8th & Main

## Hotels

1. Hotel 43
2. Hilton Garden Inn
3. Grove Hotel
4. The Inn at 500

## Coffee Shops

1. Dutch Brothers
2. Dawson Taylor
3. Alia's
4. Thomas Hammer

## Restaurants

1. KIN - *Recently Received the James Beard Chef Award*
2. Ruth's Chris Steak House
3. Chandlers
4. ā café
5. Fork

## Parking

**1** Block From  
Boise Centre Convention Center

**5** Blocks From  
The Idaho State Capitol

**7** Hotel Accomodations  
Within 3 Blocks



# Never Settle



## Discover Competitive Advantages and a Higher Quality of Life

Frequently named as one of the best places to live in the U.S.—for its affordability, food scene, outdoor recreation, and economy—the Boise metro area also offers one of the most pro-business climates in the country. See what makes this such a dynamic place to grow a business:

### Incentives

- Tax Reimbursement Incentive for new high-wage jobs
- Idaho Business Advantage incentive package
- Workforce development training fund
- No inventory tax

**6%** Sales & Use Tax

**5.8%** Corporate Income Tax

### Lifestyle

Next Great Food City  
*(Food & Wine Magazine, 2022)*

Unbeatable outdoor recreation

Nationally-recognized hospital system

Thriving music and arts scene

Year-round festivals and events

#10 Best City for Young Professionals  
*(SmartAsset, June 2021)*

[Click here to learn more about Boise's national recognition](#)



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### Demographics

**801,000+** Population

**500,000+** Fastest rate of net migration of any U.S. metro\*

**414,128** Labor Force (2022)

**67.9%** Some College Education or Above

**58%** College Graduate Retention

Statistics courtesy of Boise Valley Economic Partnership



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**For More Information, Please Contact:**

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