



WELLS FARGO CENTER

877 MAIN STREET

For Lease

The Wells Fargo Center at 877 Main is an 11-story, 203,967 SF class A office building in the heart of Downtown Boise. The iconic silhouette houses prominent Boise business leaders including Wells Fargo Bank, Hawley Troxell, Eide Bailly LLP, Oppenheimer Companies, and many more.

Colliers

Scott Raeber, MBA, CCIM
208 472 2817
scott.raeber@colliers.com

Lance Millington
208 890 4359
lance.millington@colliers.com

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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.



Property Information

Building Size	203,967 SF
Building Type	Class A office
Parking	Subsurface parking garage at market rate
Lease Type	Full Service
TI Allowance	Contact Agent
Access	Contact Agent

Key Highlights

- Concierge Services for conference room scheduling, food and dry cleaning pickup/drop off, input building maintenance requests and more
- “On the Grove” Downtown location
- Walking distance to restaurants, entertainment, retail, hotel, convention center and more
- Shared conference room on the 7th floor
- Property management and maintenance on-site
- Enhanced building security
- Adjacent to the new Main Street Station transportation hub
- 360° views
- Fiber in the building



Shared Conference Room - 7th Floor

A landmark building, 877 Main offers distinctive design with the highest-quality construction:

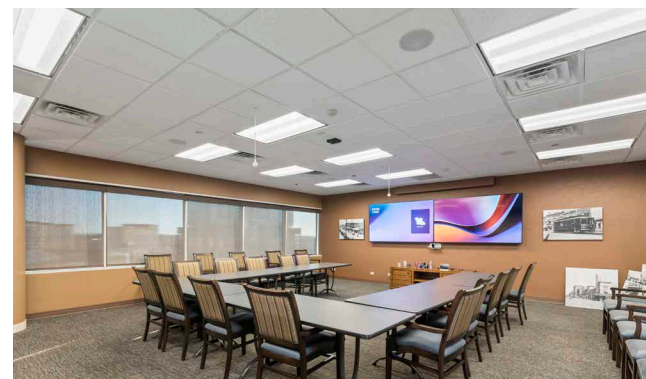
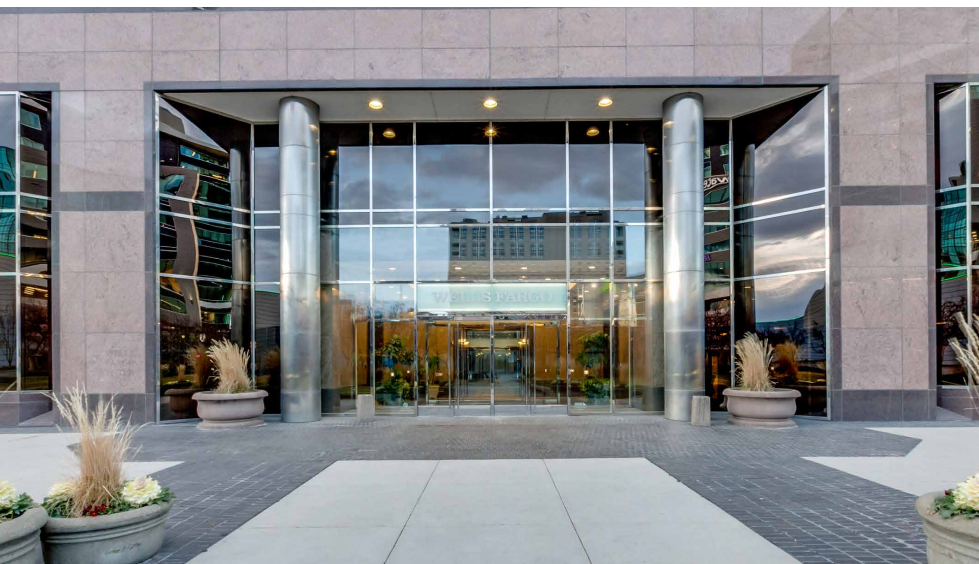
- Granite exterior
- Continuous window bands
- Park-like grounds

Space Available

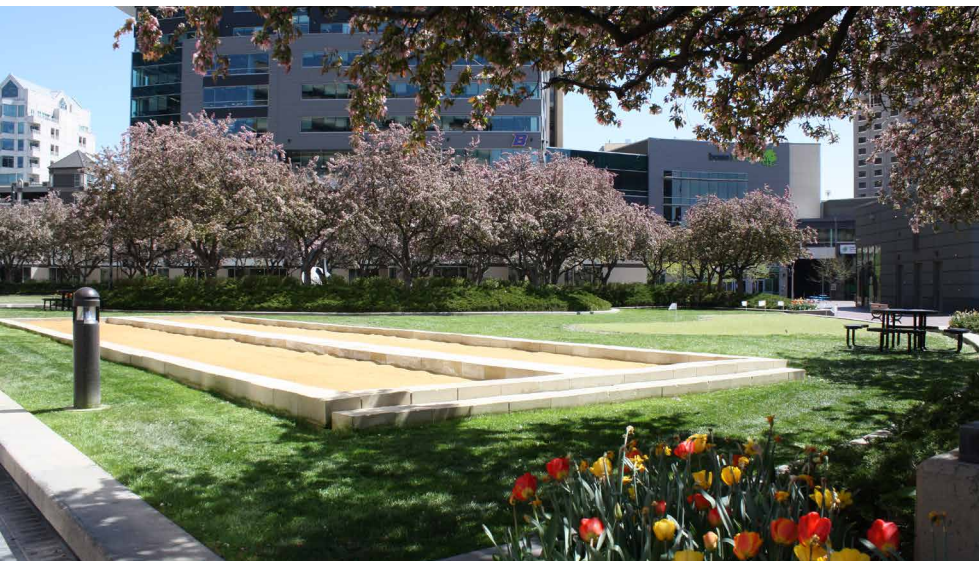
Suite	Size	Rate
503	±1,000 - 4,113 SF	\$25.00/SF
601	±941 SF	\$25.00/SF
605	±908 SF	\$25.00/SF
1100	±8,779 SF	\$28.00/SF



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Shared Conference Room



Property Exterior

Suite 503 | ±1,000 – 4,113 SF

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MODIFIED SUITE 503
Approximately 4,650 SF
Up to 10,624 SF - Contact Agent

 Watch **suite 503** virtual tour



Suite 601 & 605 | 908 - 941 SF

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*Representative of available suite

Suite 1100 | 8,779 SF

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SUITE 1100
±8,779 SF

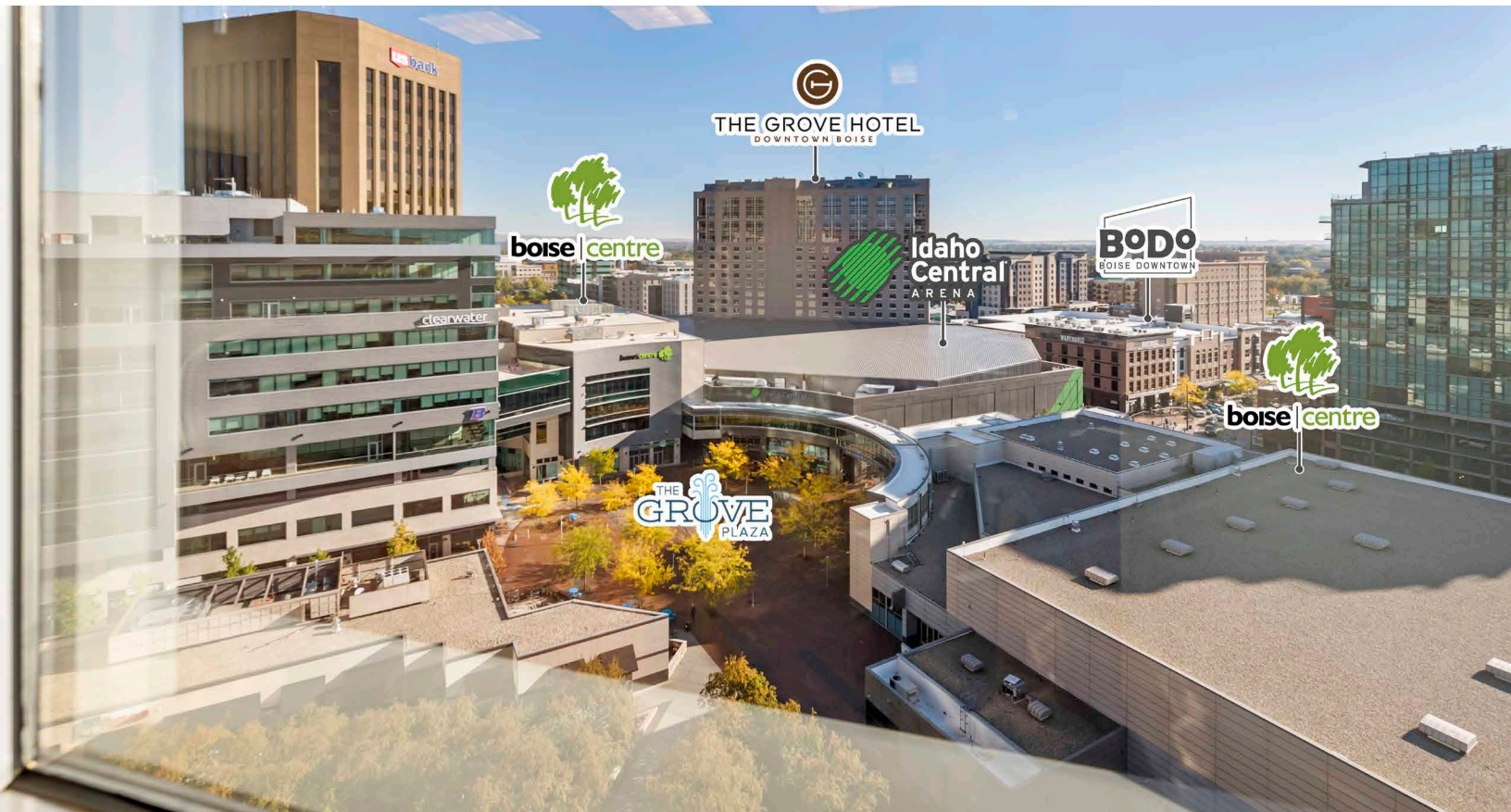
Suite can be demised



Watch **suite 1100**
virtual tour



Downtown Boise Amenities



Downtown Parking Map

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 DT Boise Parking Info



Local Overview | Boise, ID

Boise, Idaho's Capital City, is as unexpected as it is beautiful. It's a rare blend of urban and outdoors with hundreds of restaurants, miles of trails, a mountain-fed river running through the center of town and the nicest people you will ever meet. Boise is full of unique sites and attractions, unlimited recreation and a melting pot of culture.

This city is home to several Fortune 500 companies with national and international headquarters, sprawling high-tech campuses and a major university with a distinctive blue football field.

A rapidly growing job market and a safe, clean and vibrant downtown all add up to a great place to live.

Resources:

www.cityofboise.org

www.visitboise.org

Boise Fast Facts



2023
population

241,646



Unemployment
Rate

2.1%



2023 Average Household
Income

\$105,709



Average
Commute Time

19

Area Accolades

#3

Best State to Move to
in the U.S. - Idaho

JUL 2024 ConsumerAffairs

#3

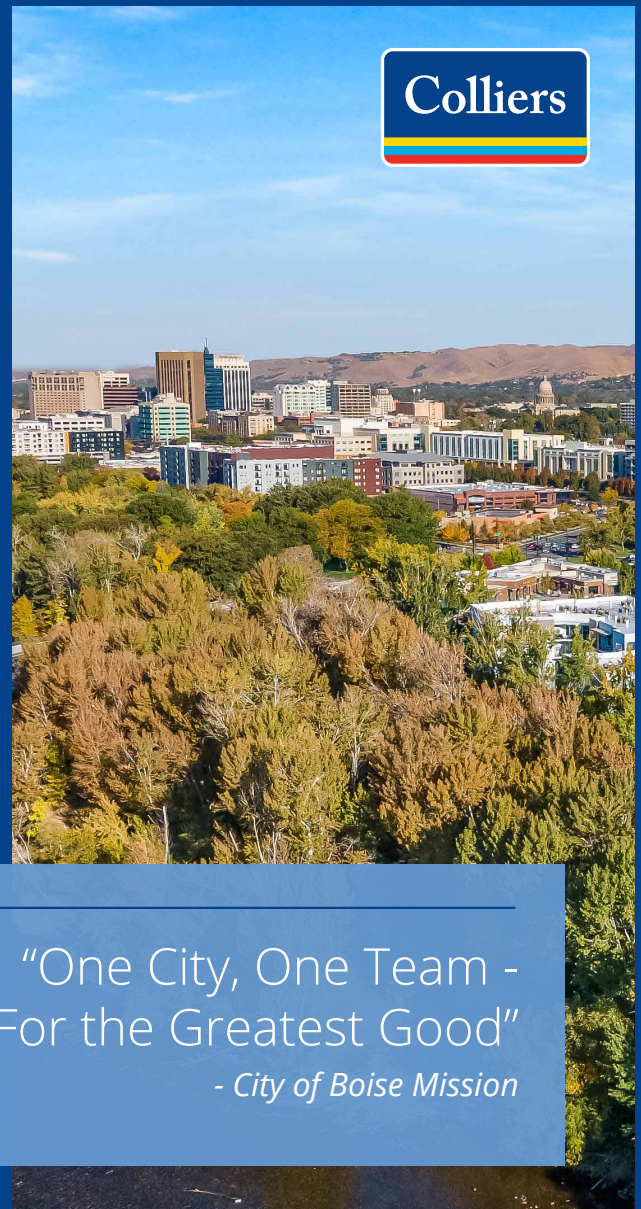
Best Performing
Large City - Boise

FEB 2024 MILKEN INSTITUTE



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"One City, One Team -
For the Greatest Good"
- City of Boise Mission