



ONE CAPITAL CENTER

Building Details & Specifications

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Address:	999 Main Street, Boise ID 83702
Owner:	OCC – Simplot LLC – Oppenheimer Development Corporation, Wright Runstad & Company and the Simplot Company
Architect:	John Graham & Associates also designed the Space Needle, Chase Tower of Rochester, Westin Seattle, Bank of California, Sheraton Hotel Seattle, Lloyds Center, American Intl. Assurance Company in Singapore and Westchester Plaza, N.Y.
Property Management:	Oppenheimer Company
Year Constructed:	1975
Total Height:	206 Ft / 63 meters
Number of Floors:	14
Type of Construction:	Concrete
Zoning:	C-5DD
Total SF:	239,393 SF per 2014 BOMA B
Total Acres:	1.94
SF per Floor	17,150
Parking:	1 per 2.35 / 1,000 SF – 33 on site and with 23 visitor spots
Major Tenants:	CenturyLink / Moffatt Thomas / Formerly Simplot Headquarters
Access to Interstate	One block to I-84 Connector
Deck-to-Deck Height	14' 3" Floors 2 - 13 / 19' 6" First Floor / 19'9" 14th Floor
Glass & Glazing:	Single Pane Glass – Bronze Glazing
Signage:	Exterior – monument for tenants 17,000 SF and up Interior – Lobby, floor and suite Building – available for tenants 34,000 SF and up
Building Standard Blinds:	Mini Vertical Aluminum
Building Standard Carpet:	TBD
Building Standard Lighting:	LED - 2' x 4' indirect lighting



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Average Load Factor:	11% full floor tenant and up to 18% for multi-tenant floor
HVAC / Mechanical / Geothermal	The Building is heated and cooled by a fully economized dual duct system controlled by a modern DOC control system. Cooling is provided by one 400 ton Carrier Evergreen Chiller and one 250 Trane Sidewinder. Heating is provided via Boise City geothermal with two natural gas boilers as backup. Floors are divided between 25-30 zones.
Electrical:	Redundant Power Supply for fire life safety. 3 phase.
Fire Sprinklers / Life Safety:	Meets or exceeds code
Security:	The building is secured via proximity cards by a Hirsch security system. Access control points provided at all building entry doors and at elevators controlling access to individual floors. Parking and grounds are well lit for additional security.
Telecommunications:	CenturyLink is a major tenant and offers fiber optics readily available. Zayo Group also owns fiber in the building and offers the fastest internet speeds in the State (up to 100 GB) and unlimited bandwidth capacity.
Vertical Transport:	Computer controlled to create highest efficiency elevators Freight elevator – 5.5' x 6' x 9' with 3,500 lb. capacity
Floor Point Load:	50 Lbs. / SF
Shipping & Receiving Dock:	Yes – base floor
Roof Composition:	Sarnafil Membrane
Recent Capital Improvements:	Exterior entry stairs, main lobby, all common areas on occupied floors, LED lighting on all occupied floors, LED lighting on roof and surrounding the building, LED corner lighting with endless color variations
Tenant Improvements:	Landlord shall provide allowance to redesign the entire suite
Current Interior Architect:	CSHQA – preferred
Environmental Compliance:	The building is Energy Star compliant, which full certification can be achieved when the building reaches a certain level of
Distinguishing Amenities:	<ul style="list-style-type: none">• 360 degree views• Surface parking• Park-like setting in the “Center of the Universe”• Showers and locker room• Building conference room for up to 30 people• Full service restaurant and bar located in the lower plaza, serving lunch & dinner
Notables	<ul style="list-style-type: none">• Was the tallest building in Idaho until 1978.• Currently the 3rd tallest building in the state.• Billionaire JR Simplot (1909 – 2008) had an office on the top floor.• In 2009 a webcam was set up to view a pair of peregrine falcons incubating four eggs in a nest on the 14th floor.