



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

BASEMENT

RATE PSF

\$13.00 FSEJ

SUITE

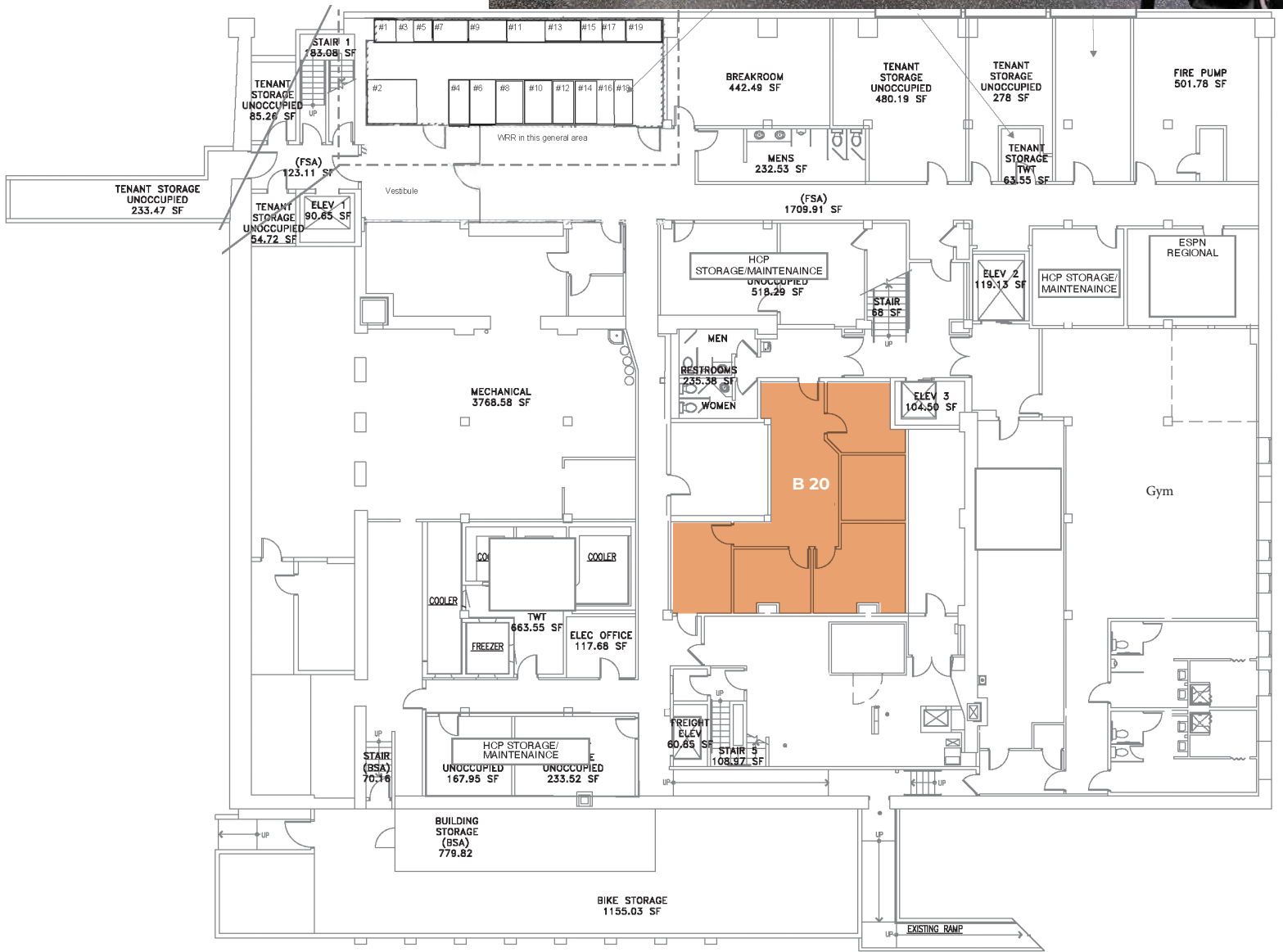
AVAILABLE SF

B 20

± 977



Building Gym

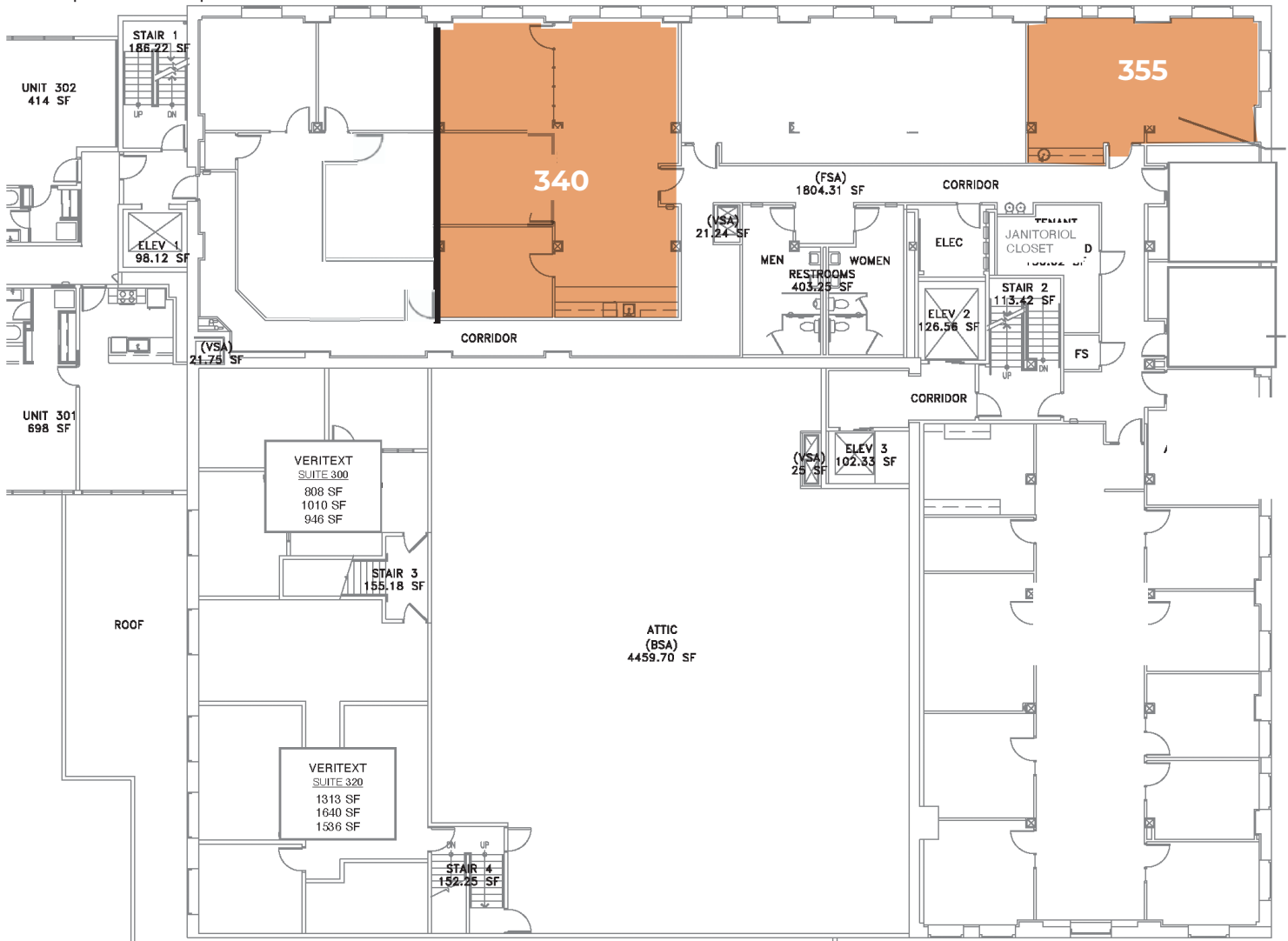


3RD FLOOR



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



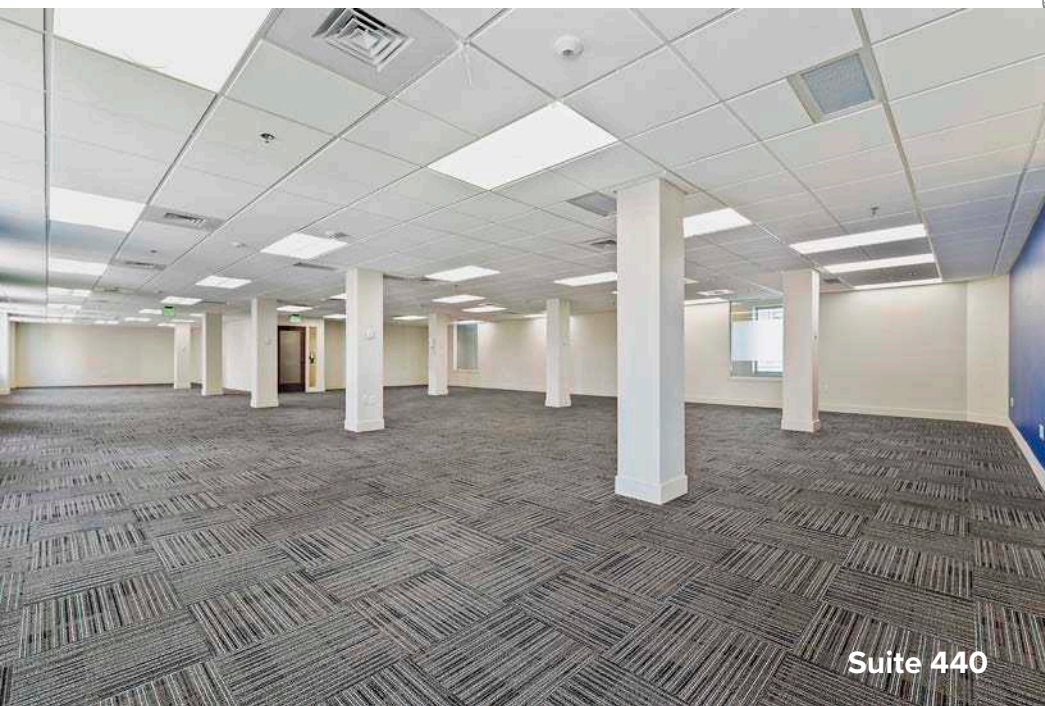
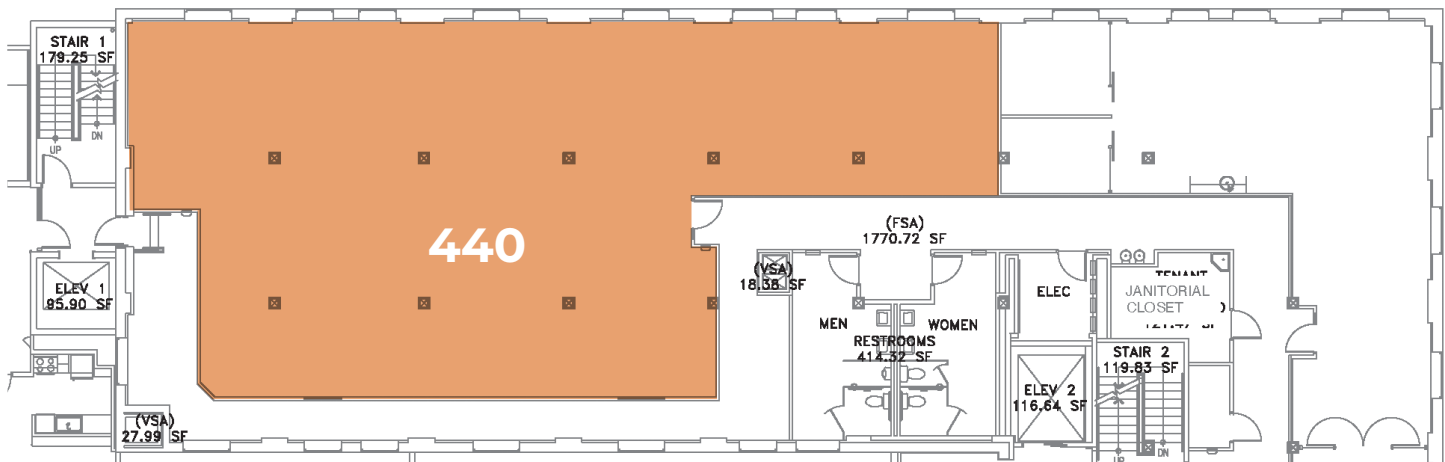
4TH FLOOR

RATE PSF \$22.00 FSEJ

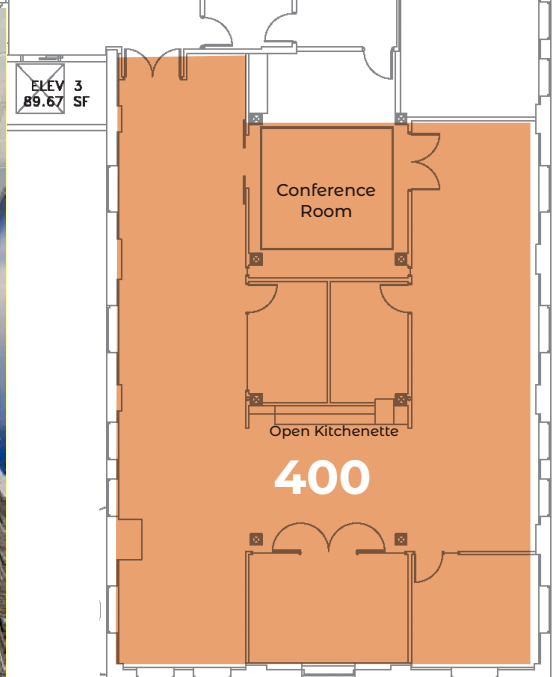
SUITE	AVAILABLE SF
400	± 3,298
440	± 3,457



- 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

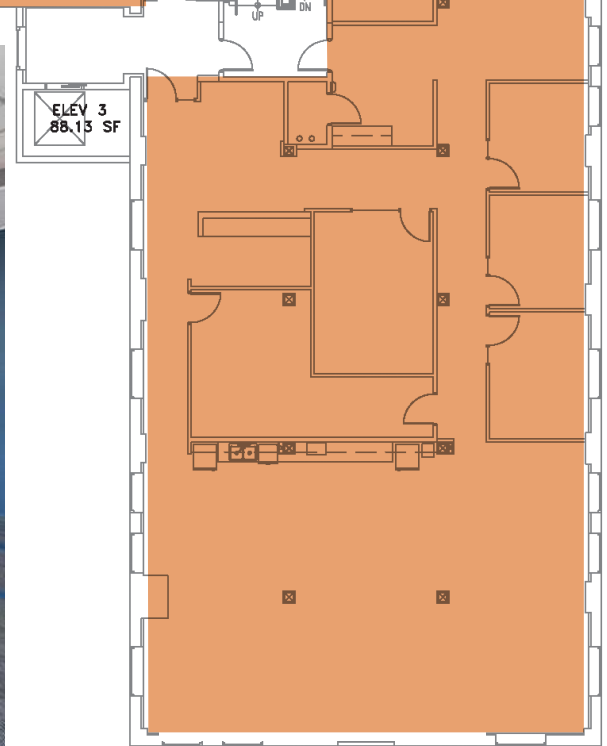
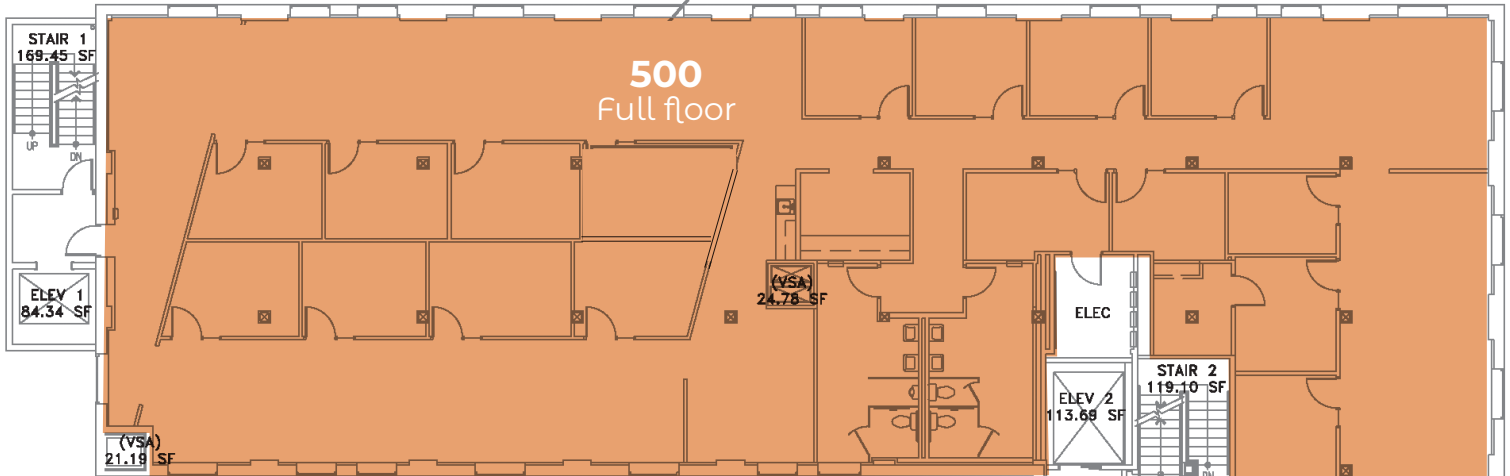
RATE PSF \$22.00 FSEJ

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)



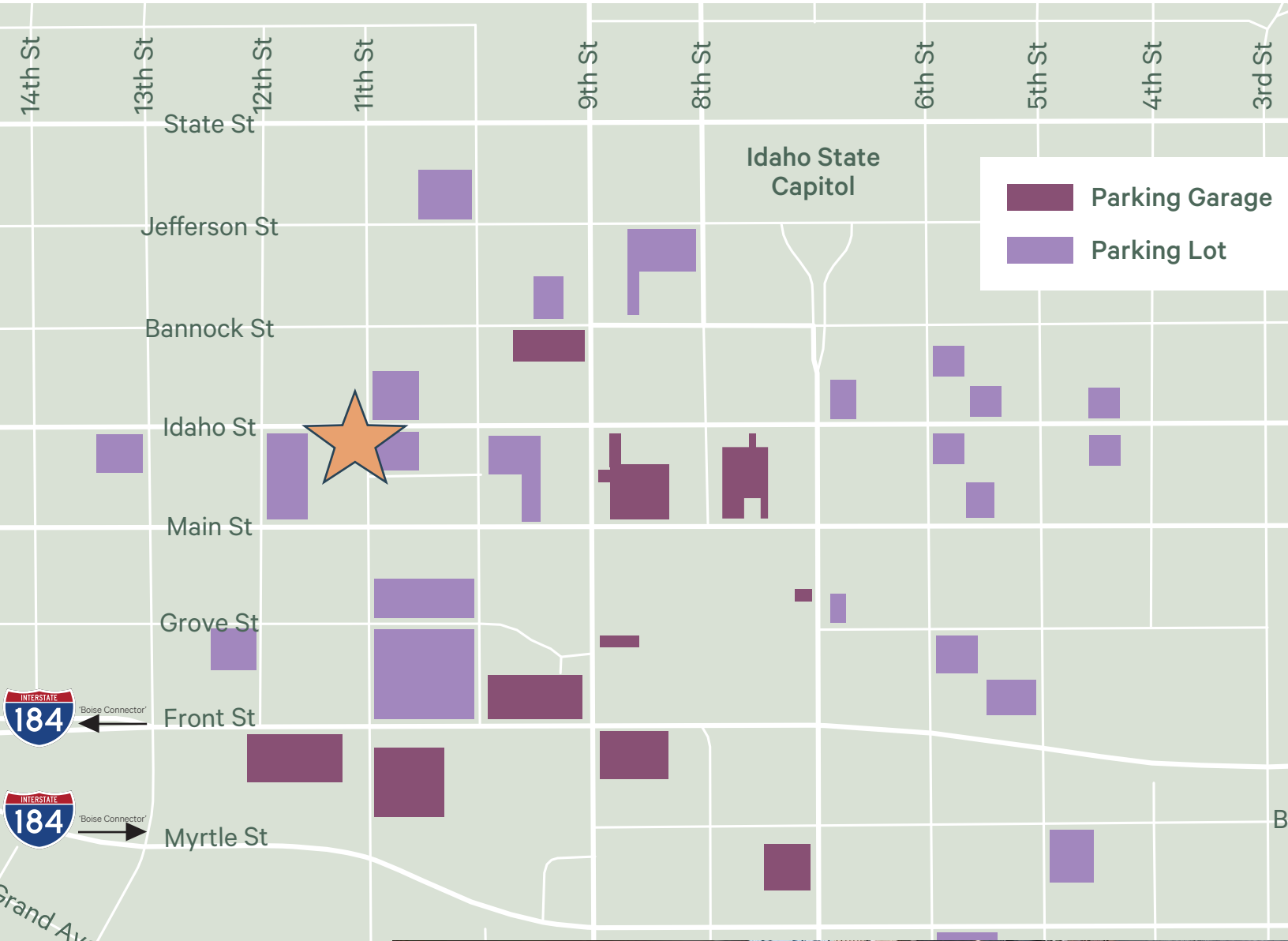
24,306
POPULATION



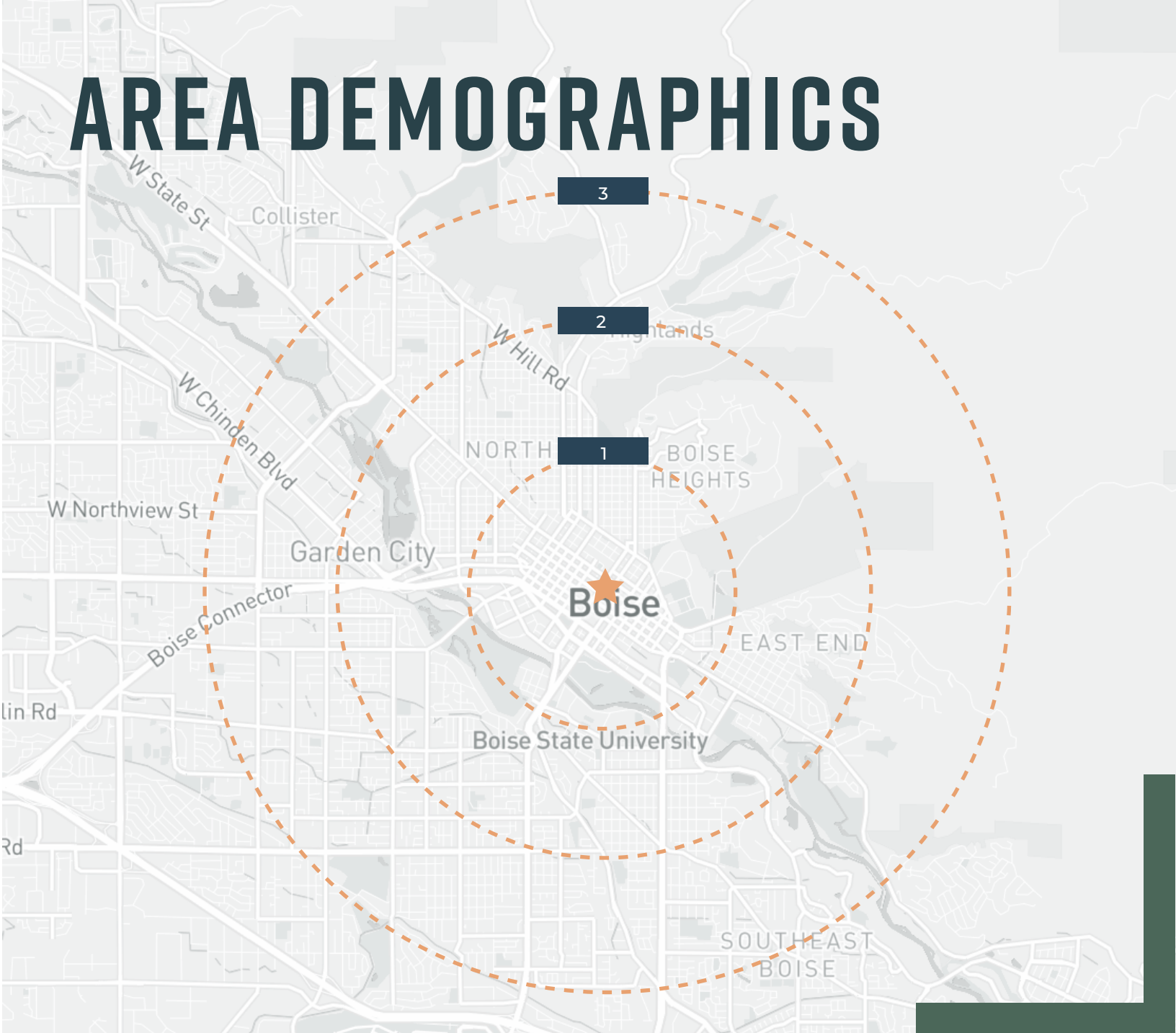
75+
Annual Festivals



PARKING MAP



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



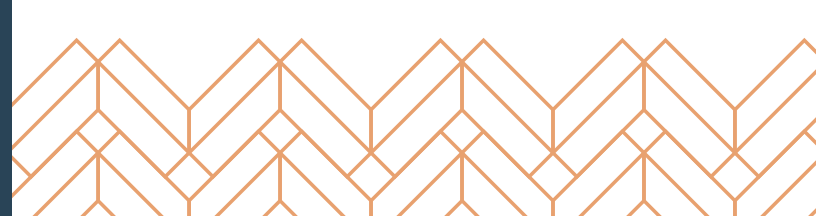
2 Miles

75,479



3 Miles

105,960





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