THE OWYHEE

1109 W MAIN STREET, BOISE, ID

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CBRE

AVAILABILITIES

Lobby area

PROPERTY HIGHLIGHTS

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

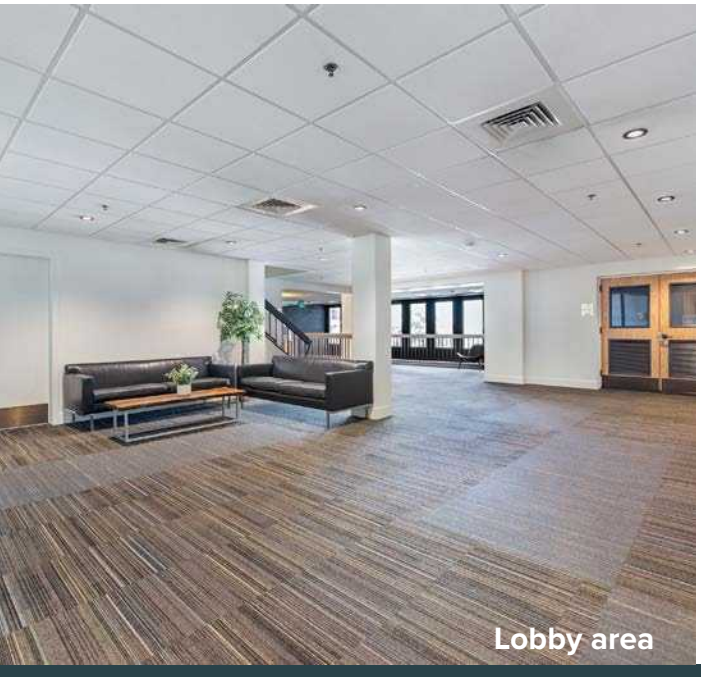
Please **do not** disturb tenants.
Contact agents for touring instructions.

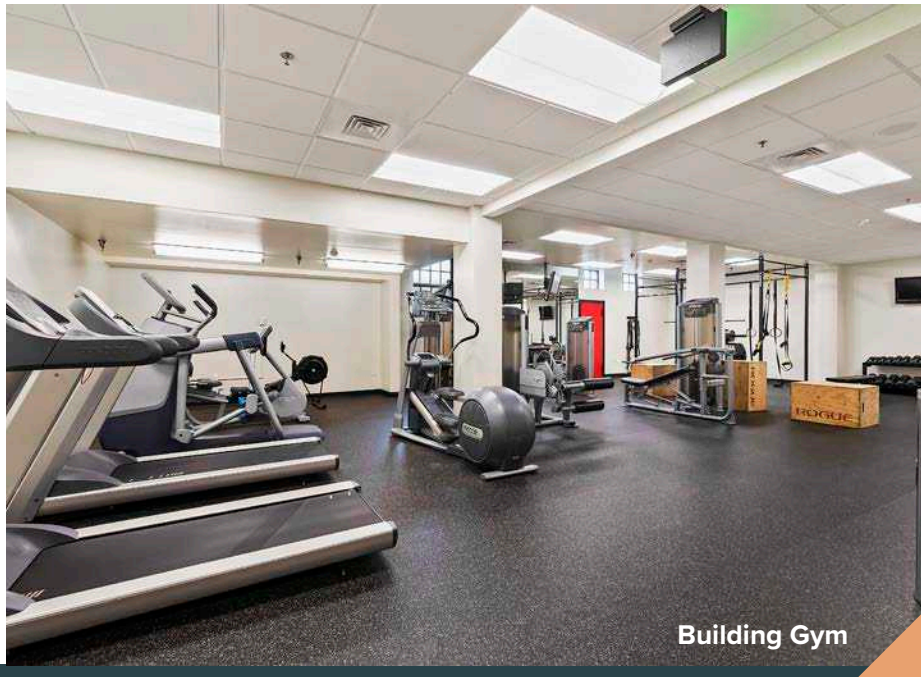
$13-$22
LEASE RATE
PSF FSEJ

±652- ±10,259
SF AVAILABLE

7
FLOORS

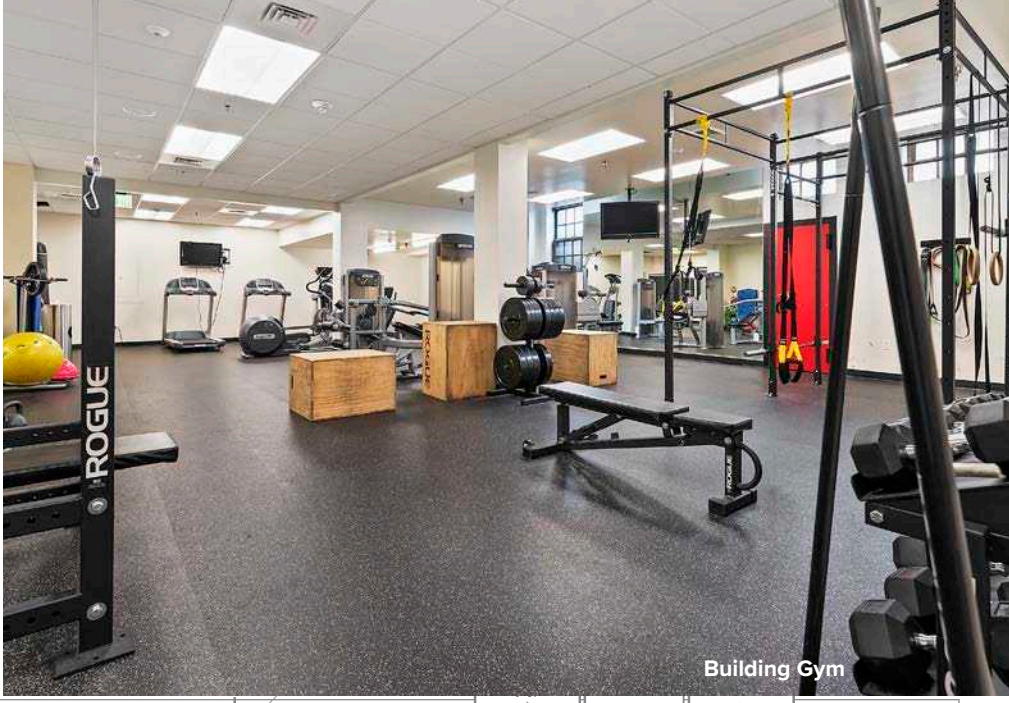
140,500
BUILDING SF


Lobby area

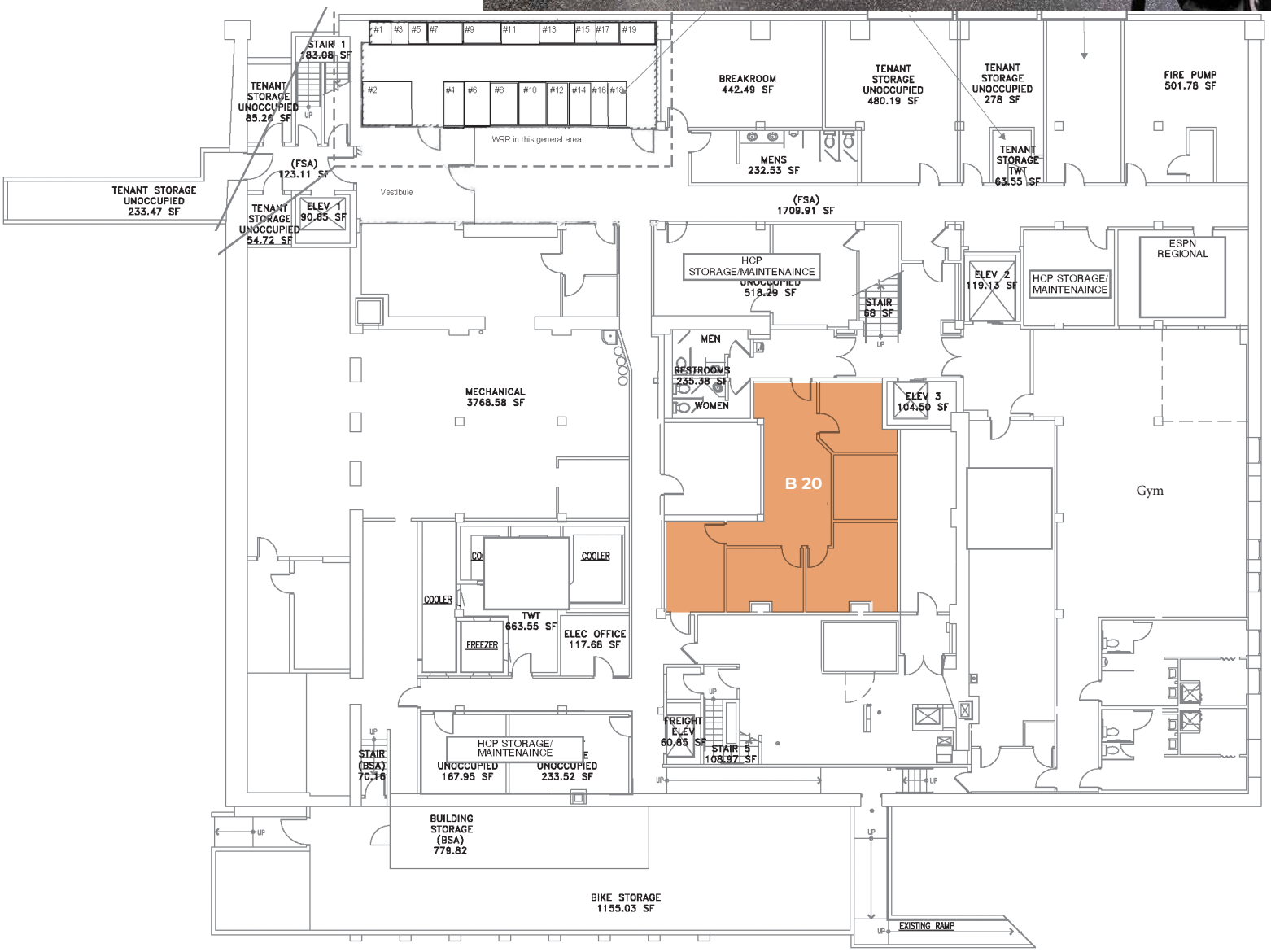

Building Gym

BASEMENT

RATE PSF	$13.00 FSEJ
SUITE	AVAILABLE SF
B 20	± 977

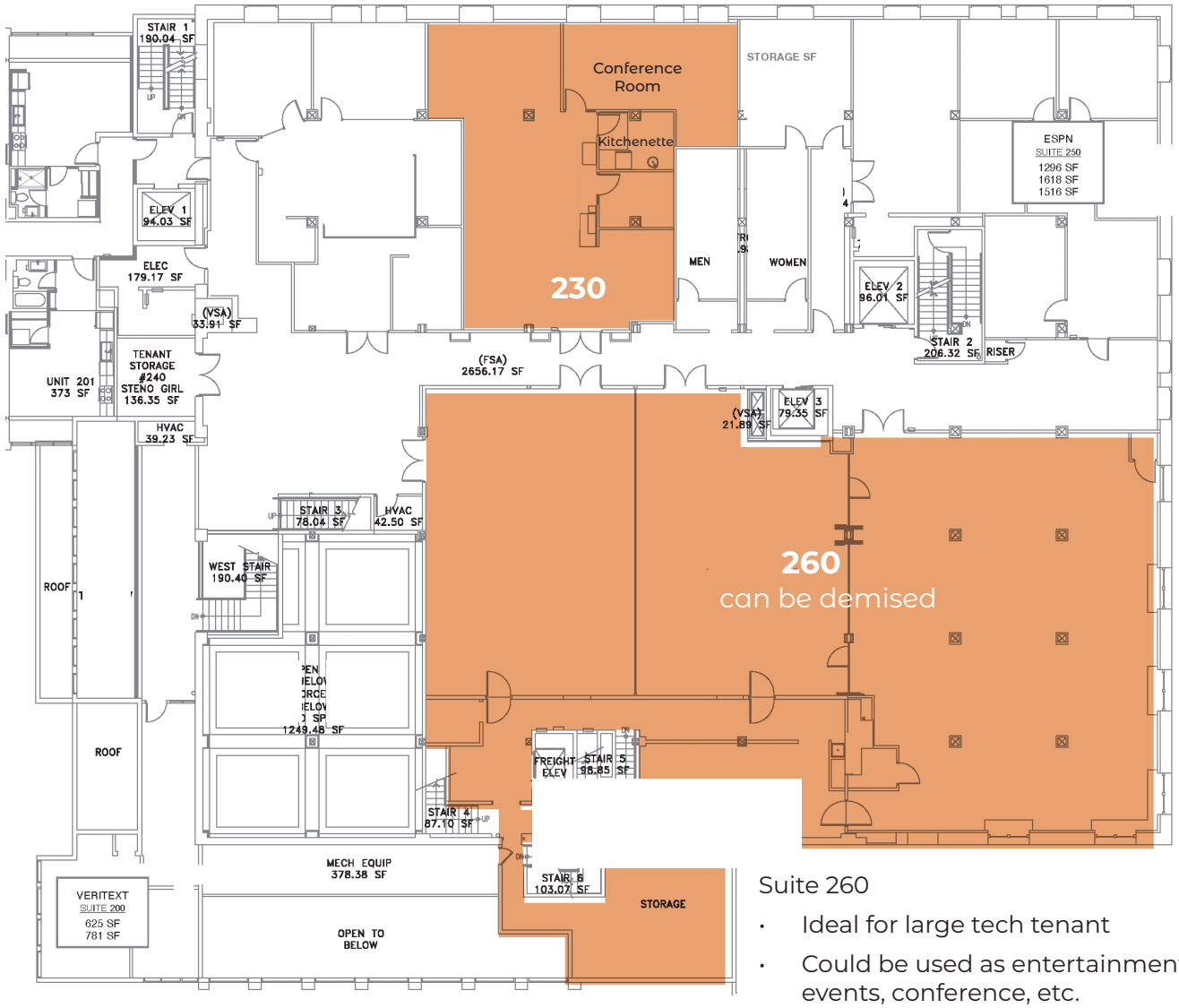


Building Gym



2ND FLOOR

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



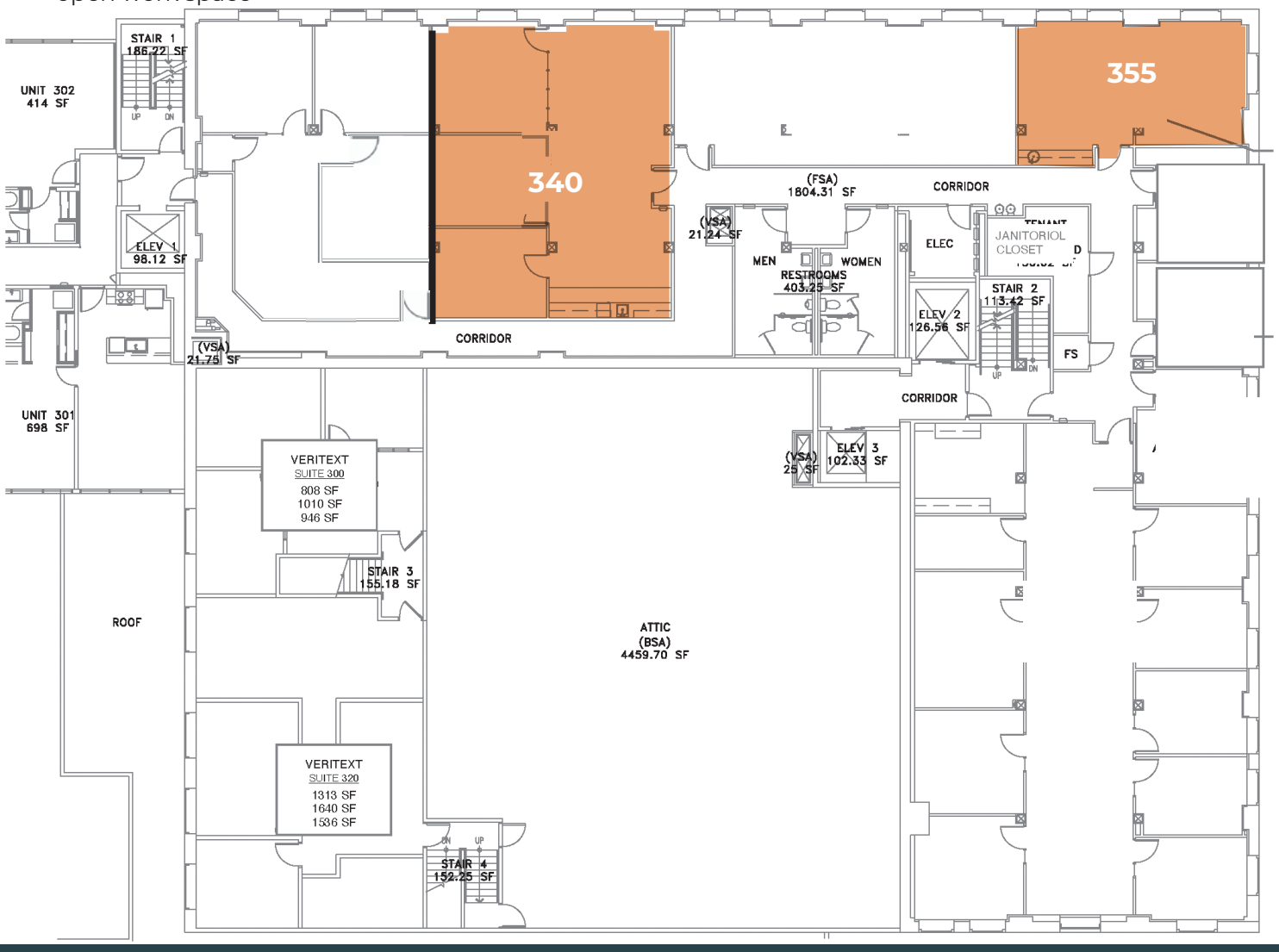
Suite 260

- 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
355	$22.00	±652

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

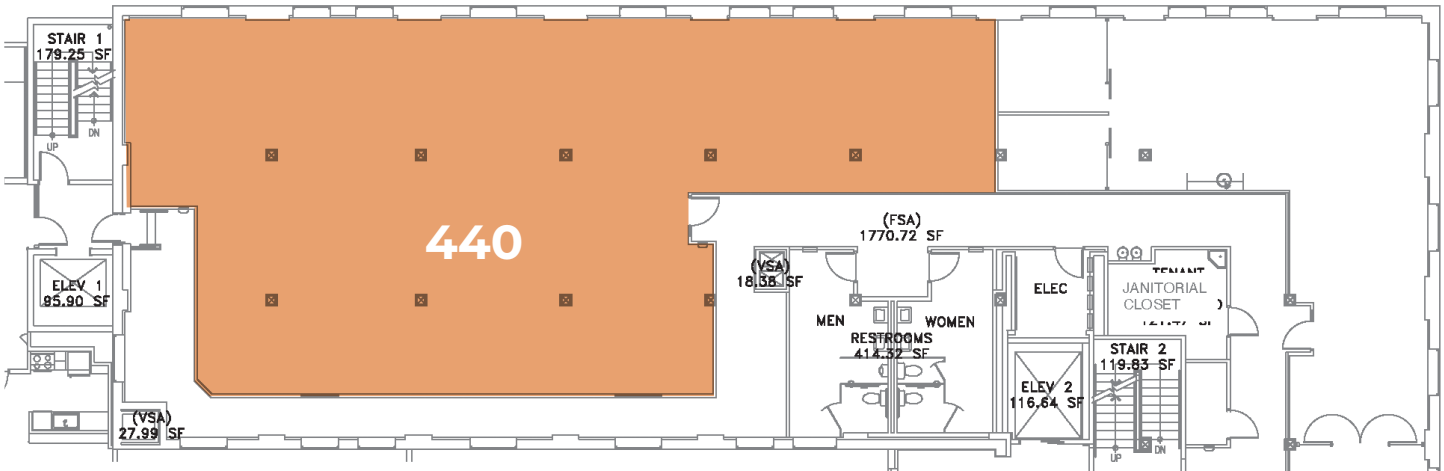


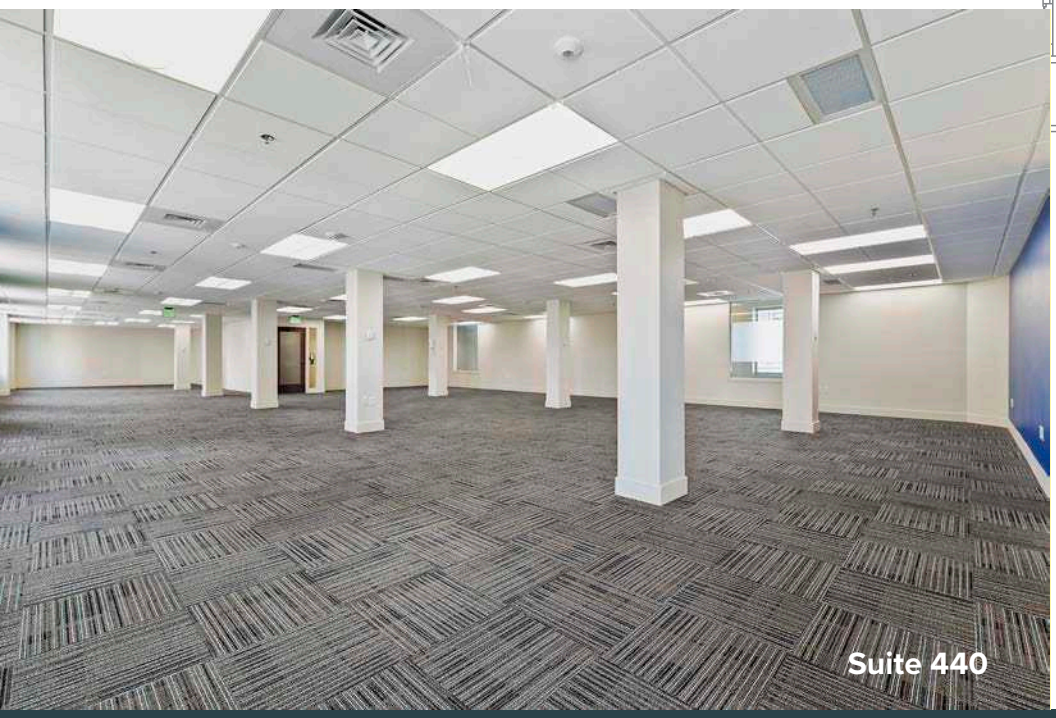
4TH FLOOR

RATE PSF	$22.00 FSEJ

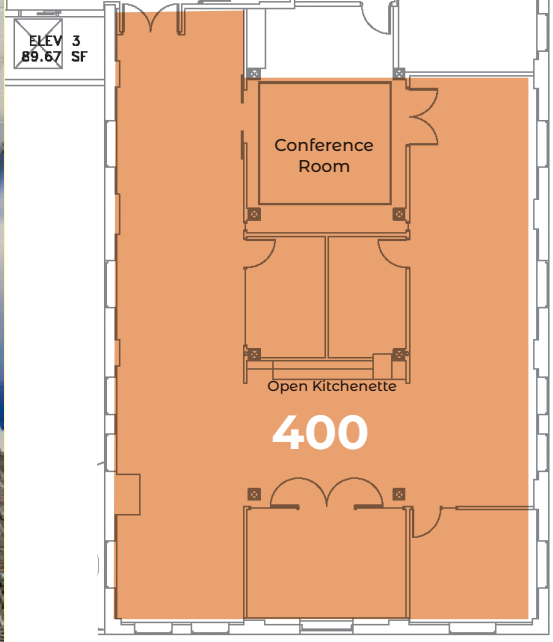
SUITE	AVAILABLE SF
400	± 3,298
440	± 3,457

- 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

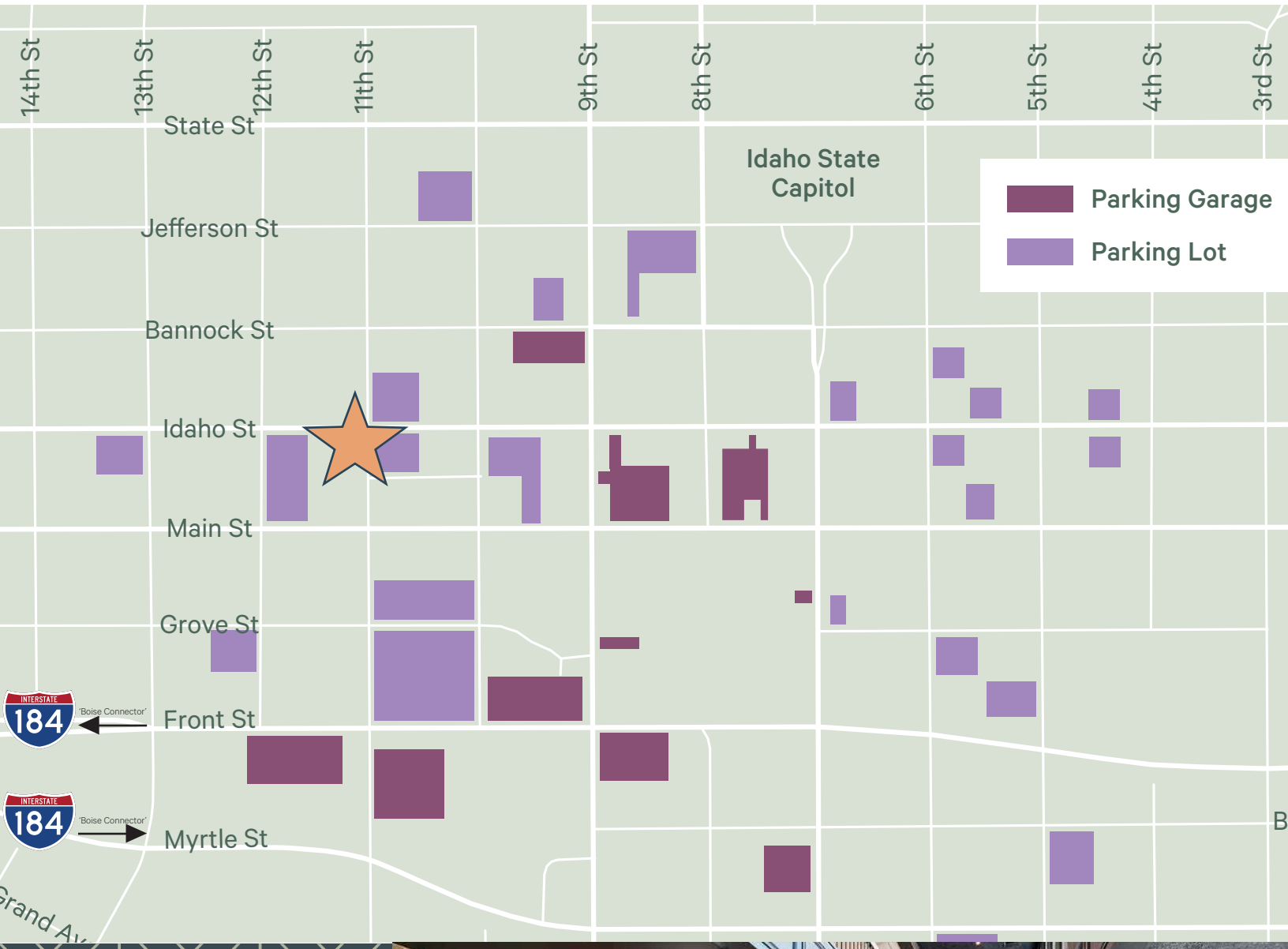
3,225
BUSINESSES

40,333
POPULATION
(daytime)

24,306
POPULATION

75+
Annual Festivals

PARKING MAP


14th St
13th St
12th St
11th St
9th St
8th St
6th St
5th St
4th St
3rd St
State St
Jefferson St
Bannock St
Idaho St
Main St
Grove St
Front St
Myrtle St
Idaho State Capitol
Parking Garage
Parking Lot
INTERSTATE 184
'Boise Connector'
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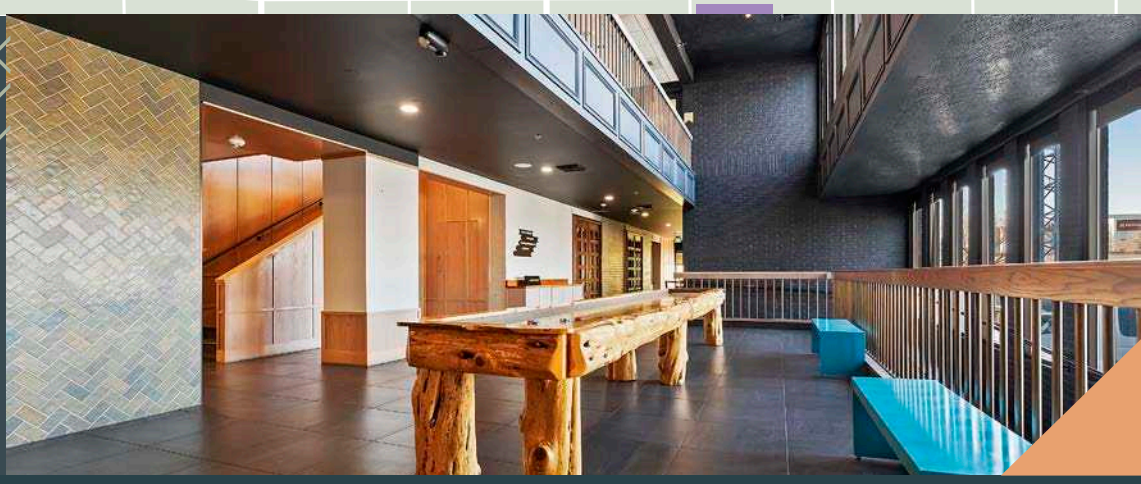
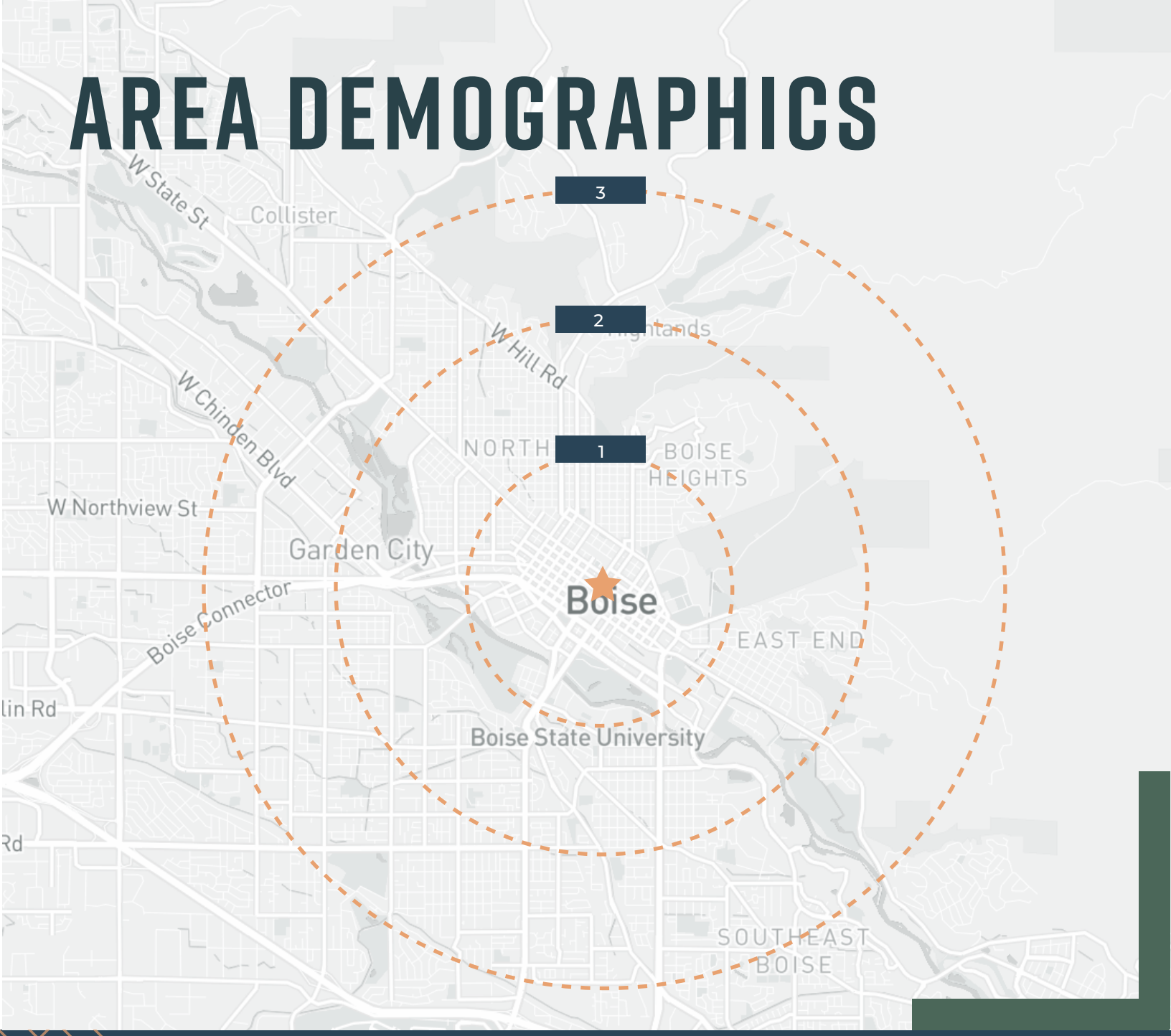
'Boise Connector'



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

OWYHEE
ONE WAY
1000 1100
W Main St

OWYHEE
TAVERN
STEAK
& SEA

THE OWYHEE

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CBRE

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