

# ONE CAPITAL CENTER



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# ONE CAPITAL CENTER



## FOR LEASE

### Premier Office Space

#### Highlights:

- » New lobby and restrooms
- » New common areas on each floor
- » The only office downtown with surface parking
- » 77 owner controlled parking at over 2:1,000 within two blocks
- » 31,275 total square feet available
- » Full floor suite available  $\pm$ 17,000 SF
- » Generous tenant improvement allowance
- » Fiber to building
- » State-of-the-art fire life safety, elevators and HVAC

One Capital Center is one of the tallest office buildings in the state of Idaho and a fixture of the Boise skyline. The fourteen story concrete building glazed in solar bronze glass offers a premier location in terms of business, status, visibility, shopping, parking and prominence. Designed by John Graham & Associates (Seattle Space Needle, Chase Tower in Rochester NY, Westin Seattle) One Capital Center was the first office tower constructed in Boise's downtown core and the owners recently completed renovations of the lobby, elevators, restrooms and commons areas.

Floor plates are open, efficient, and flexible. Offices boast tall ceilings with full height glass allowing unimpeded views of downtown and the Boise foothills in every direction. The elevators, fire life safety systems and HVAC are modernized and state of the art.



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## Stacking Plan

14 3,200 SF Available

13 17,104 SF Available

11 4,062 SF Available

10 6,346 SF Available

9 563 SF Available



Floor 13 is a stunning full floor remodeled suite with 35 private offices, 4 conference rooms, an oversized courtroom and 2 kitchenettes.



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## Why Choose Downtown Boise?

**#1**

Top Performing Economy

AUG 2017 **Bloomberg Business**

**17%**

Employment Growth In Downtown Since 2007

**2.7%**

Unemployment Rate in Boise

**#2**

Destination You Need to See in 2018, USA

MAR 2018 **lonely planet**

**Top 25 Best Towns Ever**  
"Best Rocky Mountain Secret"

JUNE 2017 **Outside MAGAZINE**

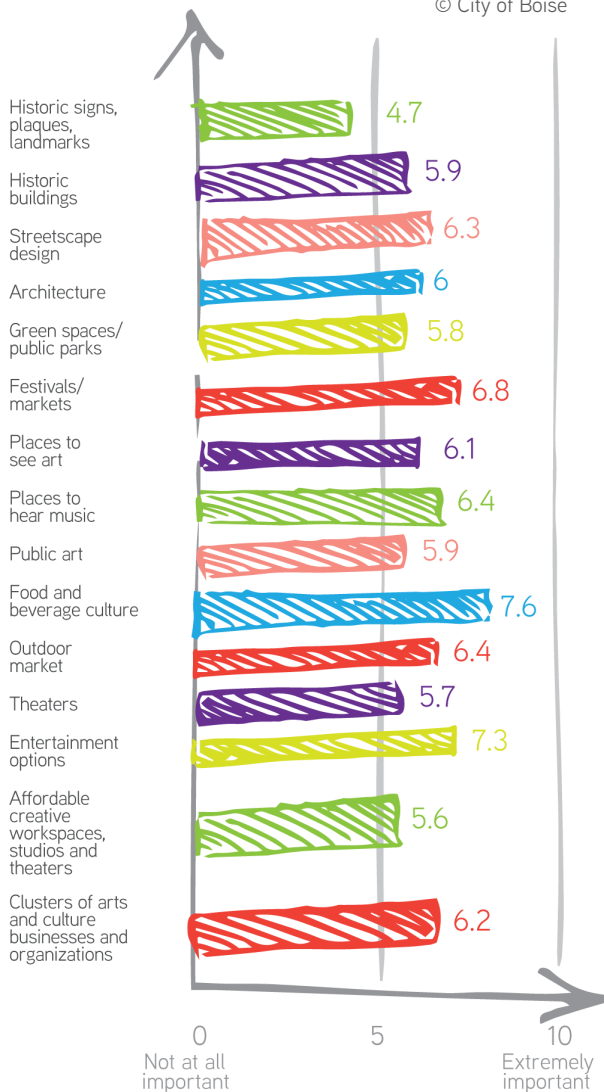
**#3**

Best Midsize City for Jobs

MAY 2018 **Forbes**

### Why Businesses Locate Downtown

© City of Boise



**#5**

Most Innovative Metro Area

DEC 2018 **verizon**

**Best Run City in America**

#1 = Nampa  
#3 = Boise

JULY 2017 **W WalletHub**

**North America's Coolest Downtowns**

APRIL 2017 **Expedia**

**#1**

Fastest Growing City in America

FEB 2018 **Forbes**

**#1**

State for Wage Growth

MAR 2018 **COMMERCE DEPT.**

**#6**

Happiest State in America

SEP 2018 **W WalletHub**

**#5**

Best Cities for Quality of Life

OCT 2017 **nerdwallet**

**Top 20**

Best Cities for Young Professionals

MAY 2017 **Forbes**

**34 PEOPLE PER DAY**  
moved to Ada County during 2017

**81%**

of downtown retail, restaurants, and services are locally owned

**#3**

Best Cities for Jobs

MAR 2016 **BUSINESS INSIDER UK**

**#8**

Safest Cities in the World

OCT 2017 **The Daily Meal**



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## Nearby Amenities

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



### LEGEND

Culture & Entertainment	Parking
Hotels	Restaurants
Shopping	Coffee Shops
Fitness	Bars & Clubs

## #6

Best Downtown

MAR  
2016



## #5

Highest Economic  
Confidence

NOV  
2018

**YAHOO!**  
FINANCE

# \$1.3 BILLION

Value of public and private  
investments planned and  
completed 2015-2020

## #2

Best State  
Capitol to Live In

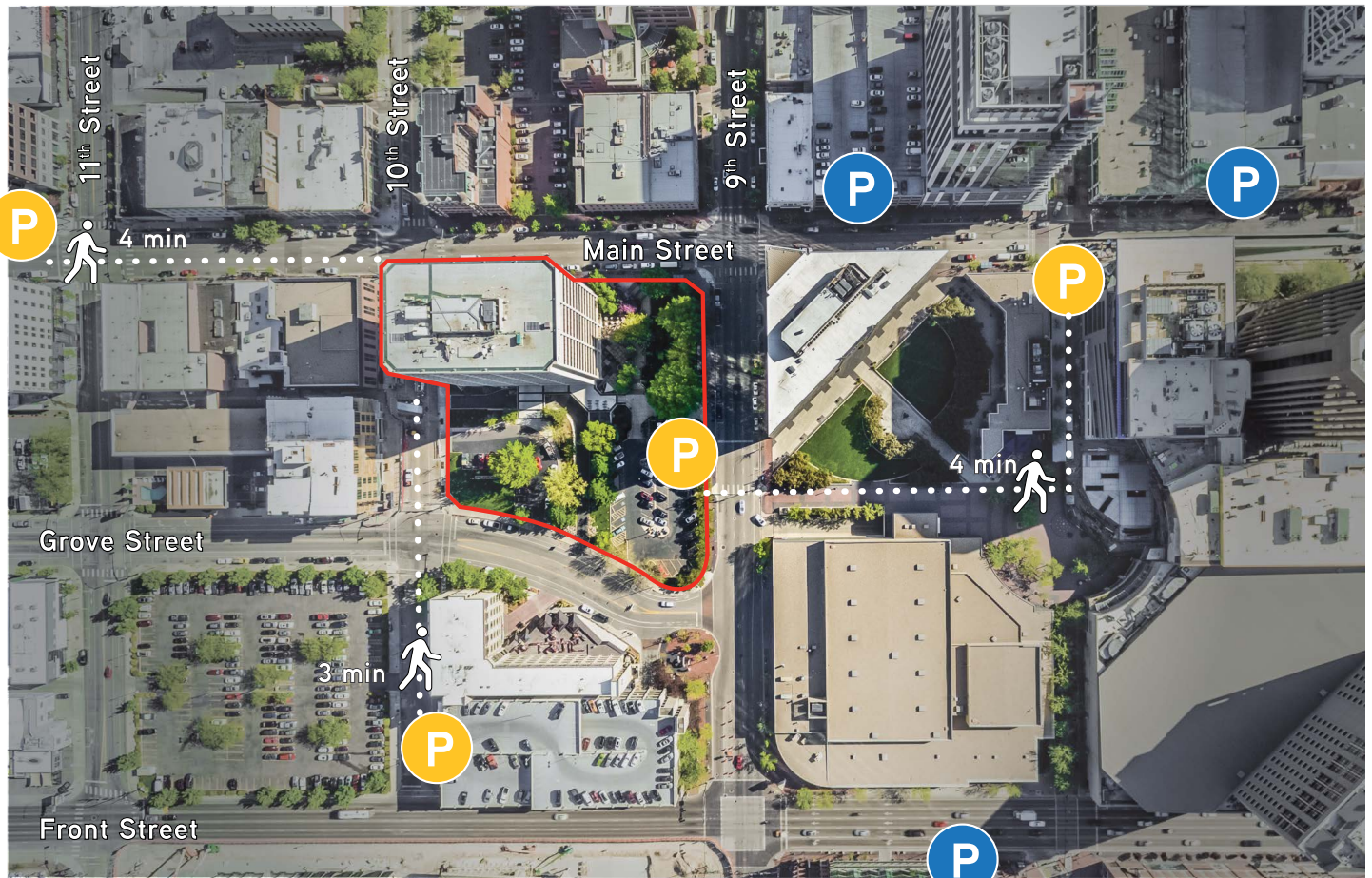
FEB  
2017

**W** **WalletHub**



# ONE CAPITAL CENTER

## Best Parking In Downtown Boise!



**P** Guaranteed tenant parking available

**P** Additional public parking opportunities

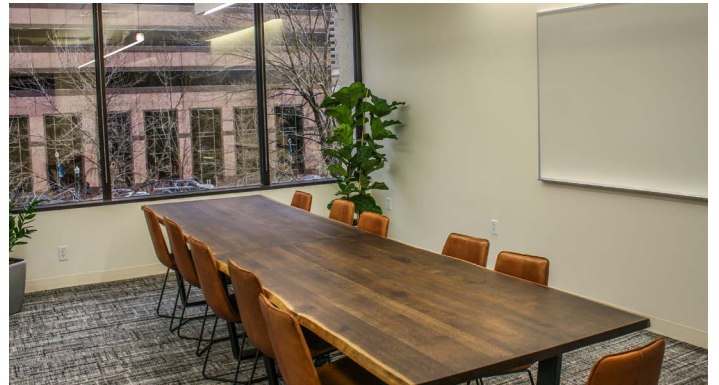
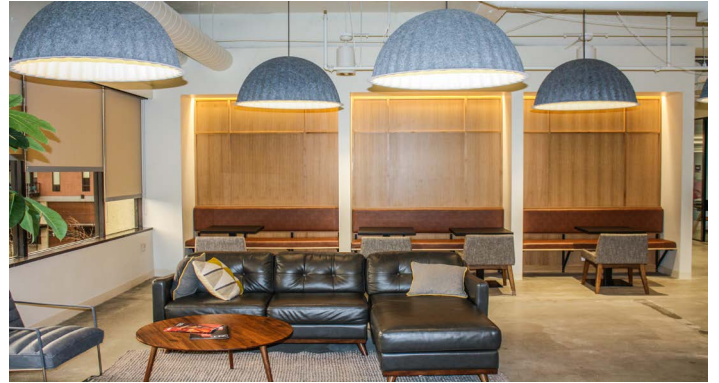




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## Tenant Build-Out Samples

### VACASA



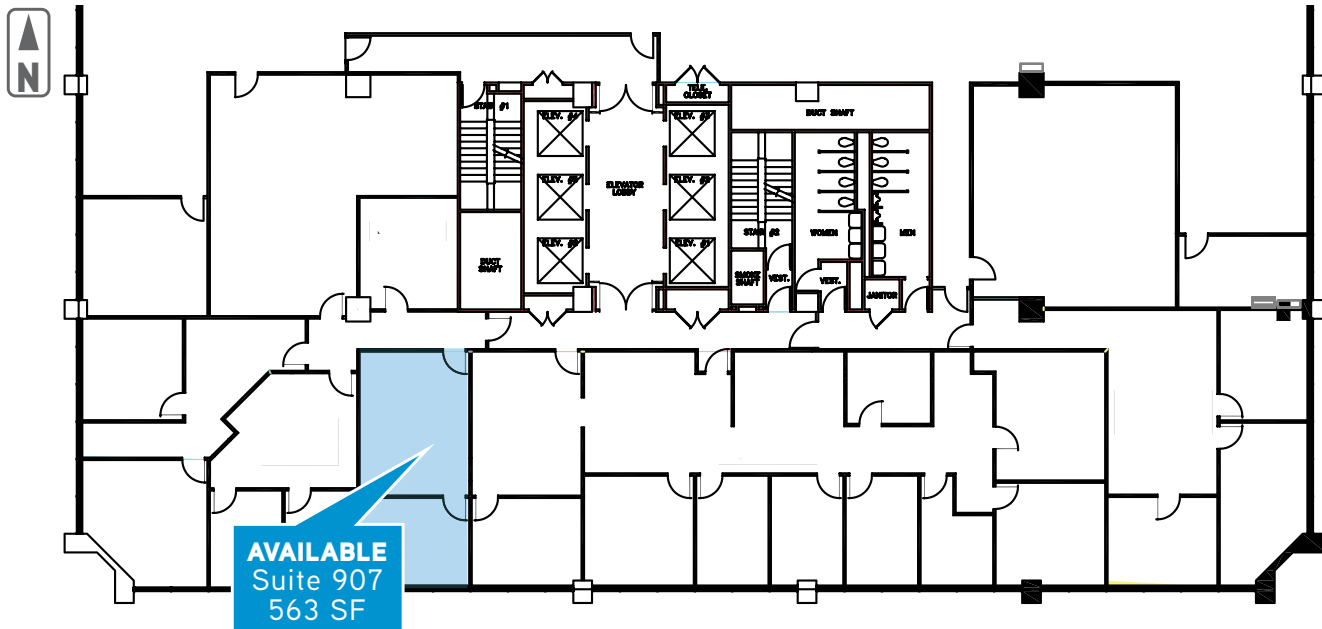
### JACOBS



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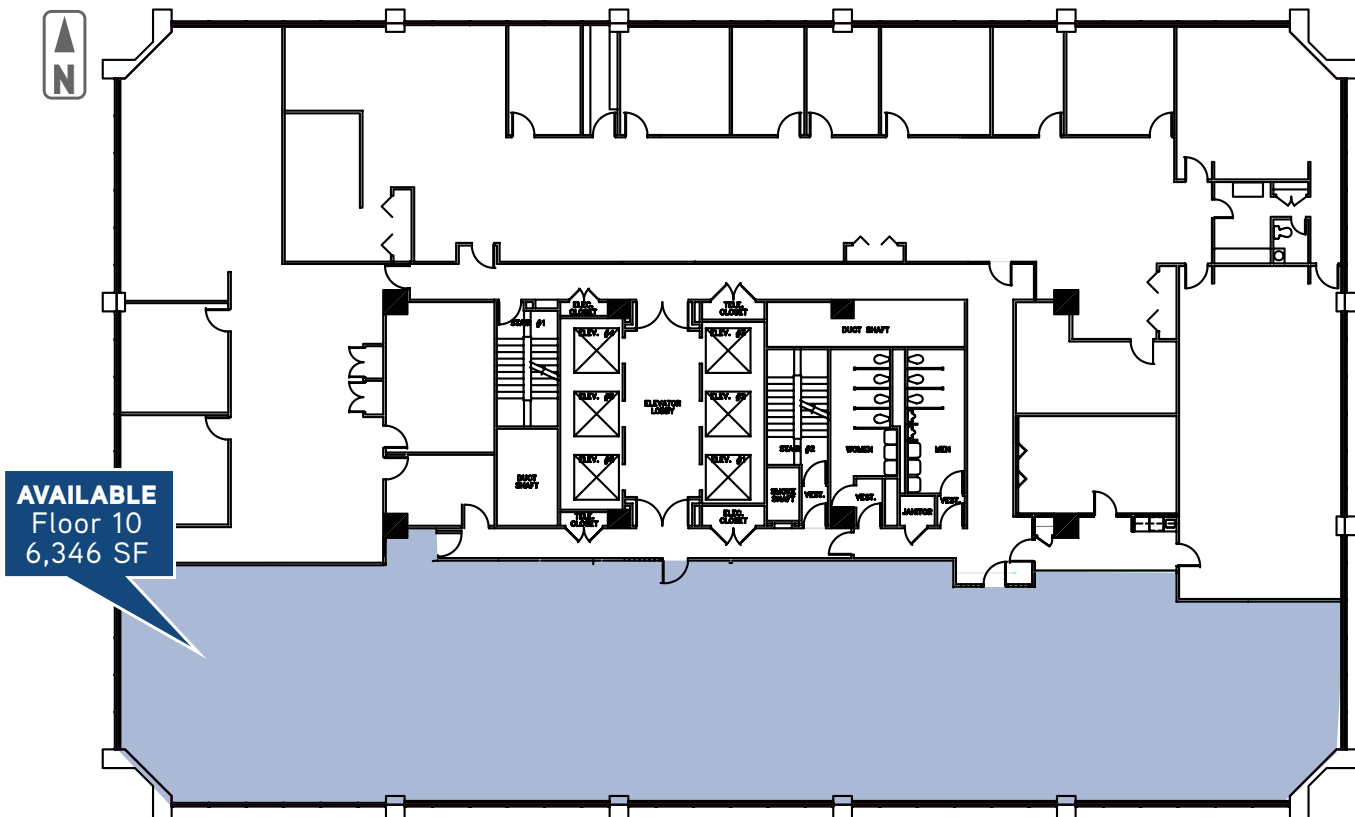
## Floor Plans — Available Space

NINTH FLOOR



TENTH FLOOR

MAIN STREET





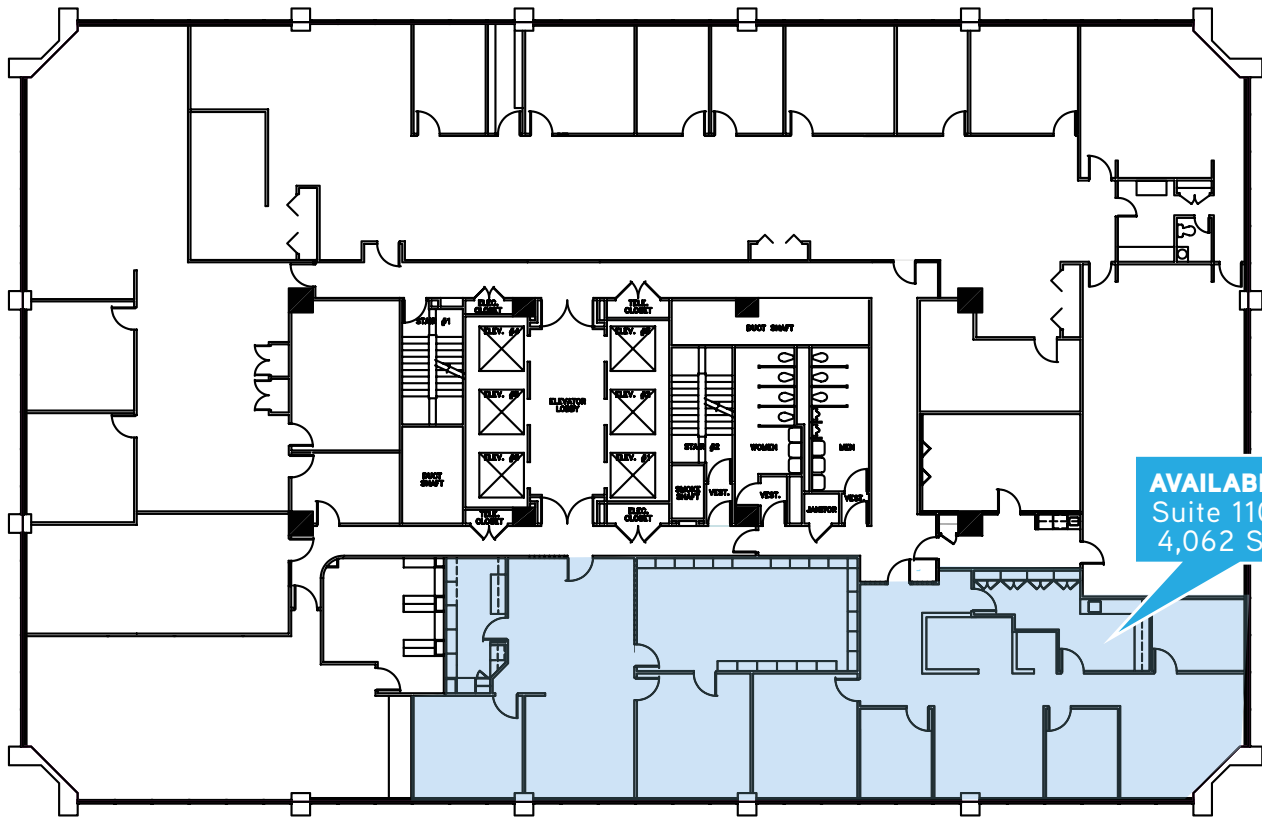
# ONE CAPITAL CENTER

## Floor Plans — Available Space

### ELEVENTH FLOOR

MAIN STREET

9TH STREET





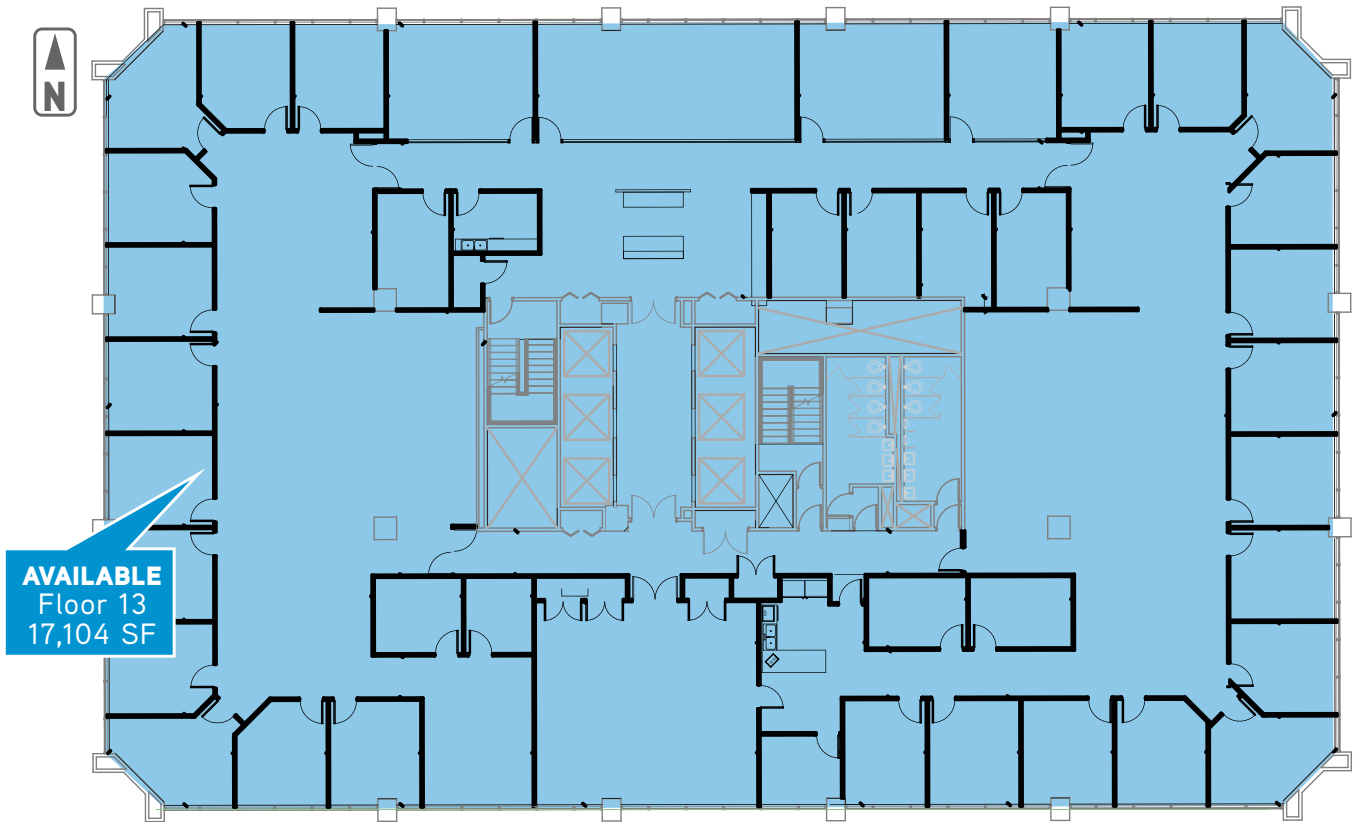
# ONE CAPITAL CENTER

## Floor Plans — Available Space

### THIRTEENTH FLOOR

MAIN STREET

9TH STREET

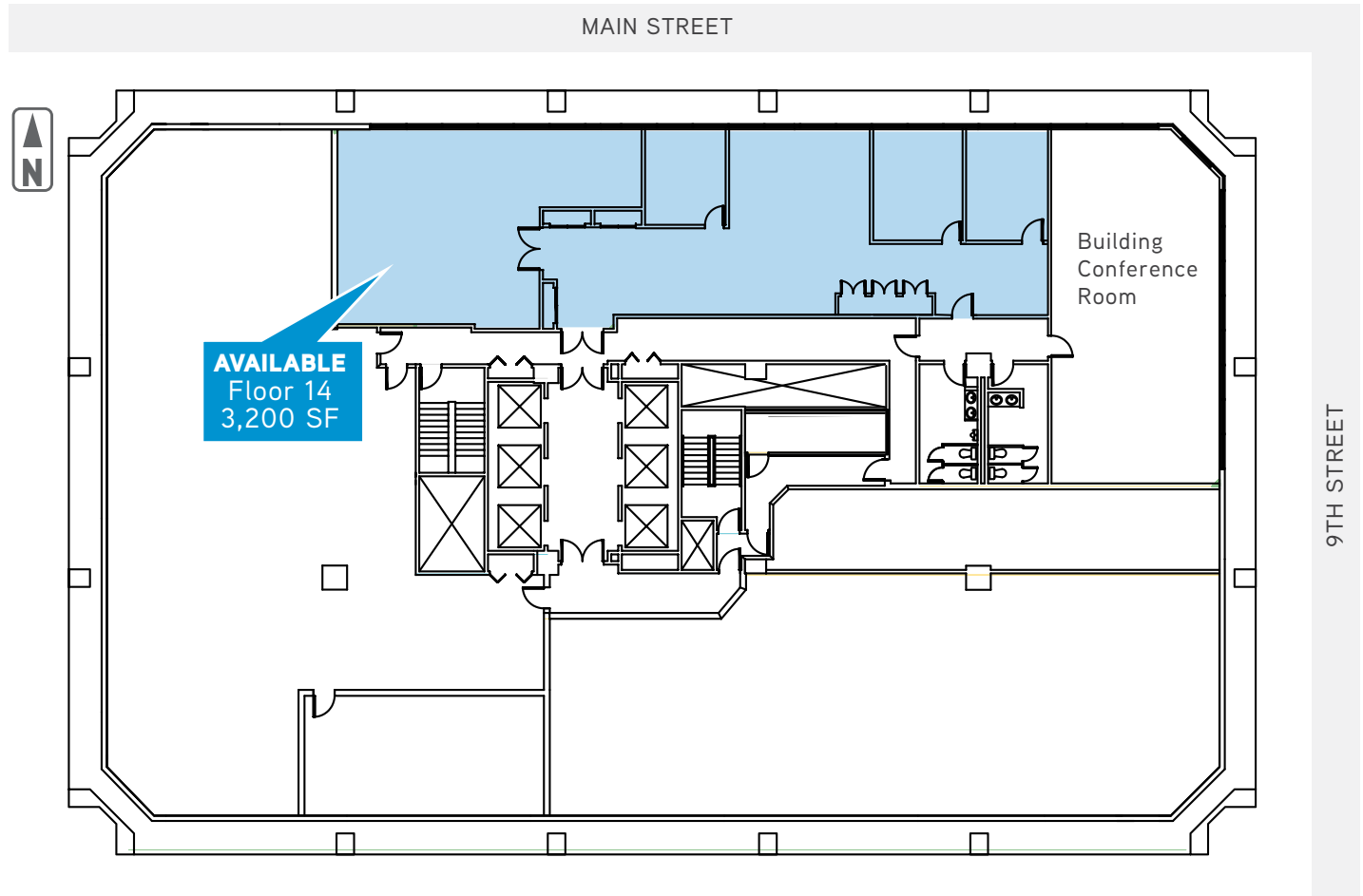




# ONE CAPITAL CENTER

## Floor Plans — Available Space

### FOURTEENTH FLOOR







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Owned & Managed By:

**OPPENHEIMER  
DEVELOPMENT  
CORPORATION**



LEASING INFORMATION

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