



WELLS FARGO C E N T E R

877 Main Street | Boise, Idaho

For Lease
±908 - ±17,160 SF



Karena Gilbert, SIOR
Vice President
+1 208 861 4949
karena.gilbert@cbre.com

Samuel Lundy
Associate
+1 208 600 2684
samuel.lundy@cbre.com

CBRE



±203,967
Square Feet

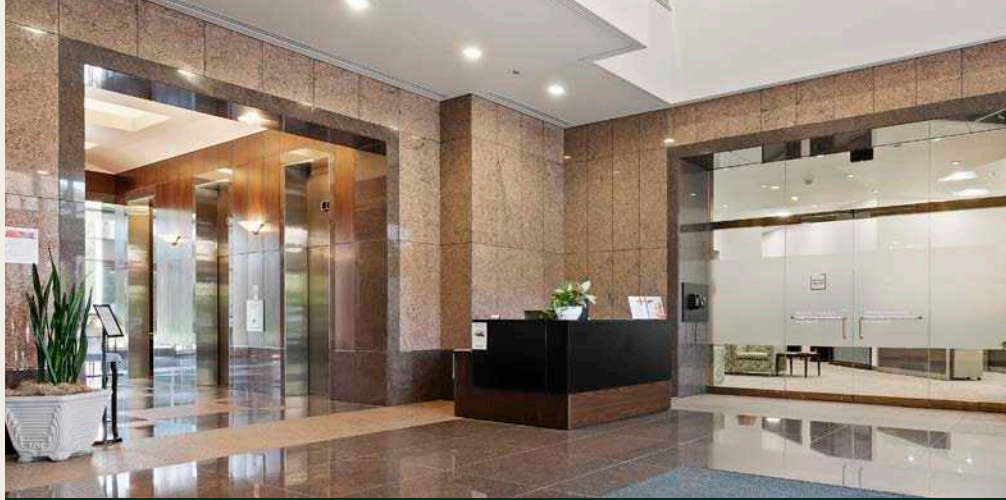


Class A
Office



**Subsurface Parking
Garage at Market Rate**
** First hour free for visitors*

Contact agent for TI allowance and access information.



CONCIERGE SERVICES

- 7th Floor Shared Conference Room
- Food and Dry Cleaning Pickups/Deliveries
- Bike and Umbrellas Available
- Outdoor space with bocce balls and golf clubs, outdoor seating.
- On-site property management, maintenance, and enhanced building security.

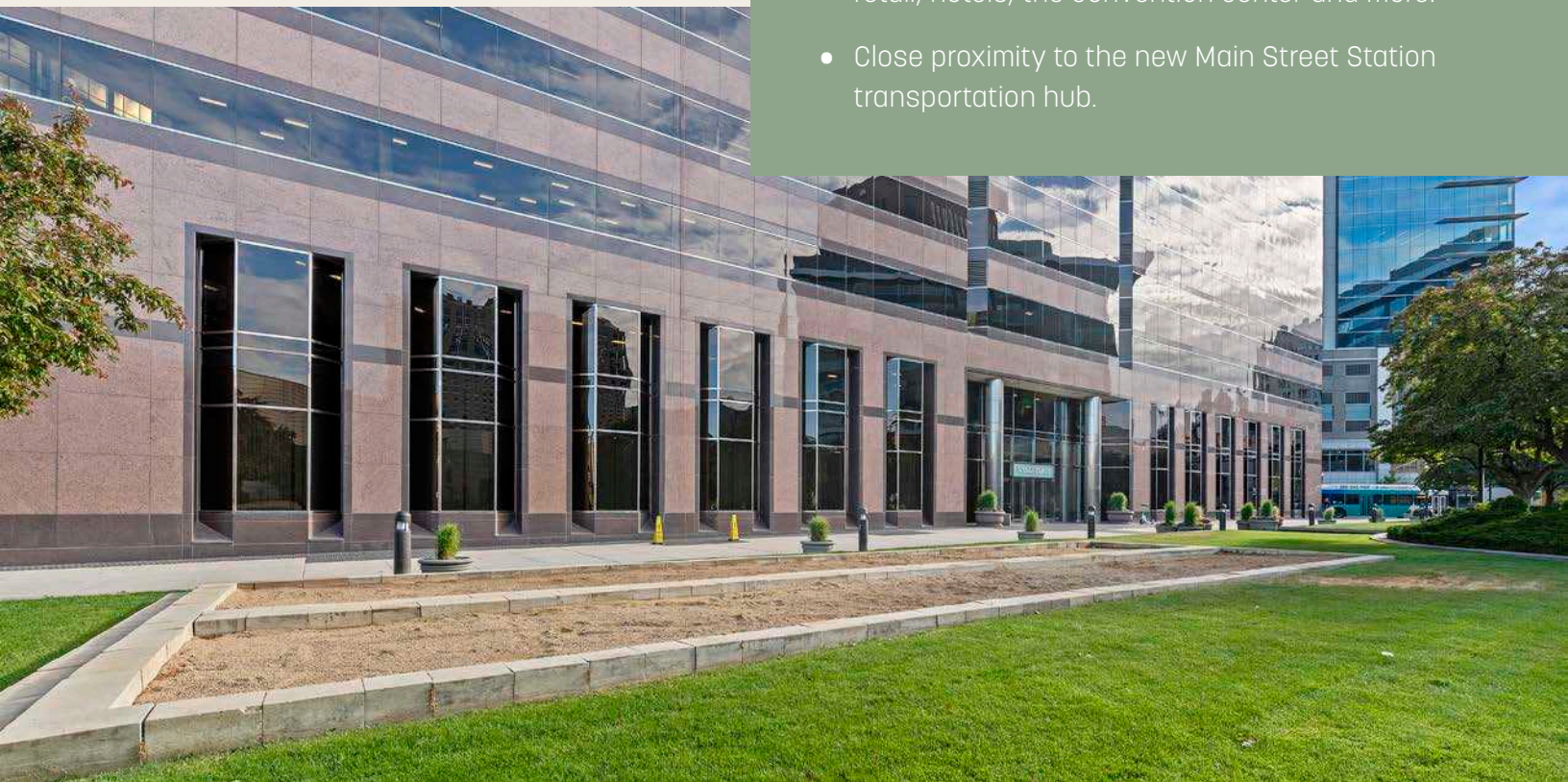


GET INSPIRED BY THE VIEWS

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

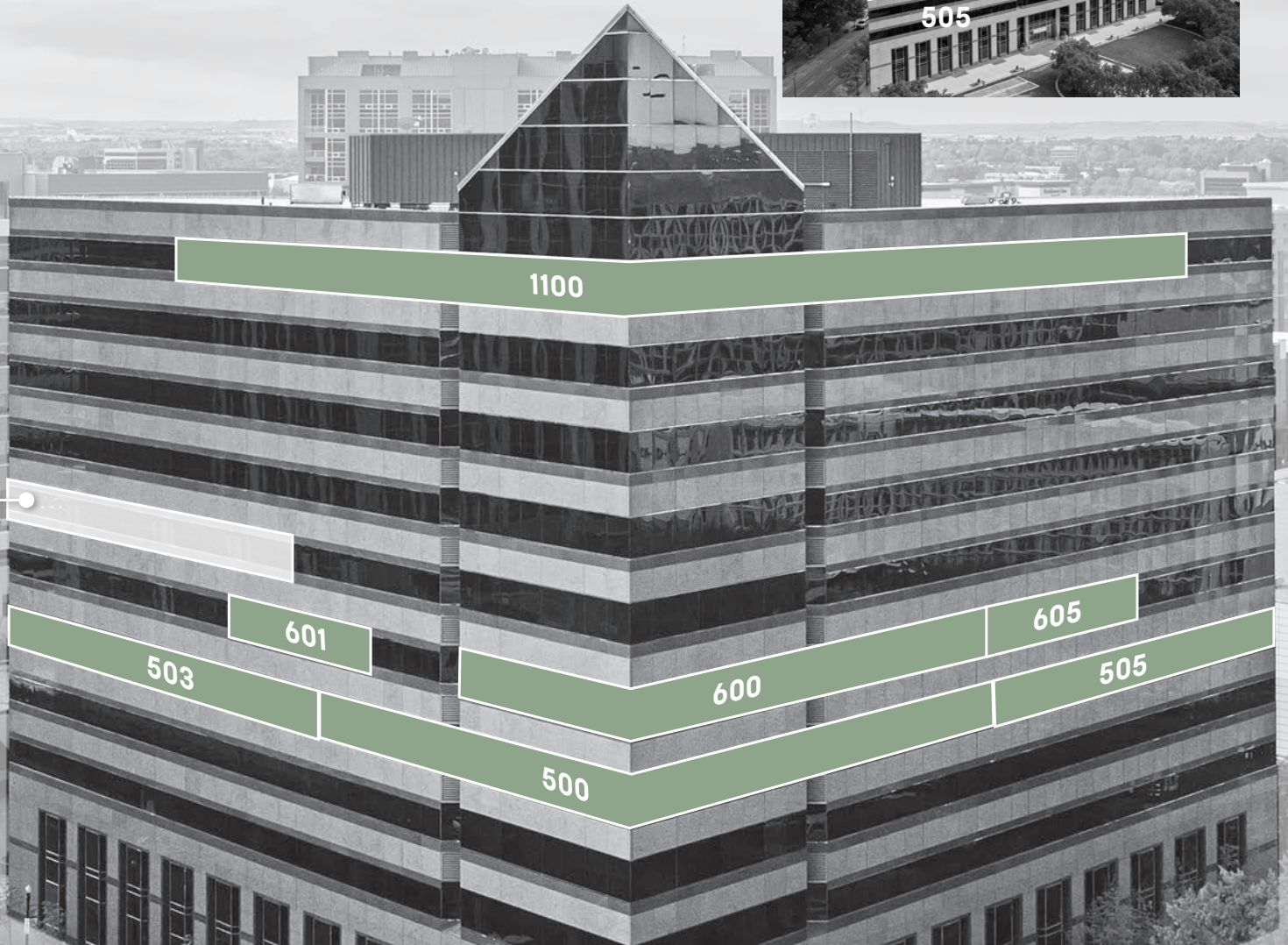
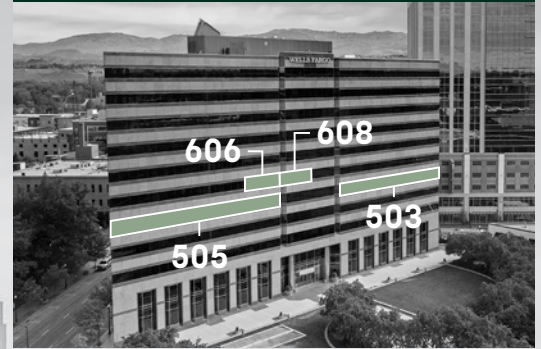
ENJOY VIBRANT DOWNTOWN LIFE

- Great "On the Grove" location in Downtown Boise.
- Walking distance to restaurants, entertainment, retail, hotels, the convention center and more.
- Close proximity to the new Main Street Station transportation hub.



Stacking Plan

SOUTH SIDE OF BUILDING



Shared Conference Room - 7th Floor

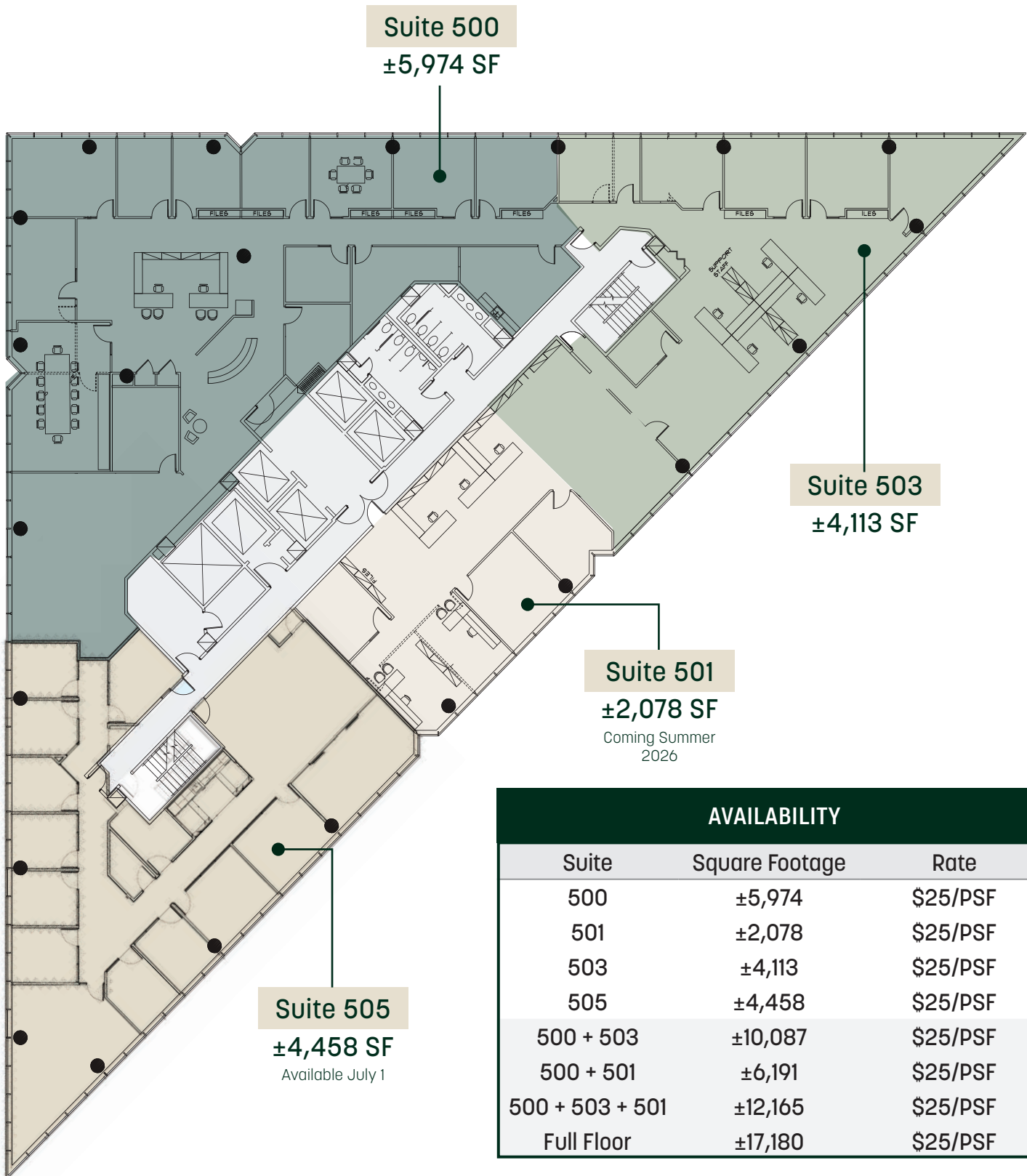
AVAILABILITY

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	501	±2,078
601	±941	500	±5,974



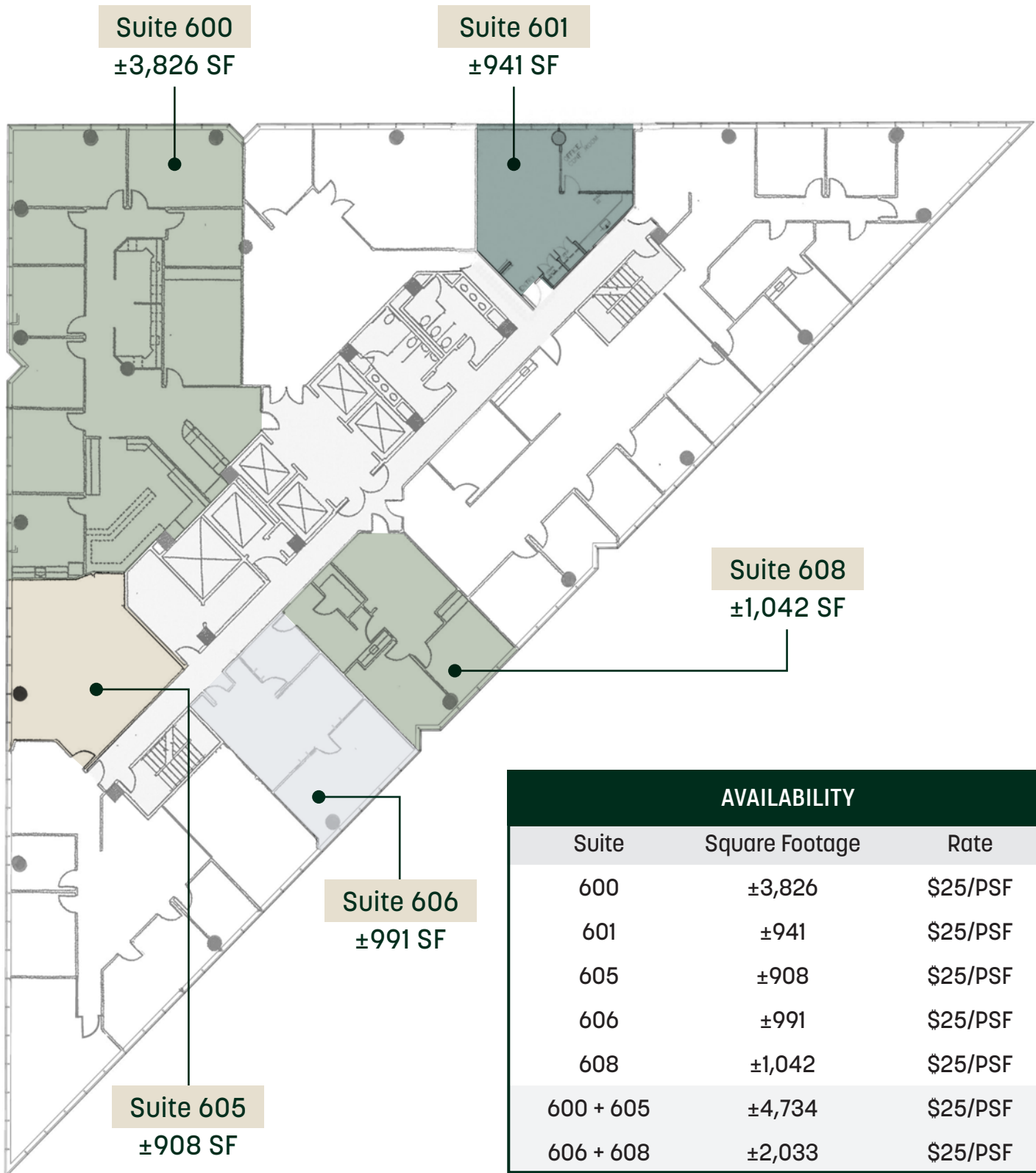
Available Spaces

FLOOR 5



Available Spaces

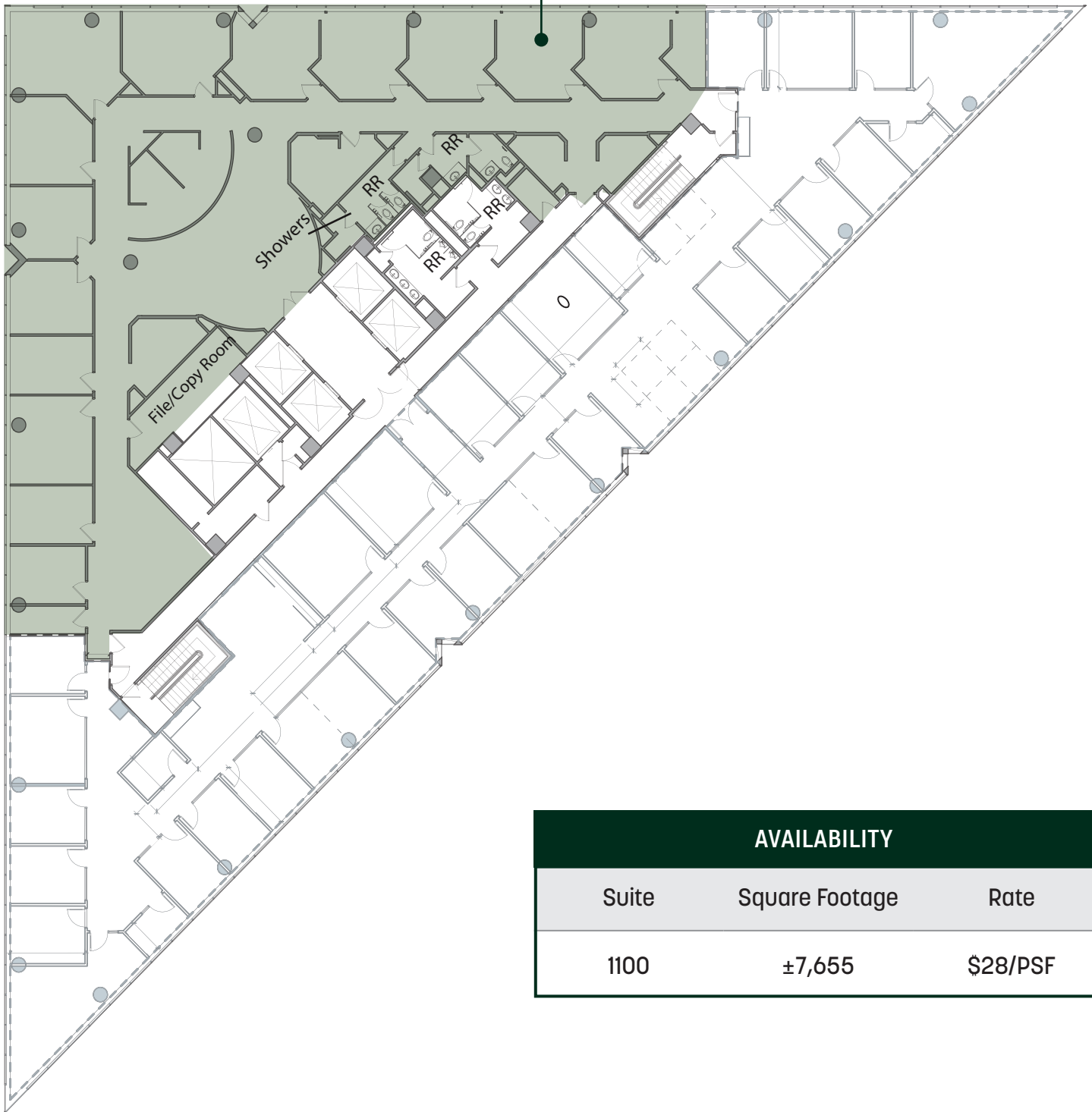
FLOOR 6



Available Spaces

FLOOR 11

Suite 1100
±7,655 SF



AVAILABILITY

Suite	Square Footage	Rate
1100	±7,655	\$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

Underground Parking Entrance

Bocce Ball Court

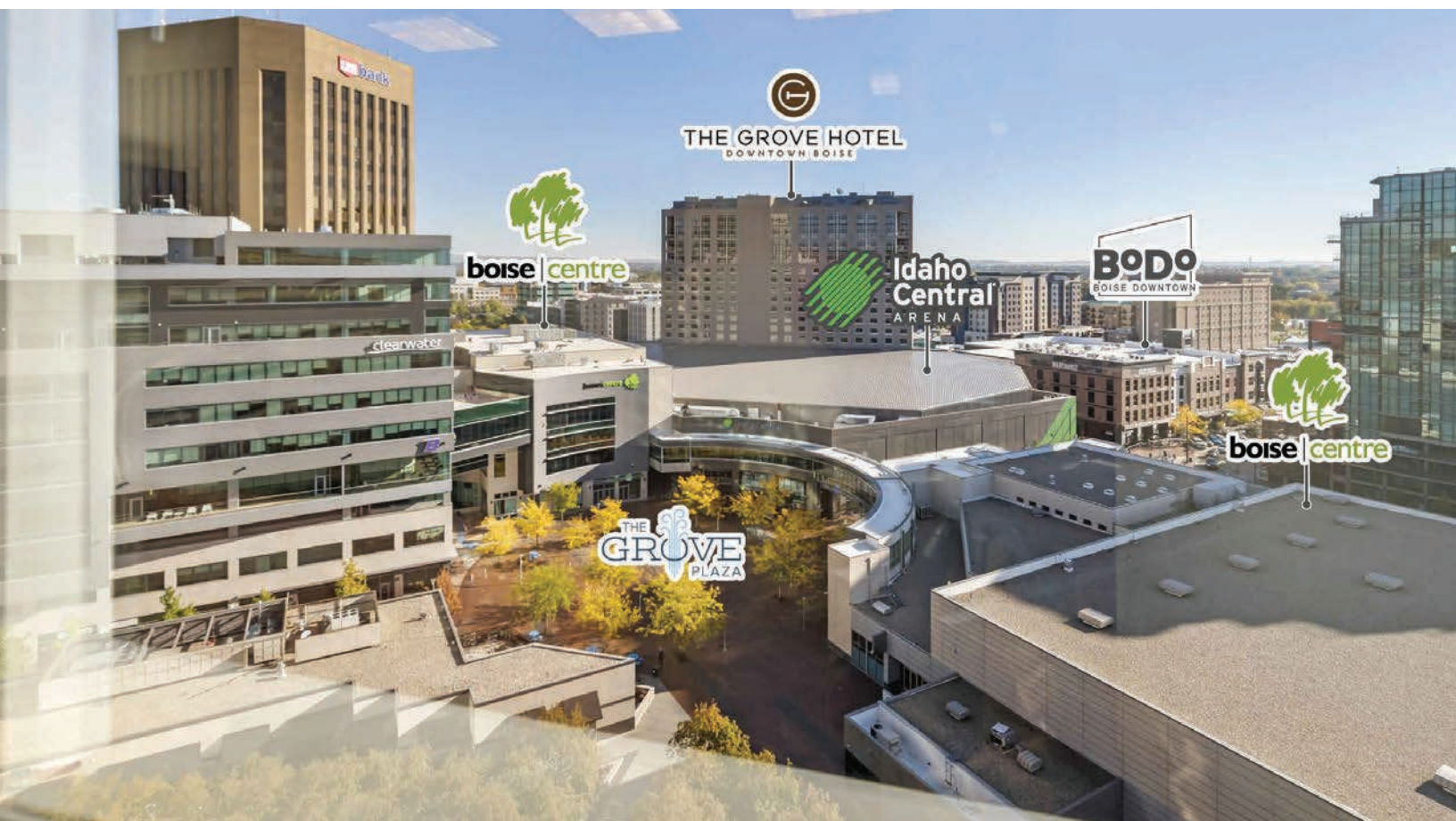
Putting Green

WELLS FARGO CENTER

Main St

8th St

boise|centre





WELLS FARGO CENTER



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

CONTACTS

Karena Gilbert, SIOR

Vice President
+1 208 861 4949
karena.gilbert@cbre.com

Samuel Lundy

Associate
+1 208 600 2684
samuel.lundy@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_June2026

CBRE