



For Lease

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300 Main

300 W Main St, Boise, ID

Highlights:

- Prime office suites between 3rd and 4th on Main in Downtown Boise
- Built-out, move-in ready layouts with private offices, conference rooms and kitchenettes
- Reserved **on-site** parking, bike rack, shared conference/break room and locker/shower access
- Lease includes nightly janitorial (Mon–Fri) and after-hours access
- Signage on Main Street, outdoor patio with tables and landscaping
- Steps from restaurants, shopping and Boise State University

Do not disturb tenants — contact agent to schedule tours

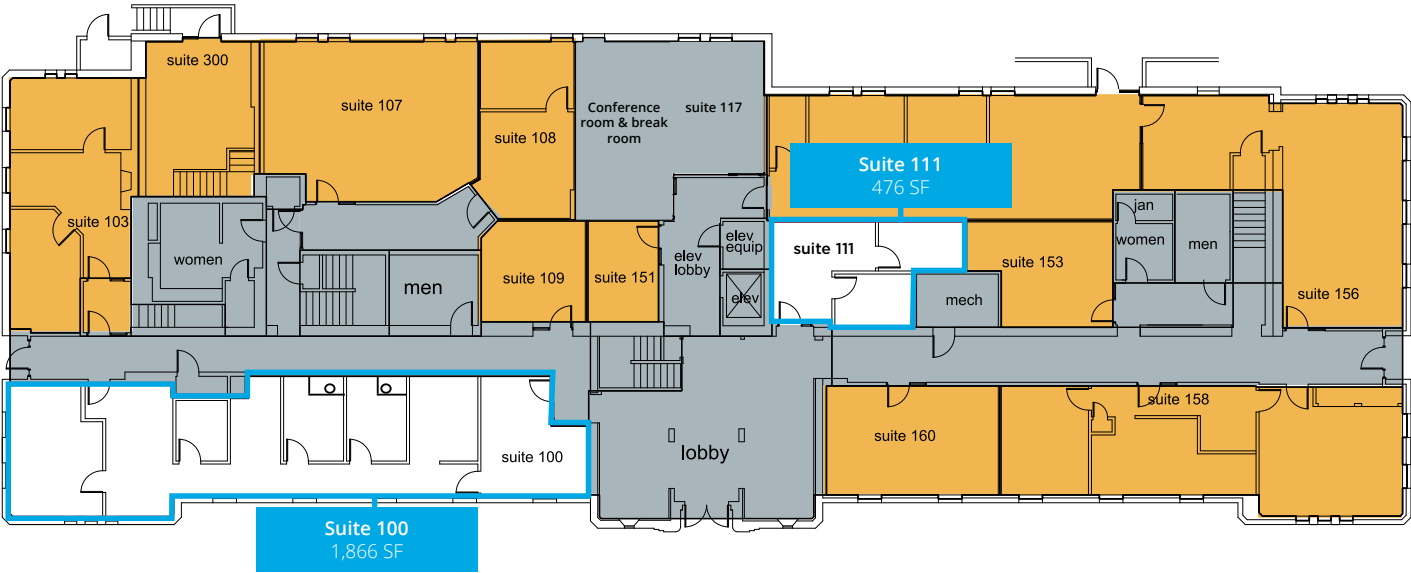
755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho

First Floor

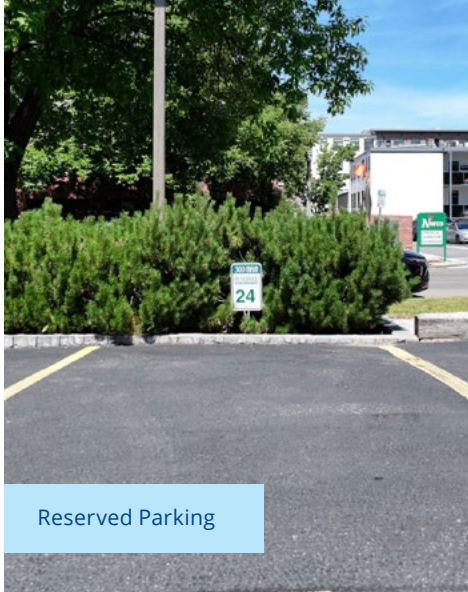
Space Available

Suite	Size	Rate	Notes
100	1,866 SF	\$20/SF	Bright, window-lined space ideal for medical or professional office use. Includes private restrooms, 6 offices or exam rooms, and reception with built-in cabinetry
111	476 SF	\$22/SF	Interior suite featuring two offices and a welcoming reception/waiting area

Floor Plan



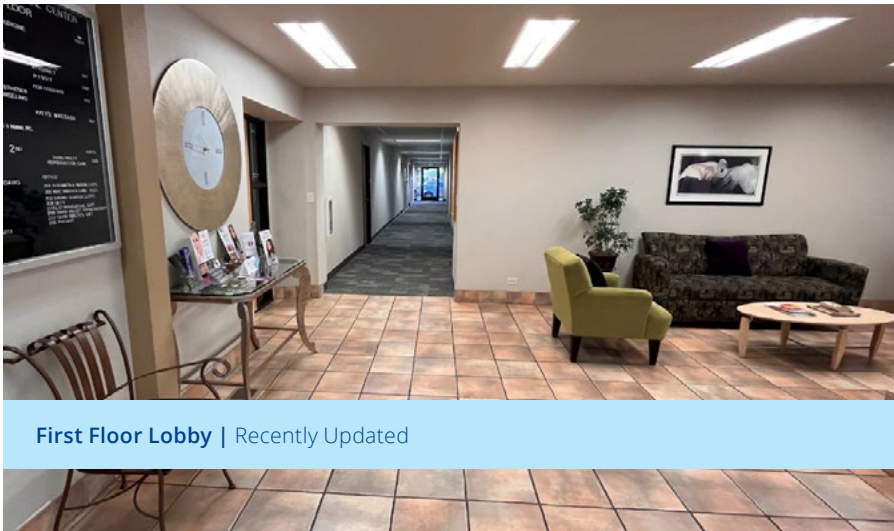
Property Gallery



Reserved Parking



Aerial of Building + Parking



First Floor Lobby | Recently Updated



Second Floor | Ready-To-Occupy Professional Suite



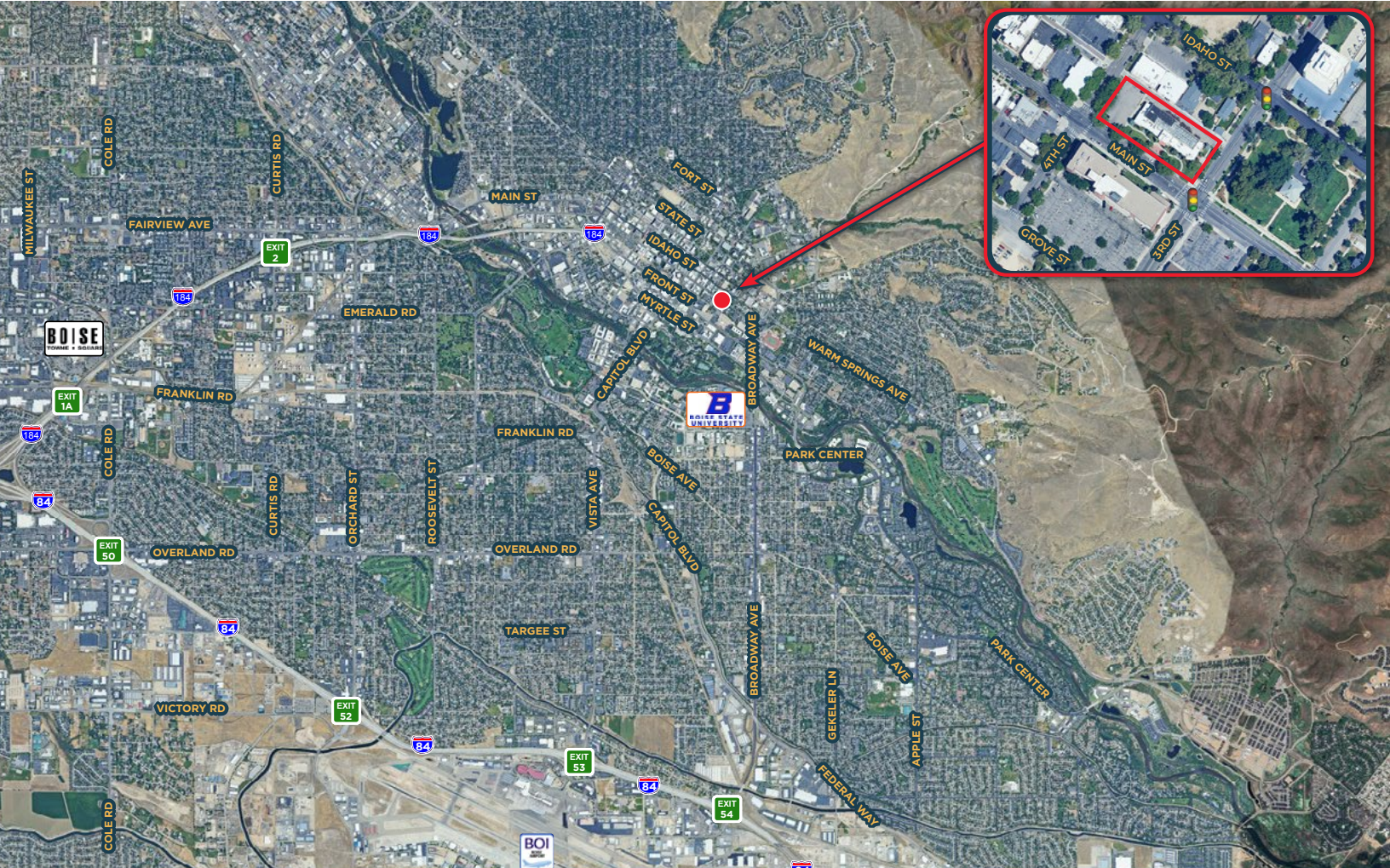
Location

Property Information

Property Type	Office
Available SF	355-3,314 SF
Building Size	19,286 SF
Lease Rate	\$18-22 SF
Lease Type	Full service, including janitorial

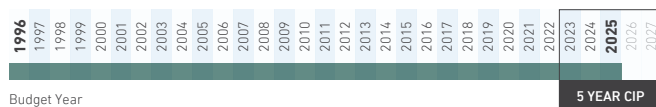
Demos

	1 Mile	3 Miles	5 Miles
Population	15,684	91,387	163,339
Median Age	28	37	38
Avg. HH Income	\$54,837	\$68,529	\$70,164



CCDC Improvement Plan

CURRENT 5 YEAR CIP TIMELINE

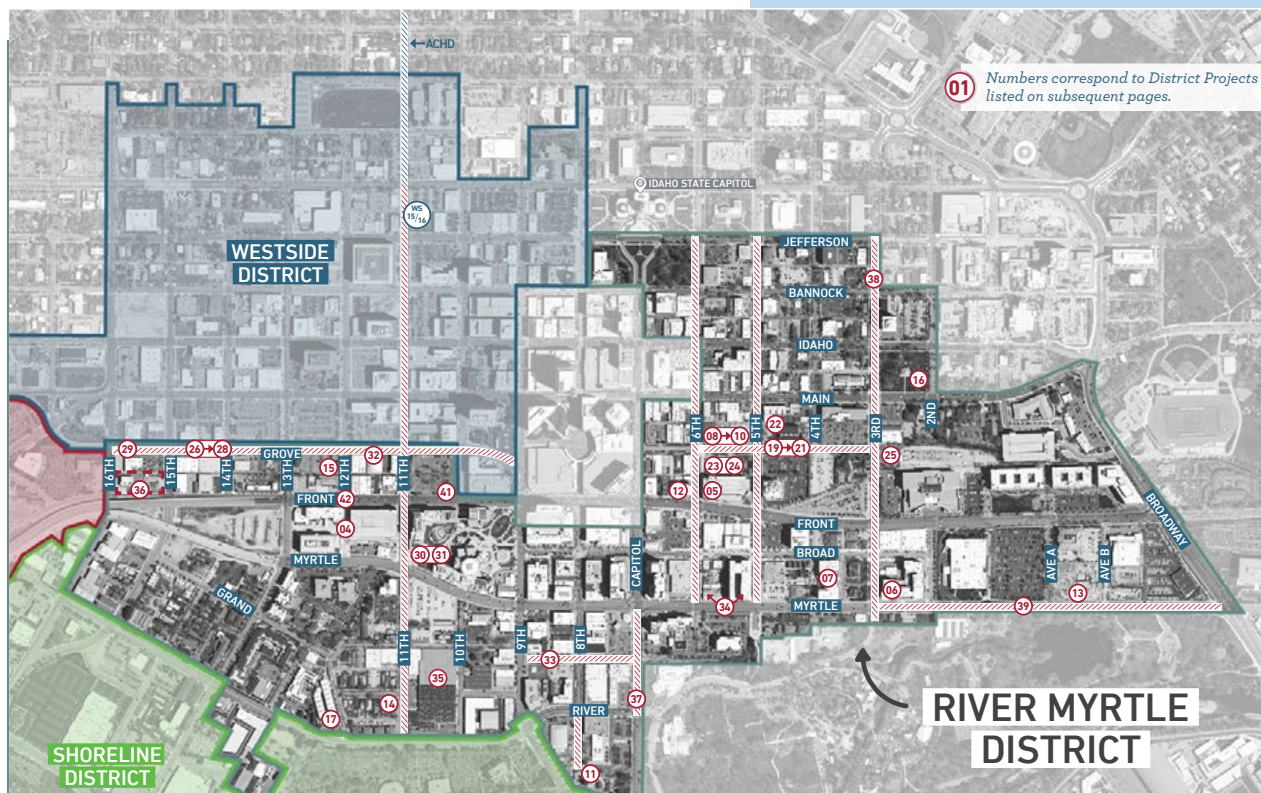


303 ACRES

BASE VALUE: \$121 MILLION

2023 TOTAL INCREMENT VALUE:
\$1.35 BILLION

2023 ANNUAL INCREMENT
REVENUE: \$12.7 MILLION



est.
1995

The River-Myrtle Old Boise (RMOB) District consisted of mostly vacant property, warehouses, and remnants of older industrial uses when it was first established in 1996. The formation of the RMOB District was a community-directed effort to assure that downtown Boise remains the foremost urban center in the region for business, government, culture, education, and urban living. The district's plan set-forth a vision for the area that maintained the urban vitality of the downtown core while extending it into the larger downtown area and created a place that is attractive to fundamental industries, cutting edge companies, and the workforce they employ.

PRIMARY STRATEGIES FOR THE DISTRICT

- Assume that downtown continues to include thriving residential neighborhoods. Increase the number of downtown residents with housing opportunities at all income levels.
- Recruit hotels, retail and other services to create a people-orientated downtown that attracts visitors, conferences, and employers.
- Improve streets, sidewalks and alleyways so they offer a safe and welcoming pedestrian environment.
- Create a system of parks, plazas, and public spaces that become focal points in the various sub-districts of downtown, act as catalysts for private development, and add livability to the urban surroundings.
- Reduce reliance on surface parking through more sustainable development, increased connectivity for pedestrians and cyclists, and the consolidation of parking into parking structures.



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