



WELLS FARGO CENTER

877 MAIN STREET



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The Wells Fargo Center at 877 Main is an 11-story, 200,000 SF class A office building in the heart of Downtown Boise. The iconic silhouette houses prominent Boise business leaders including Wells Fargo Bank, Oppenheimer Companies, Eide Bailly LLP, Hawley Troxell, and many more.

877 Main offers;

- ▶ 8,885 total available square feet
- ▶ On-site parking (subterranean) and surrounded by parking garages
- ▶ Unbeatable "On The Grove" Downtown location
- ▶ State-of-the-art elevator system, HVAC controls/system and life safety equipment
- ▶ Fiber run to building
- ▶ Professional on-site management and maintenance
- ▶ Enhanced building security
- ▶ Adjacent to the new *Main Street Station* transportation hub
- ▶ Walking distance to restaurants, entertainment, retail, hotels, convention centers and more
- ▶ High quality and lower cost alternative to newly developed space
- ▶ Unimpeded 360° degree views
- ▶ 40 person conference room on 7th floor available to all tenants free of charge which includes state of the art audio visual equipment

▶ INTRODUCING: CONCIERGE SERVICES

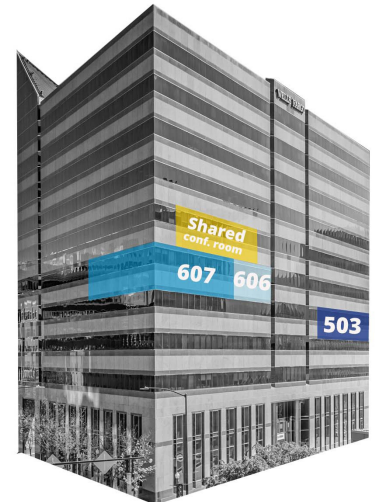


Wells Fargo Center is excited to now offer personal concierge services for busy professionals as an added benefit to tenants. We provide a wide array of services to take care of life's everyday tasks to help simplify your day.

Our exclusive concierge services include scheduling building conference rooms, pickup/drop off point (food deliveries, dry cleaning, etc.), input of building maintenance requests and much, much more! [Click here to see a full list of services. >>](#)

Having the Concierge service in our building has been a game changer...no more running to the cleaners or the carwash on Saturdays. Plus Kyler goes out of his way to accommodate all of the tenants, he is a true professional.
-Kim

Having concierge services makes ancillary services I may require much easier to schedule and accomplish. Additionally, my clients are always greeted by our concierge in a professional and friendly manner, guiding my clients to their given destination.
-Stacey



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Available Space

SUITE	SIZE	RATE	NOTES
503	+/-1,000 - 4,113 SF	\$25-26 PSF FS	Available Immediately
606*	991 SF	\$26.00 PSF FS	Available Immediately
607*	3,751 SF	\$25.25 PSF FS	Available ±May 2022

**Suite 606 & 607 can be combined for a total of 4,742 SF*

Office Space Design

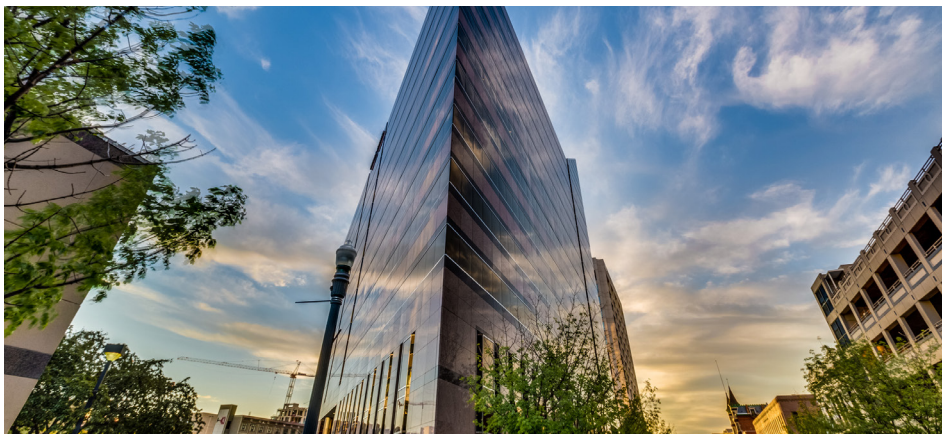
- ▶ Flexible office spaces
- ▶ Collaborative furniture
- ▶ Biophilic design
- ▶ Integration of technology
- ▶ Comfortable work areas



The triangular shape of 877 Main allows for 120 lineal feet of additional perimeter glass (per floor), offering 20 to 40% more daylight and skyline views than a typical rectangular building.



A building designed with your needs in mind including; high-speed elevators, state-of-the-art HVAC, fiber to building, and on-site parking.



A true landmark building, 877 Main is a distinctive design with construction of the highest quality. Granite cladding, continuous window bands, and park-like grounds contribute to its iconic status

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Suite 503 on level 5

- ▶ +/-1,000 - 4,113 SF
- ▶ Allows for more natural light
- ▶ Reception area
- ▶ Conference rooms
- ▶ High-end finishes



SUITE 503
+/-1,000-4,113 SF
Available Immediately



Watch **suite 503**
virtual tour



WELLS FARGO CENTER

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Suite 606 & 607 can be combined on level 6

- ▶ 991 - 4,742 SF
- ▶ Reception area
- ▶ Conference rooms
- ▶ Open work space
- ▶ Natural light



SUITE 606
991 SF

Available Immediately

SUITE 607
3,751 SF

Available ±May 2022



Colliers



Local Area Overview - Boise

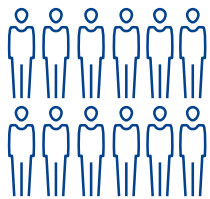
Boise is Idaho's largest city and the anchor of the Treasure Valley where nearly half of Idahoans reside. The city has established a unique reputation for a high quality of life, a prosperous business community, a vibrant arts & culture scene, and world re-known recreation—in one unbeatable pack

The scope and depth of Boise's vast array of activities take many first-time visitors by surprise. After all, few mid-sized cities can match Boise's blend of cultural opportunities and outdoor recreation. Venturing around downtown or enjoying the Boise River or foothills, Boise is no ordinary place.

Resources:

www.cityofboise.org

www.boise.org



2020
population

246,102



Best State to Live
Livability, 2020

#1



2019 Average
Household Income

\$63,000



Average
Commute Time

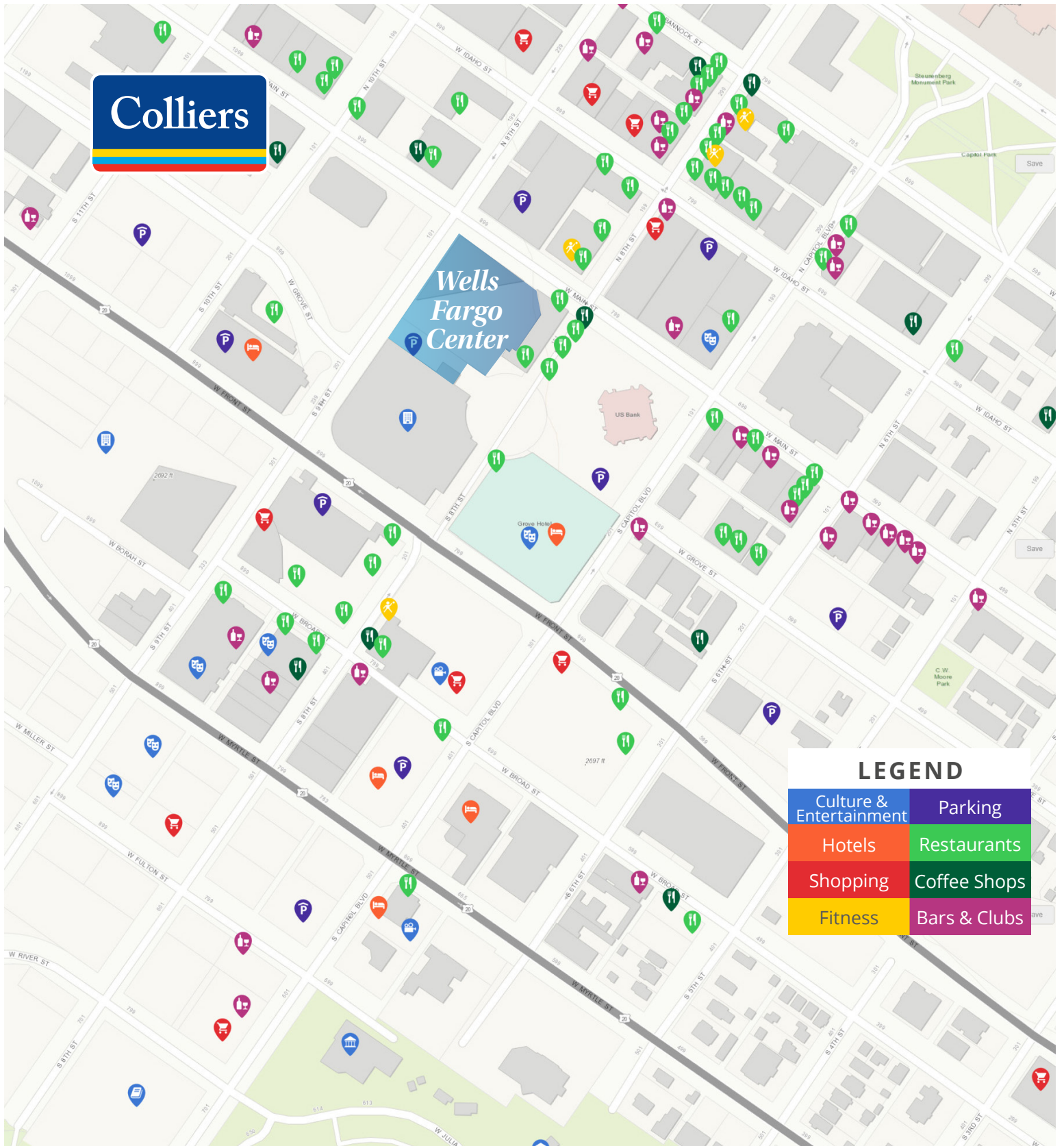
22

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Nearby Amenities

Interactive Map Online: <https://maphub.net/colliers-boise/Downtown-Boise>



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THE GROVE HOTEL
DOWNTOWN BOISE



CITYCENTER PLAZA

DINING

- RUTH'S CHRIS
- FLATBREAD PIZZERIA
- PIPER PUB
- FORK
- TAPHOUSE
- ALAVITA
- TAJ MAHAL

DINING

- GYRO SHACK
- DUTCH BROS COFFEE
- BUFFALO WILD WINGS
- COSTA VIDA
- LUCKY FINS
- SNAKE RIVER TEA
- BLIMPIE

8TH ST

Eighth & Main

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UNDERGROUND
PARKING
ENTRANCE



boise centre

P

FRONT ST

Wells Fargo Center
877 WEST MAIN STREET

9TH ST

DINING

- BACON
- MAIN STREET DELI
- ALIA'S COFFEE HOUSE
- GURU DONUTS
- BOMBAY GRILL
- 10TH ST STATION

MAIN ST

ONE CAPITAL CENTER

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CHANDLERS®
PRIME STEAKS • FINE SEAFOOD

Hotel 43

10TH ST

GROVE ST

DINING

- ZEN BENTO
- BEN & JERRY'S
- ASIAGO'S
- MULLIGANS BAR



BOISE FARMERS MARKET

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Owned and managed by:

**OPPENHEIMER
DEVELOPMENT
CORPORATION**

Recent Downtown Boise Development



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