



# 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;

- ▶ 15,366 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 7<sup>th</sup> floor available to all tenants free of charge which includes state of the art audio visual equipment

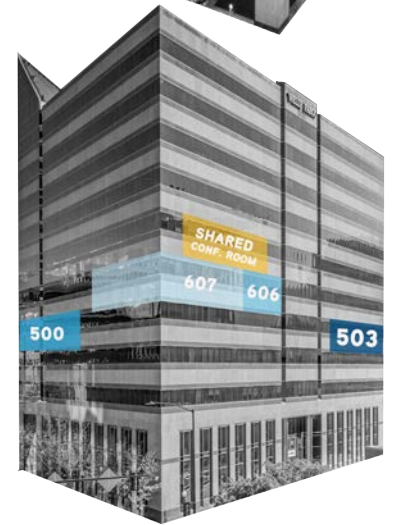
## ▶ INTRODUCING: CONCIERGE SERVICES



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. >>](#)



## Available Space

SUITE	SIZE	RATE	NOTES
500*	6,511 SF	\$26.00 PSF FS	Available Immediately
503*	2,000 - 4,113 SF	\$25.00 PSF FS	Available Immediately
606**	991 SF	\$28.50 PSF FS	Available Immediately
607**	3,751 SF	\$25.25 PSF FS	Available Summer/Fall 2021

\*Suite 500 & 503 can be combined for a total of 10,624 SF

\*\*Suite 606 & 607 can be combined for a total of 4,491 SF

## Office Space Design

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



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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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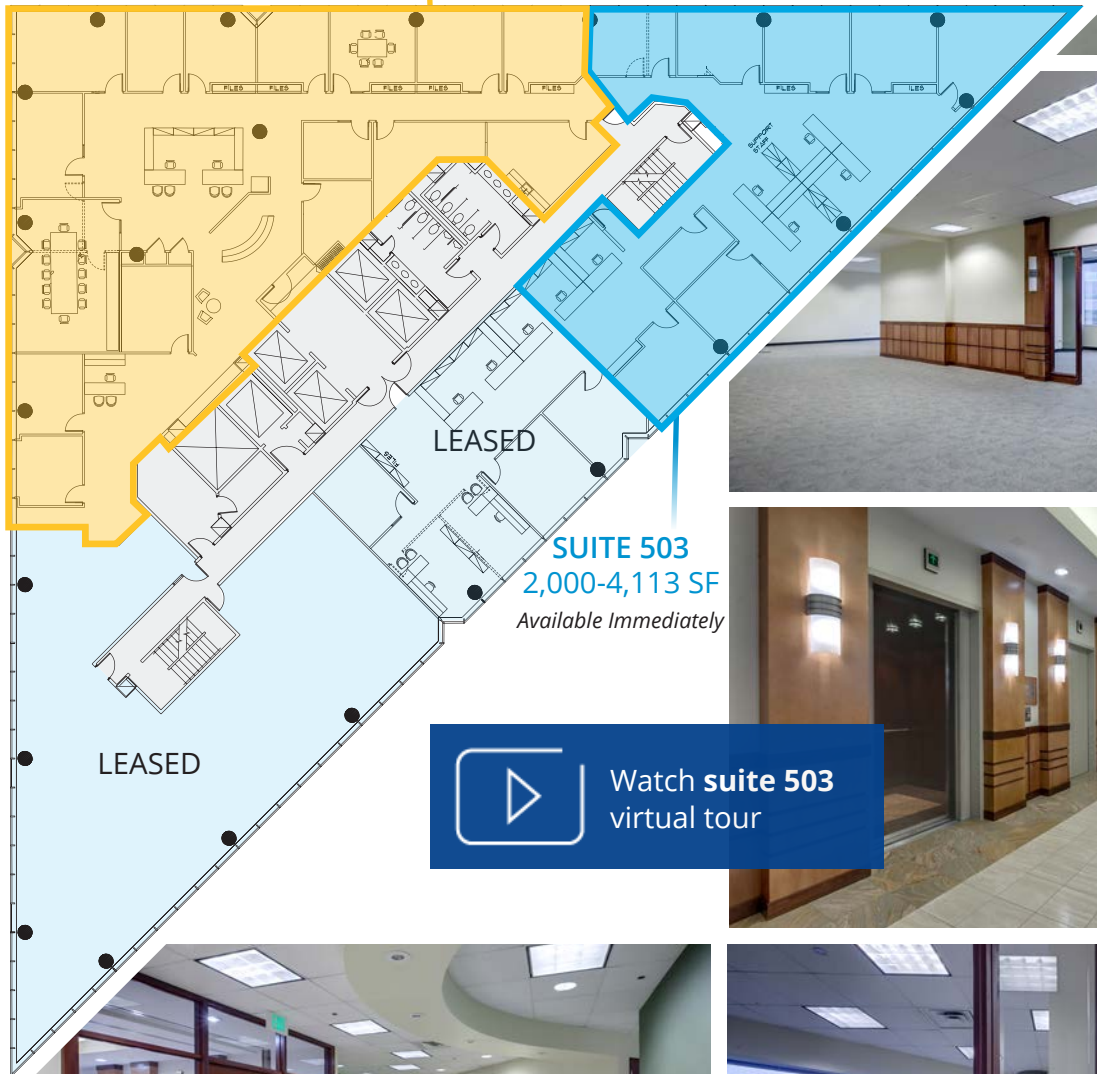
Suite 500 & 503 can be combined on level 5

- ▶ 2,000 - 10,624 SF
- ▶ Allows for more natural light
- ▶ Reception area
- ▶ Conference rooms
- ▶ Breakroom
- ▶ High-end finishes

**SUITE 500**  
6,511 SF  
Available Immediately



Watch **suite 500** virtual tour



Watch **suite 503** virtual tour



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Suite 606 & 607 can be combined on level 6

- ▶ 991 - 4,491 SF
- ▶ Reception area
- ▶ Conference room
- ▶ Open work space
- ▶ Suite 607 allows more natural light



**SUITE 606**  
991 SF

*Available Immediately*

**SUITE 607**  
3,751 SF

*Available Summer/Fall 2021*





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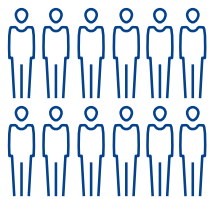
## Local Area Overview - Boise

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](http://www.cityofboise.org)

[www.boise.org](http://www.boise.org)



2020  
population

246,102



Best State to Live  
*Livability, 2020*

#1



2019 Average  
Household Income

\$63,000



Average  
Commute Time

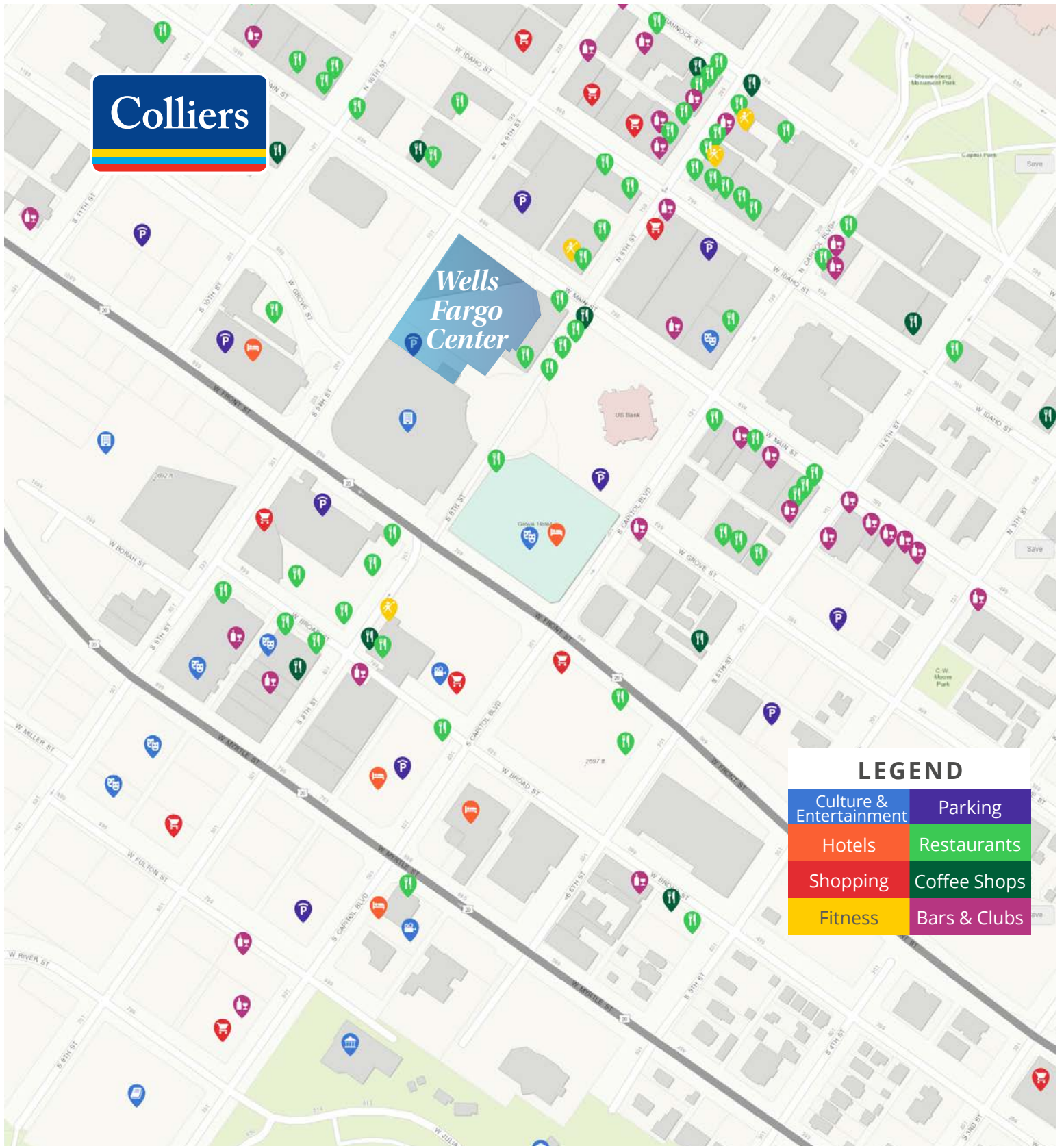
22

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## Nearby Amenities

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





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**DINING**

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

**Eighth & Main**

8TH ST

**CITY CENTER PLAZA**

**DINING**

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

**THE GROVE HOTEL**  
DOWNTOWN BOISE

UNDERGROUND  
PARKING  
ENTRANCE

**boise centre**

*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

**ONE CAPITAL CENTER**

**CHANDLERS**  
PRIME STEAKS • FINE SEAFOOD

**Hotel 43**

10TH ST

**DINING**

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

**bfm** BOISE FARMERS MARKET





Owned and managed by:  
**OPPENHEIMER  
 DEVELOPMENT  
 CORPORATION**



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