

ONE CAPITAL CENTER

999 Main Street | Boise, ID

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.

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 (see page 6)
- » 45,132 SF Available – Up to 17,000 SF Per Floor
- » Generous Tenant Improvement Allowance
- » Fiber to Building
- » State of the Art Fire Life Safety, Elevator and HVAC



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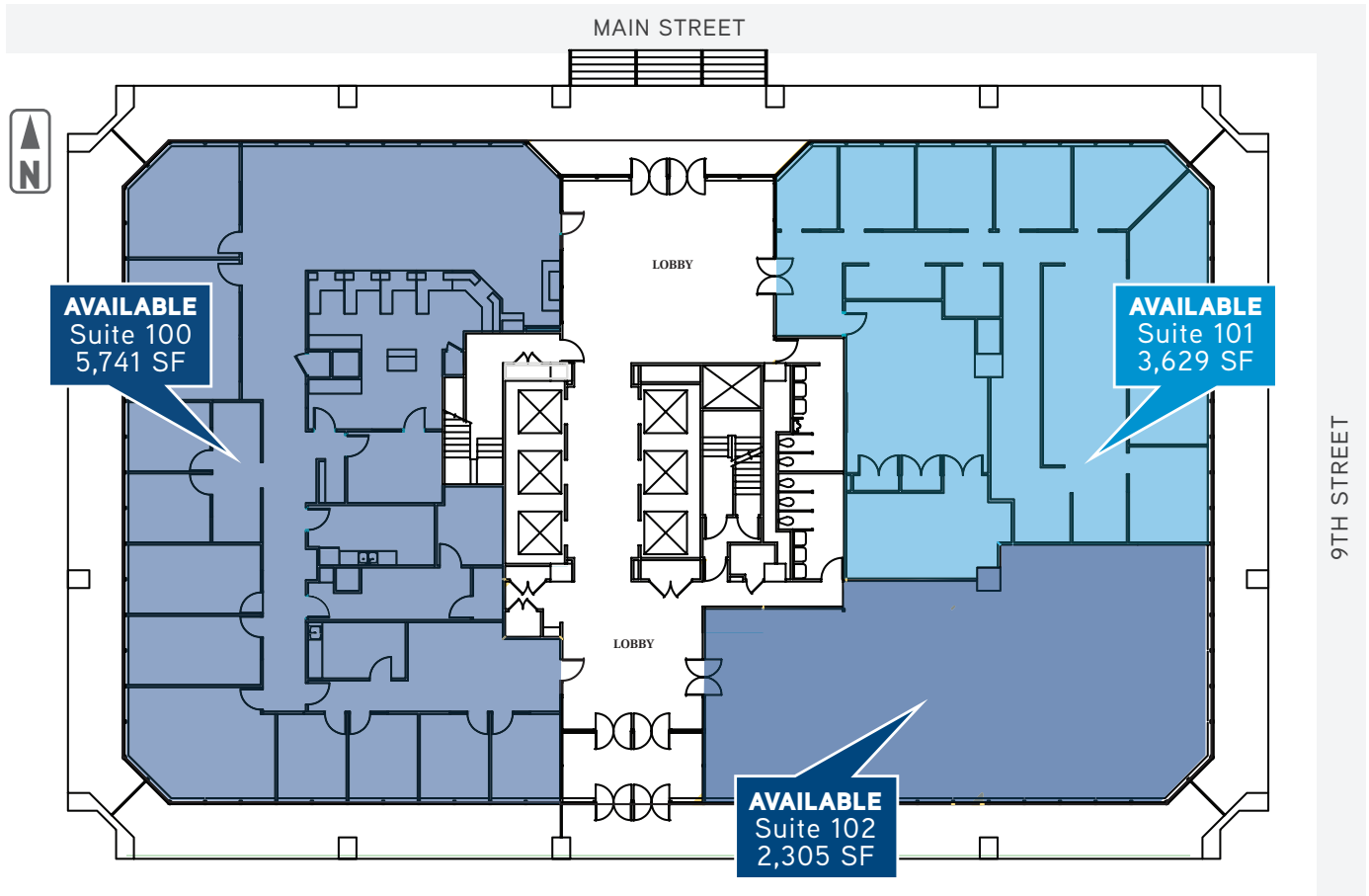
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ONE CAPITAL CENTER

Class A Office Space or Retail For Lease

FIRST FLOOR



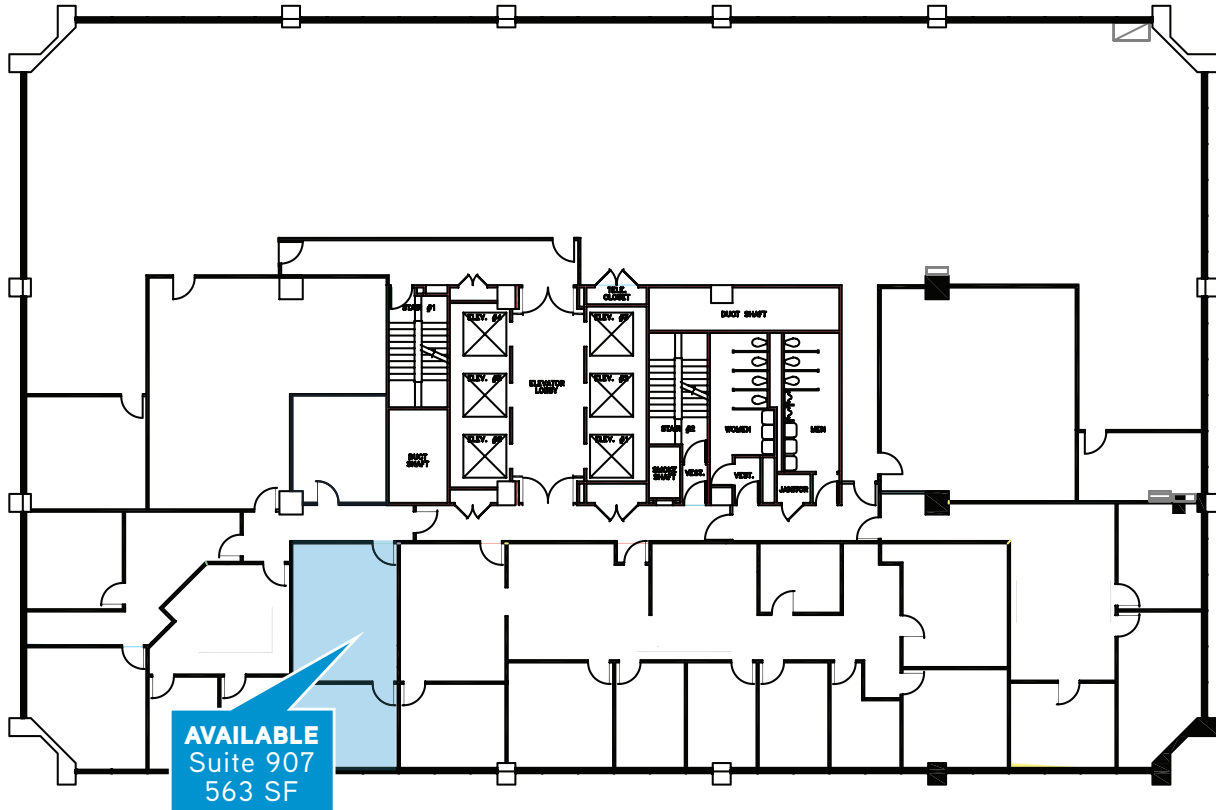
ONE CAPITAL CENTER

Class A Office Space For Lease

NINTH FLOOR

MAIN STREET

9TH STREET

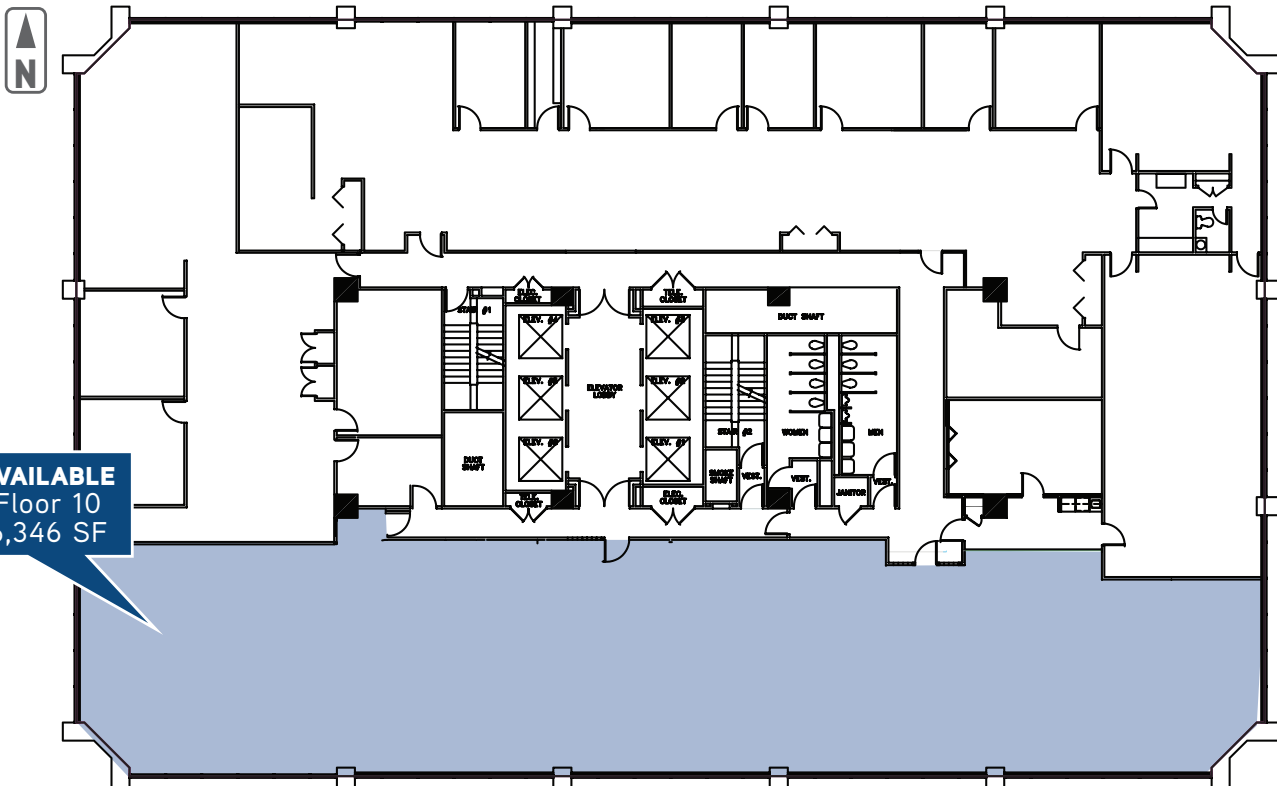


AVAILABLE
Suite 907
563 SF

TENTH FLOOR

MAIN STREET

9TH STREET



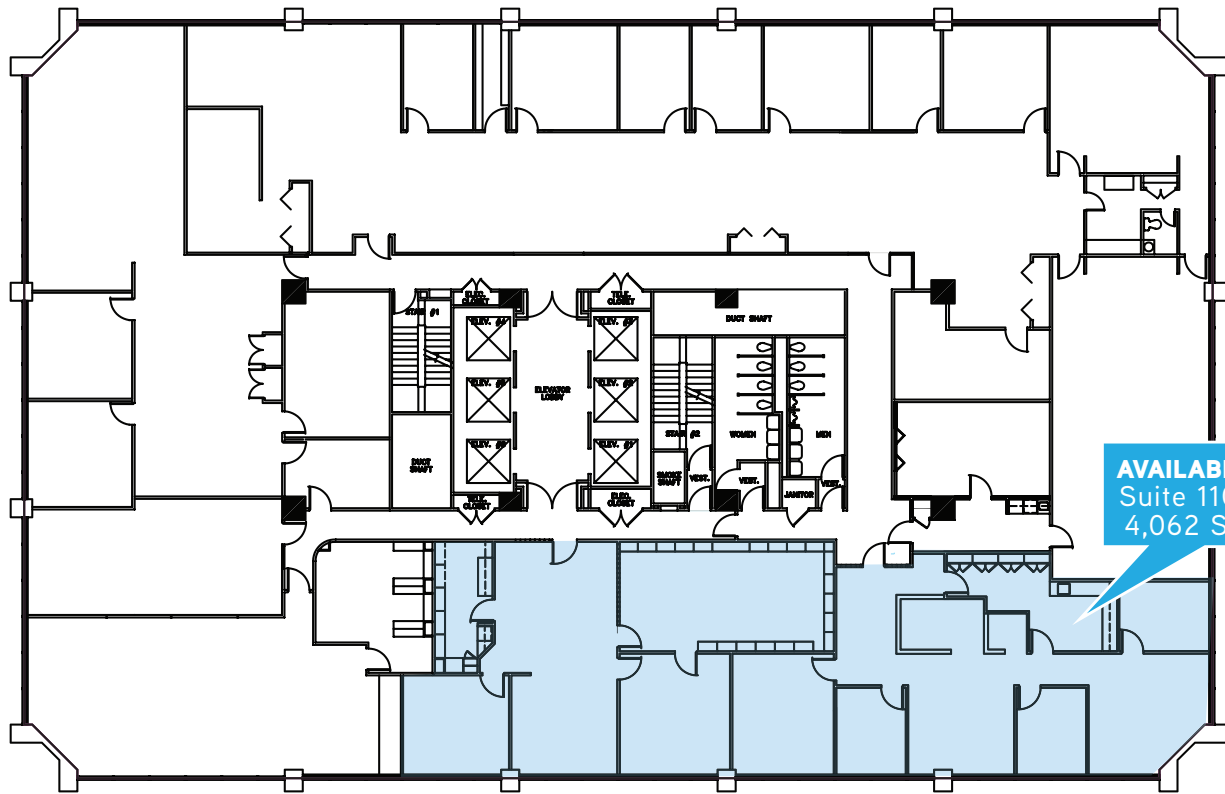
AVAILABLE
Floor 10
6,346 SF

ONE CAPITAL CENTER

Class A Office Space For Lease

ELEVENTH FLOOR

MAIN STREET



9TH STREET

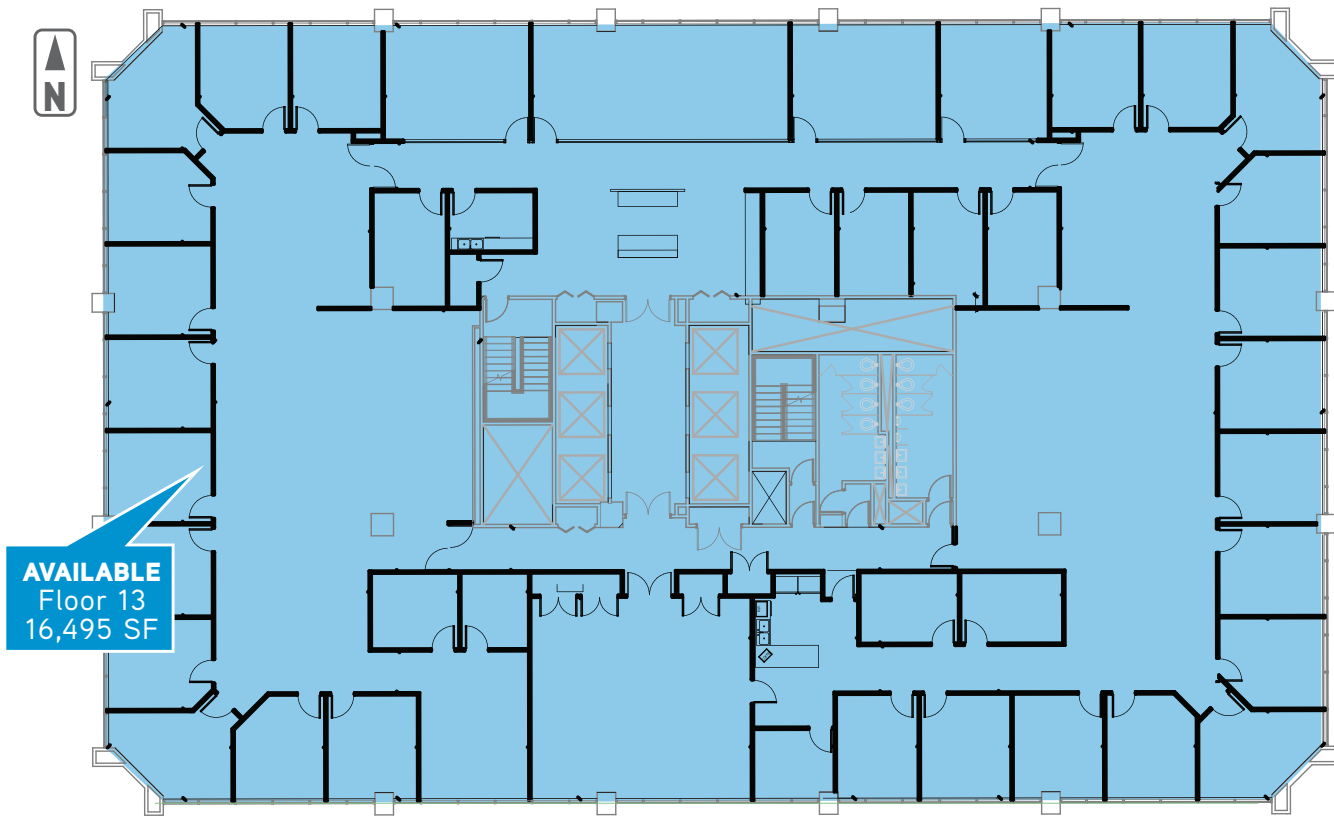


ONE CAPITAL CENTER

Class A Office Space For Lease

THIRTEENTH FLOOR

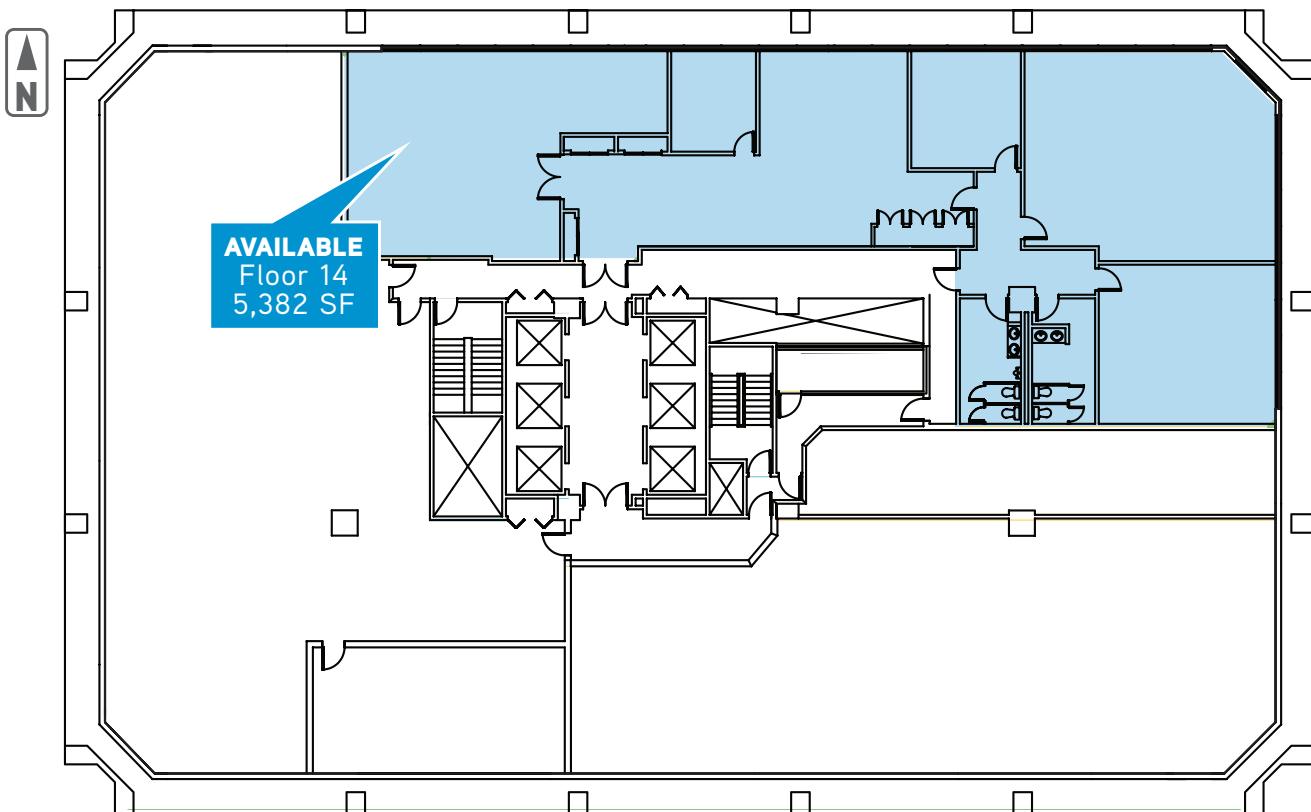
MAIN STREET



9TH STREET

FOURTEENTH FLOOR

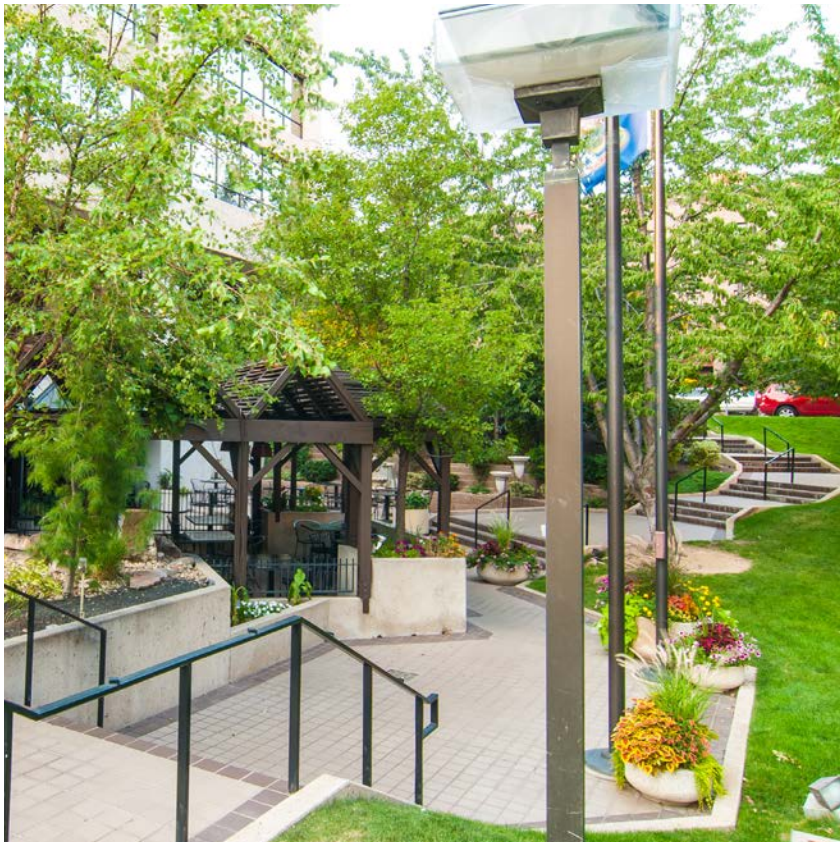
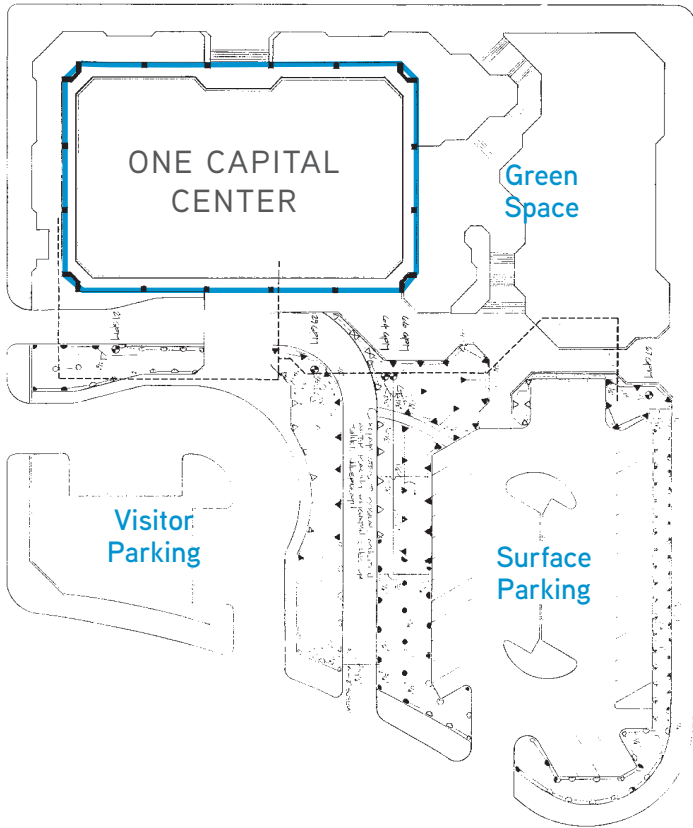
MAIN STREET



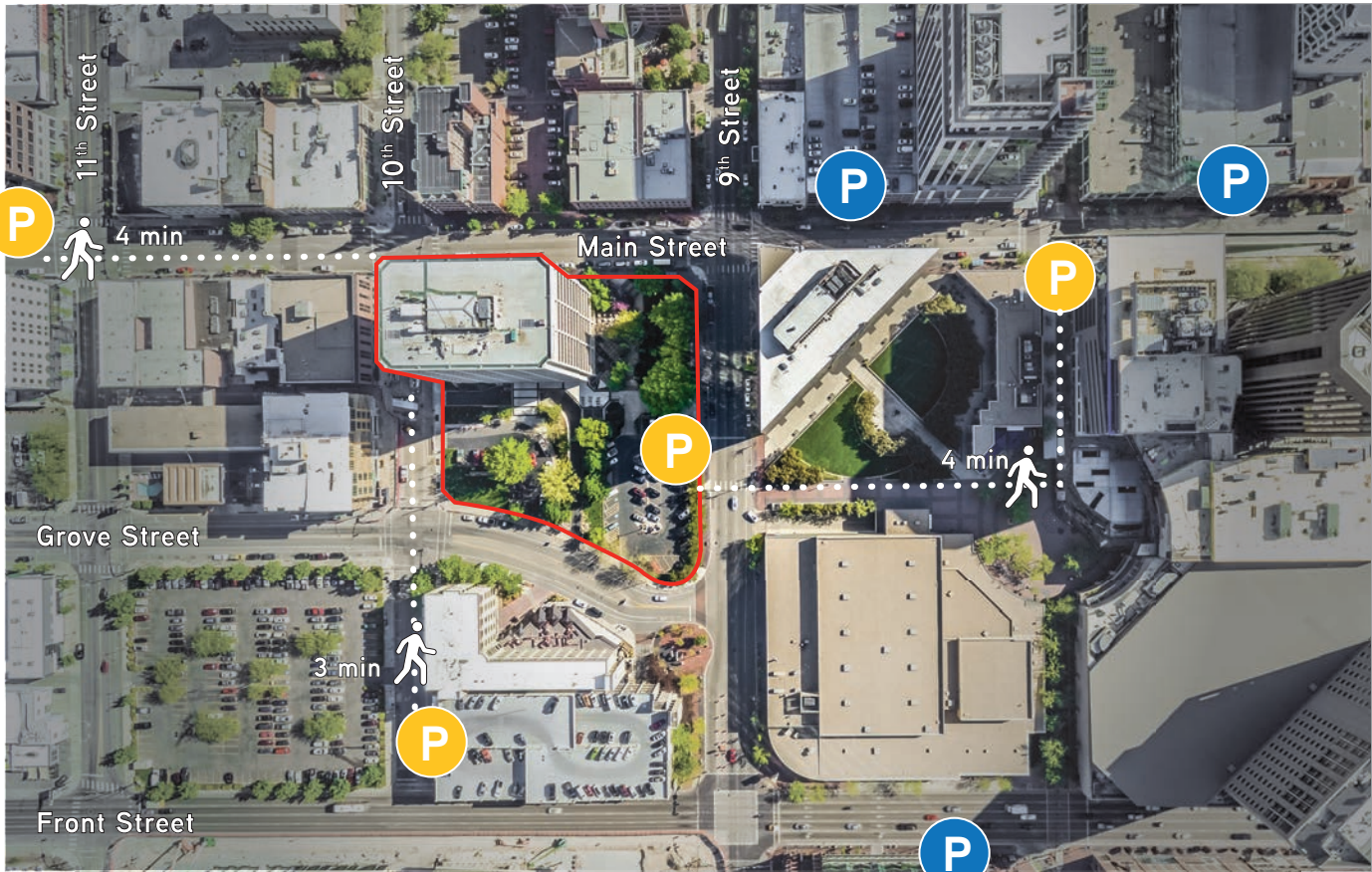
9TH STREET

ONE CAPITAL CENTER

Class A Office Space For Lease



Best Parking in All of Downtown Boise



Guaranteed tenant parking available



Additional public parking opportunities

ONE CAPITAL CENTER

Class A Office Space For Lease

CITY CENTER PLAZA

- » 200,000 SF office, retail, & multipurpose
- » Mass-transit Hub
- » Opened 2016

CITY & STATE GOV'T

State Capitol City Hall

RESTAURANT ROW

MATADOR RESTAURANT TACOS & BAR FORK RESTAURANT RED FEATHER RESTAURANT SUBWAY Pita Pit 10 BARREL BREWING CO RUTH'S CHRIS STEAK HOUSE FLATbread pie hole Costa Vida

NEW DT HOTELS

Inn at 500

- » 104 Rooms
- » Completion 2017

Residence Inn Suites

- » 186 Rooms
- » Completion 2017

8th & MAIN BUILDING

- » 270,000 SF Class 'A' office and retail
- » 97% Occupied
- » Est. \$80M project
- » Opened 2014

OWYHEE PLAZA

- » Apartments
- » Retail
- » Office
- » Event space
- » Open 2013

600 SPACE PARKING STRUCTURE

SIMPLIT HQ

- » 334,000 SF office and some retail
- » Est. \$60M project
- » Opened 2016

J.U.M.P.

- » 65,000 SF event venue, museum, outdoor park, & public classrooms
- » Est. \$70M project
- » Opened 2016

BODO

FIVE GUYS BURGERS and FRIES IdahoTrust P.F. CHANG'S BONEFISH GRILL REGAL CINEMAS ANN TAYLOR LOFT Office DEPOT URBAN OUTFITTERS HAMP顿 Inn WHITE HOUSE BLACK MARKET

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