



THE OWYHEE

1109 W MAIN STREET, BOISE, ID

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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	977	\$13.00
2ND FLOOR	230	1,912	\$19.00
	260	7,937	\$16.00
3RD FLOOR	340	1,475	\$21.00
	355	652	\$22.00
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

±652- ±10,259

SF AVAILABLE

7

FLOORS

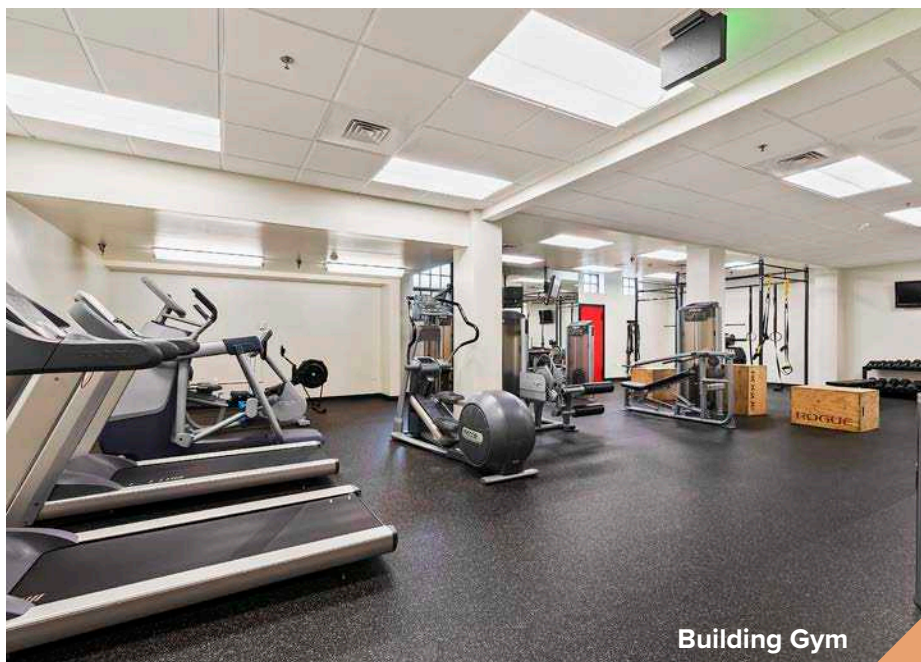
140,500

BUILDING SF

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



Lobby area



Building Gym

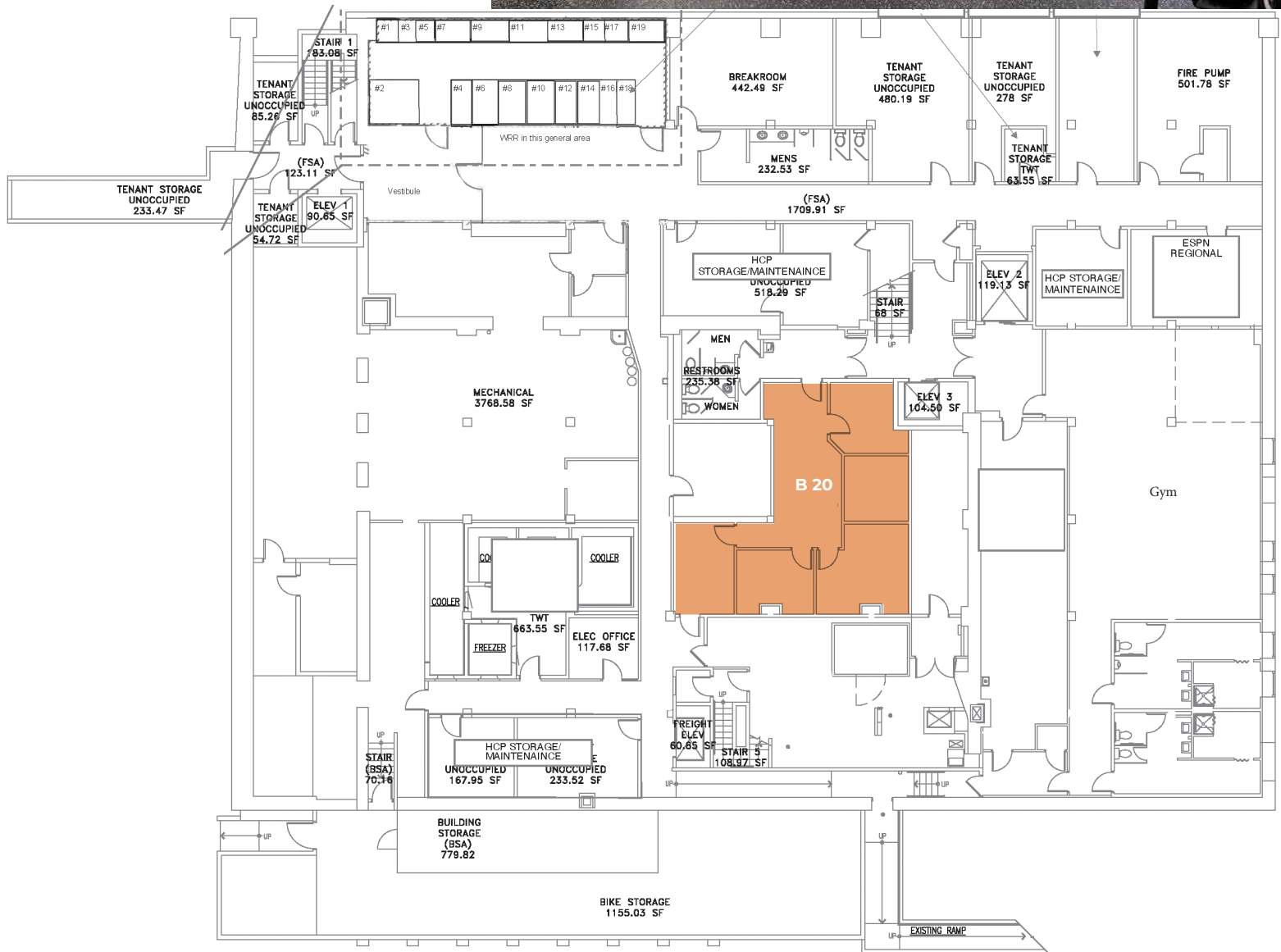
A wide-angle photograph of a modern gym interior. The space is filled with various fitness equipment, including treadmills, weight racks, and wooden boxes. The floor is dark and polished, and the ceiling is high with large windows. The text "Building Gym" is visible in the bottom right corner.

\$13.00 FSEJ

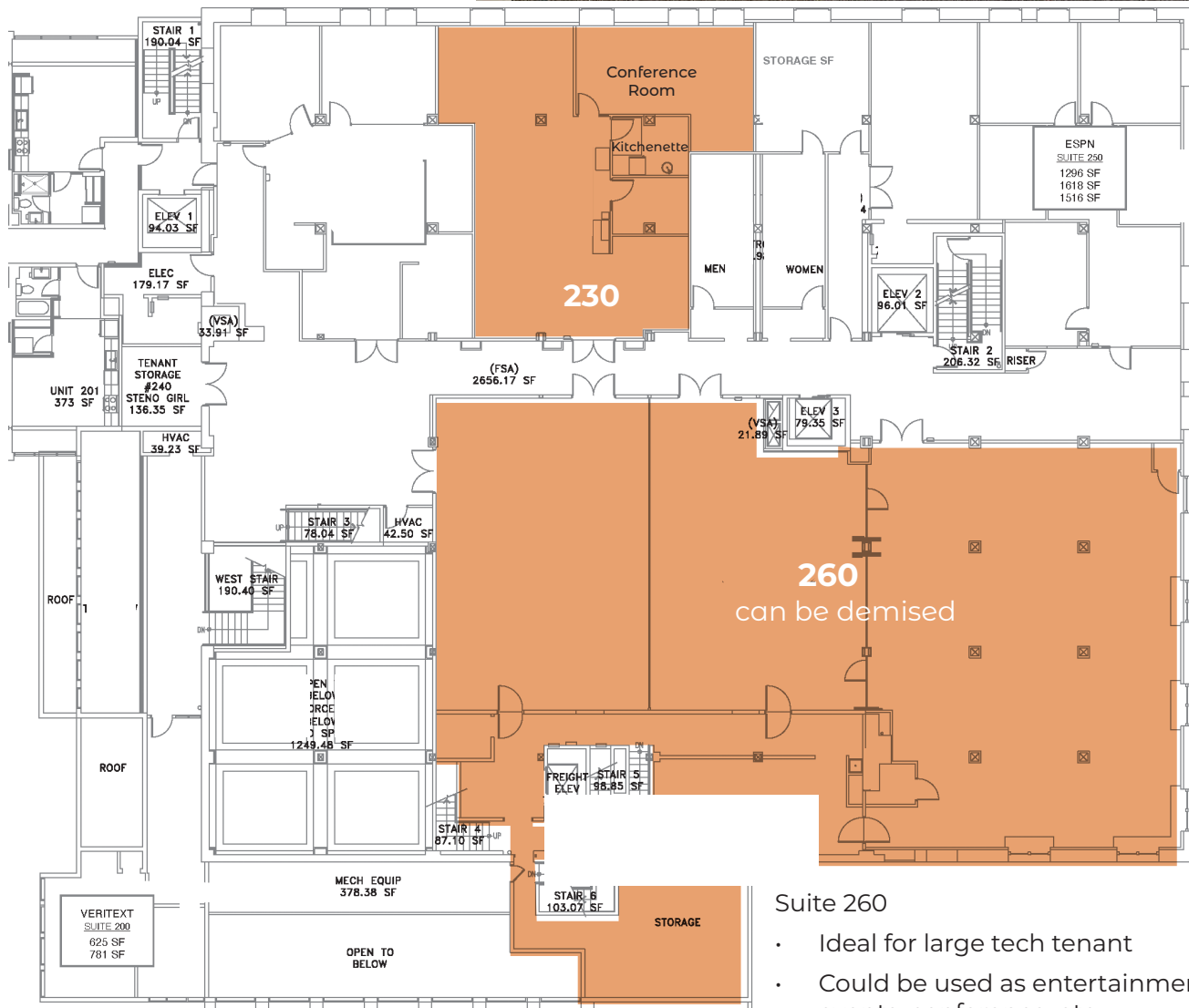
AVAILABLE SF

± 977

Building Gym



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

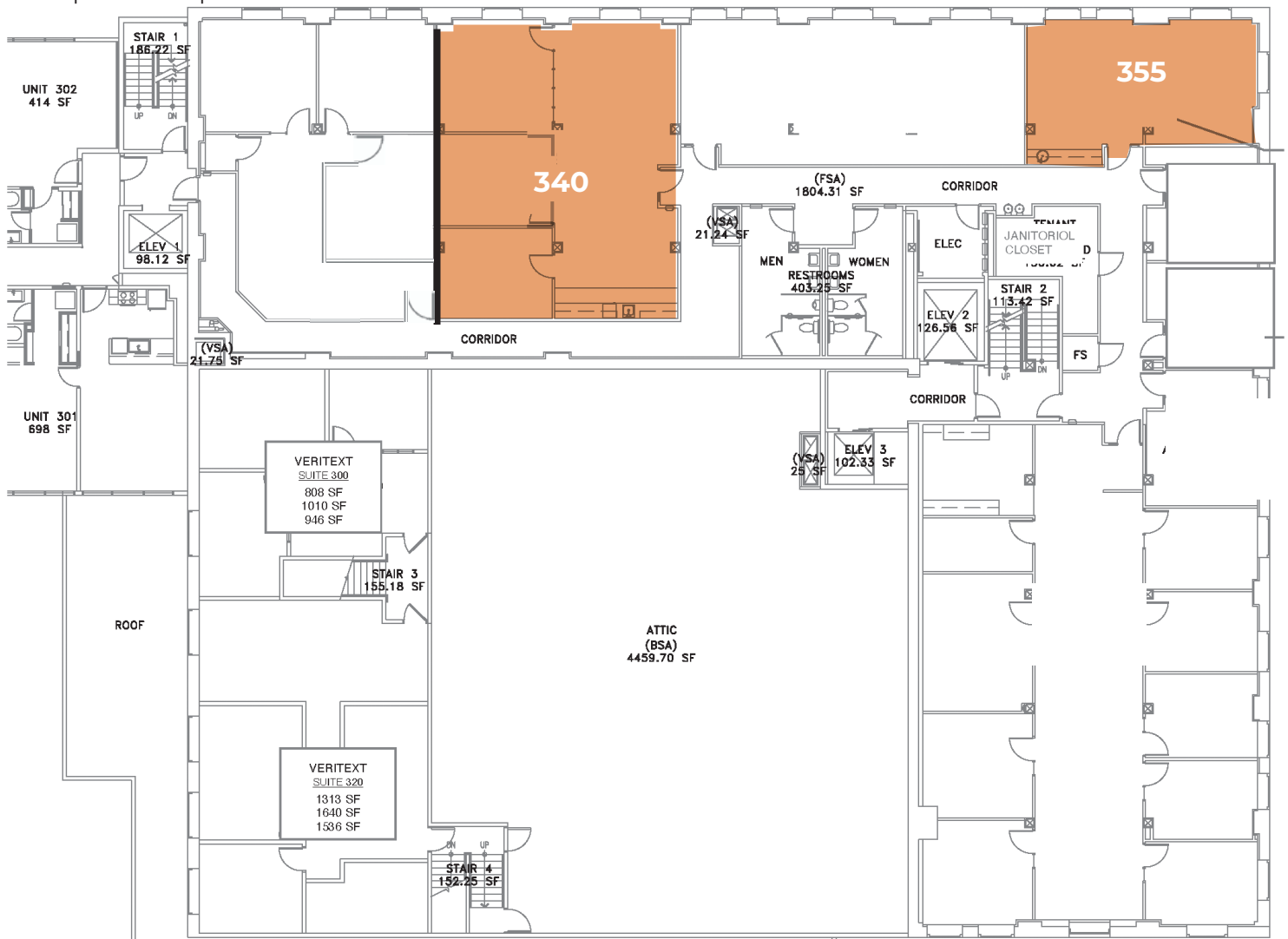


- Ideal for large tech tenant
- Could be used as entertainment venue; speaking events, conference, etc.
- Service bar, back service/kitchen prep area
- Generous TI allowance available

3RD FLOOR

SUITE	RATE PSF FSEJ	SF
340	\$21.00	±1,475
355	\$22.00	±652

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

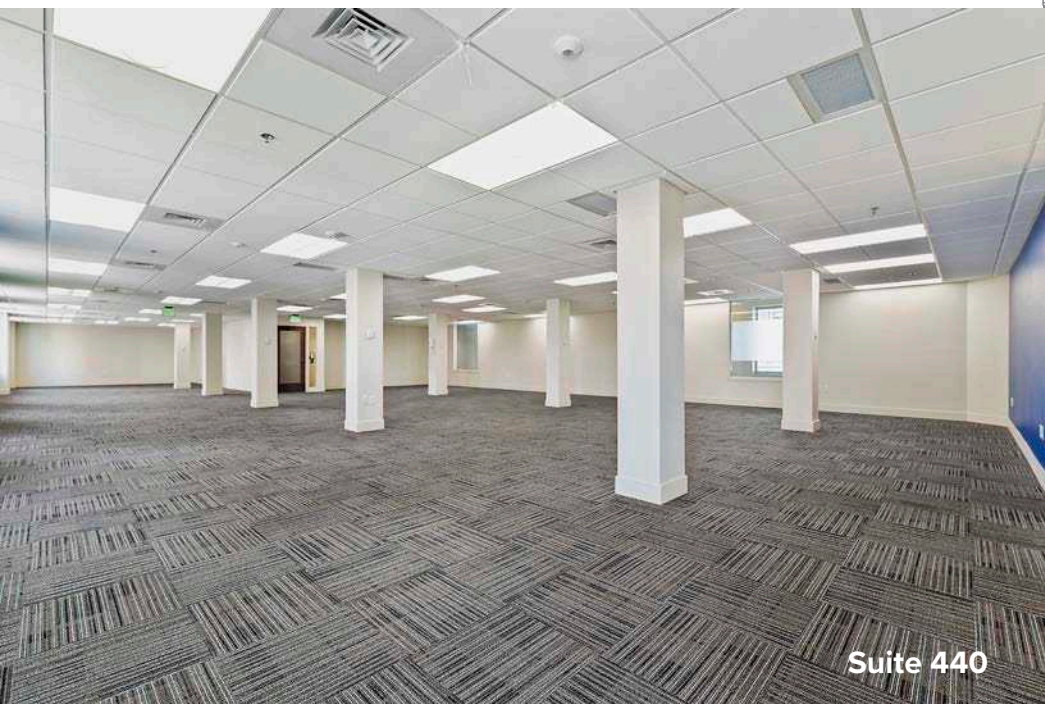
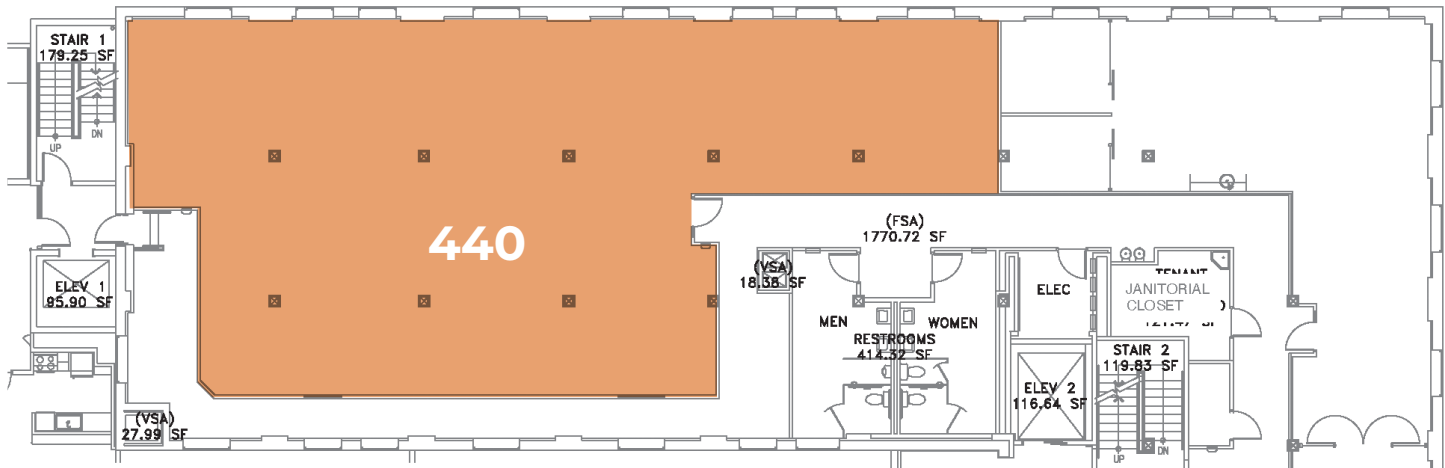


4TH FLOOR

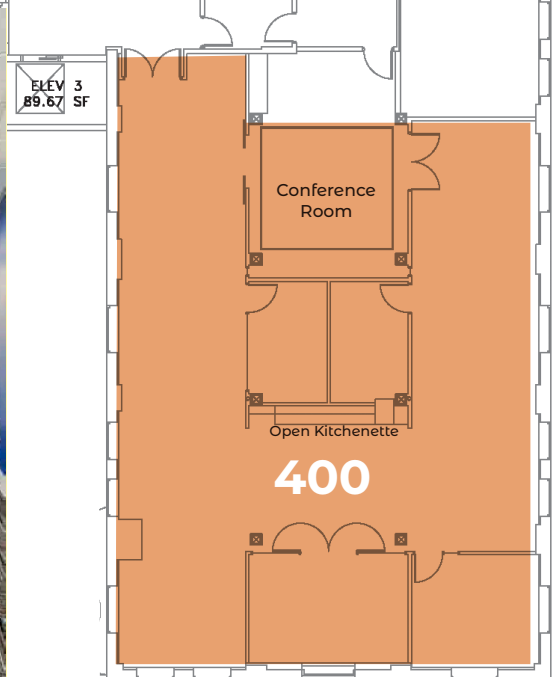
RATE PSF \$22.00 FSEJ

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

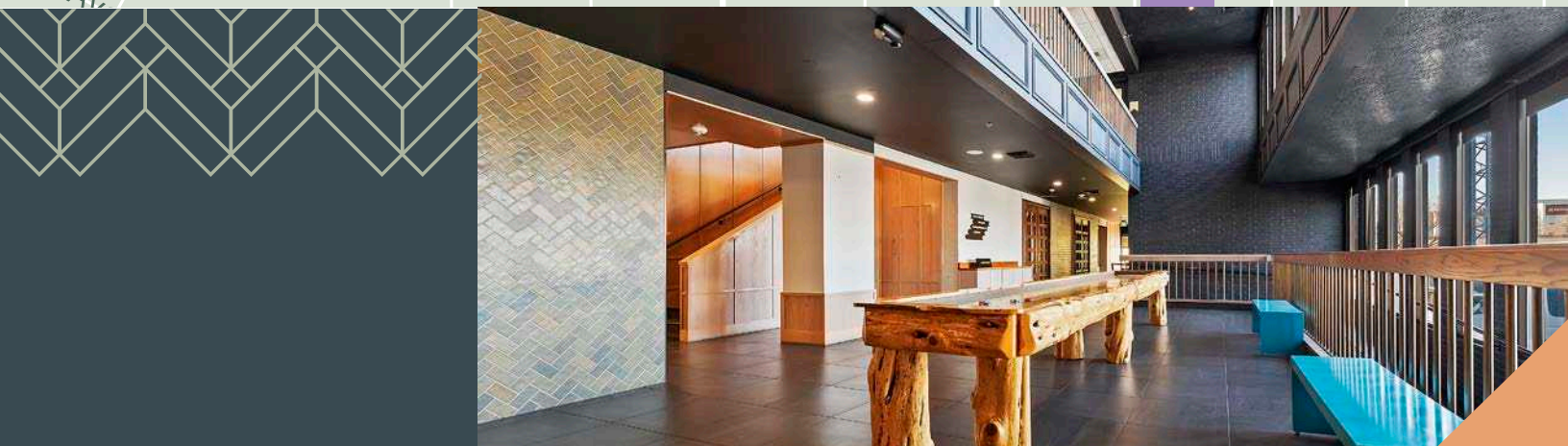
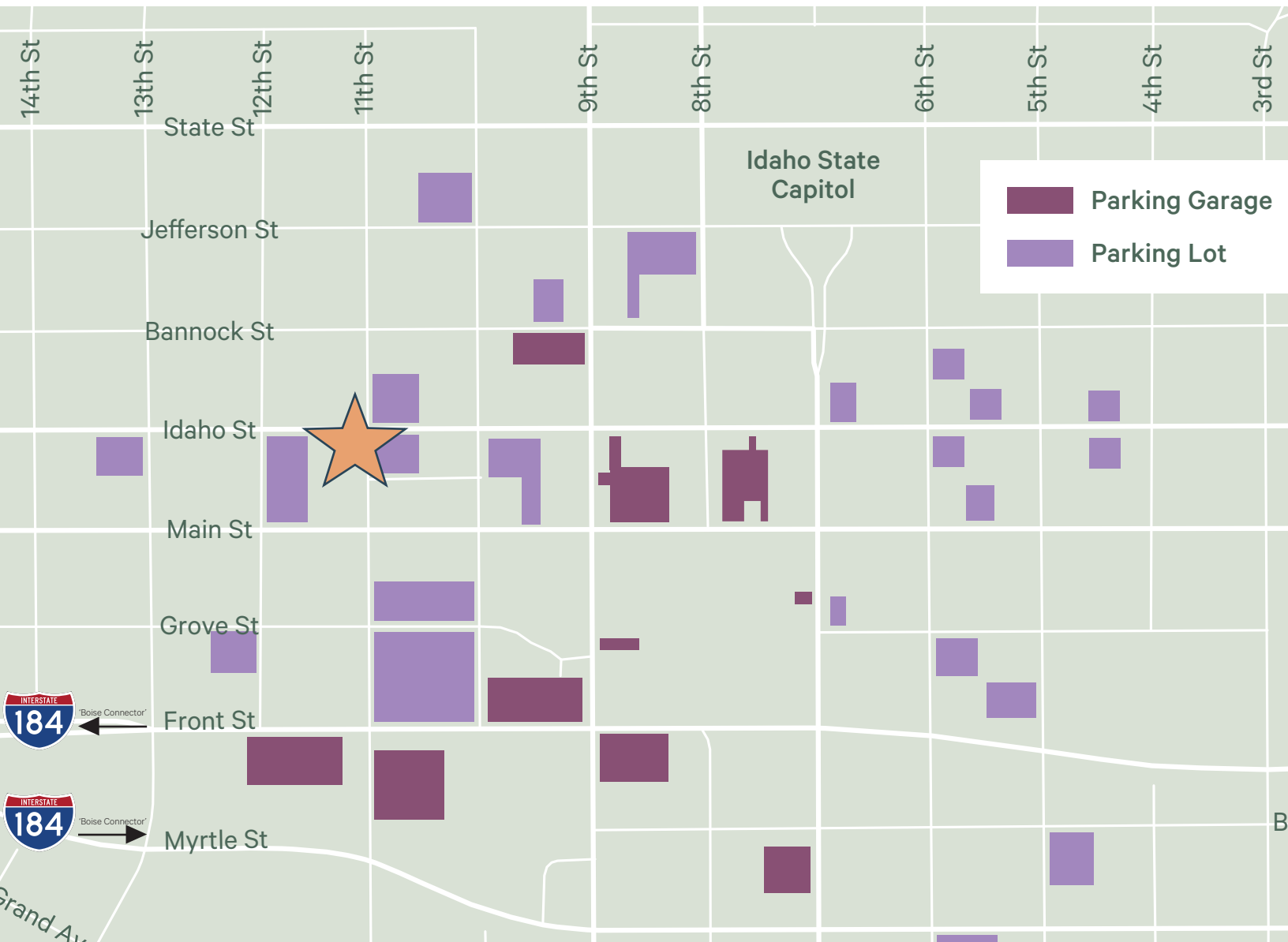


FIVE GUYS
FAMOUS
BURGERS and FRIES

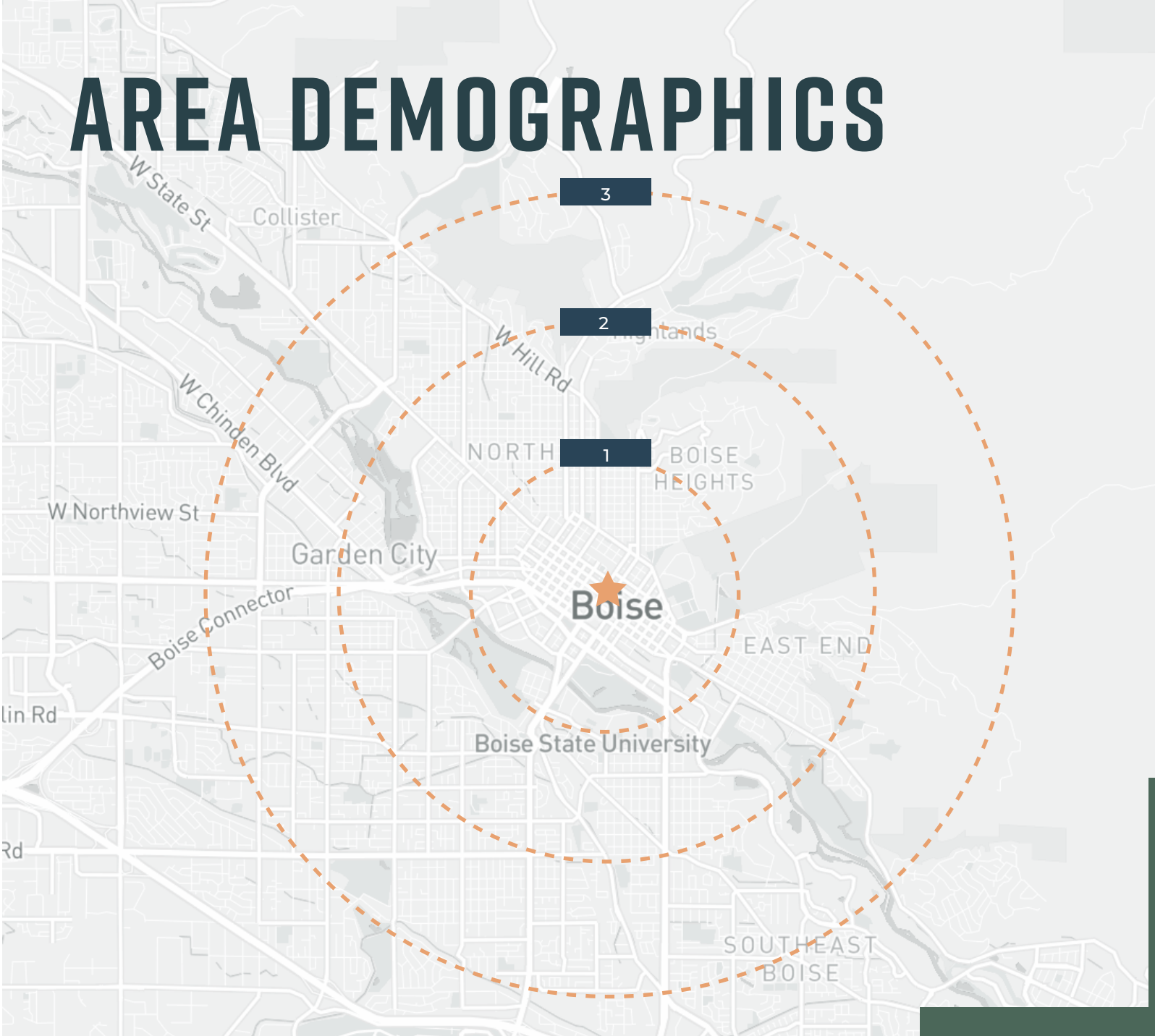
DUTCH BROS COFFEE



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



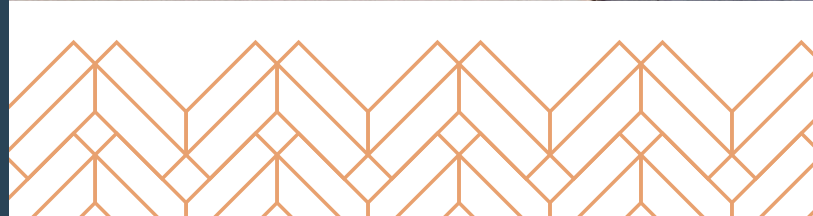
2 Miles

75,479



3 Miles

105,960





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CBRE

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