

WELLS FARGO CENTER

877 MAIN STREET



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The Wells Fargo Center at 877 Main is an 11-story, 200,000 SF class A office building in the heart of Downtown Boise. The iconic silhouette houses prominent Boise business leaders including Wells Fargo Bank, Oppenheimer Companies, Eide Bailly LLP, Hawley Troxell, and many more.

877 Main offers;

- ▲ 28,833 total available square feet
- ▲ Unbeatable “*On The Grove*” Downtown location
- ▲ State-of-the-art elevator system, HVAC controls/ system and life safety equipment
- ▲ On-site parking (subterranean) and surrounded by parking garages
- ▲ Fiber run to building
- ▲ Professional on-site management and maintenance
- ▲ Enhanced building security
- ▲ Adjacent to the new *Main Street Station* transportation hub
- ▲ Walking distance to restaurants, entertainment, retail, hotels, convention centers and more
- ▲ High quality and lower cost alternative to newly developed space
- ▲ Unimpeded 360° degree views

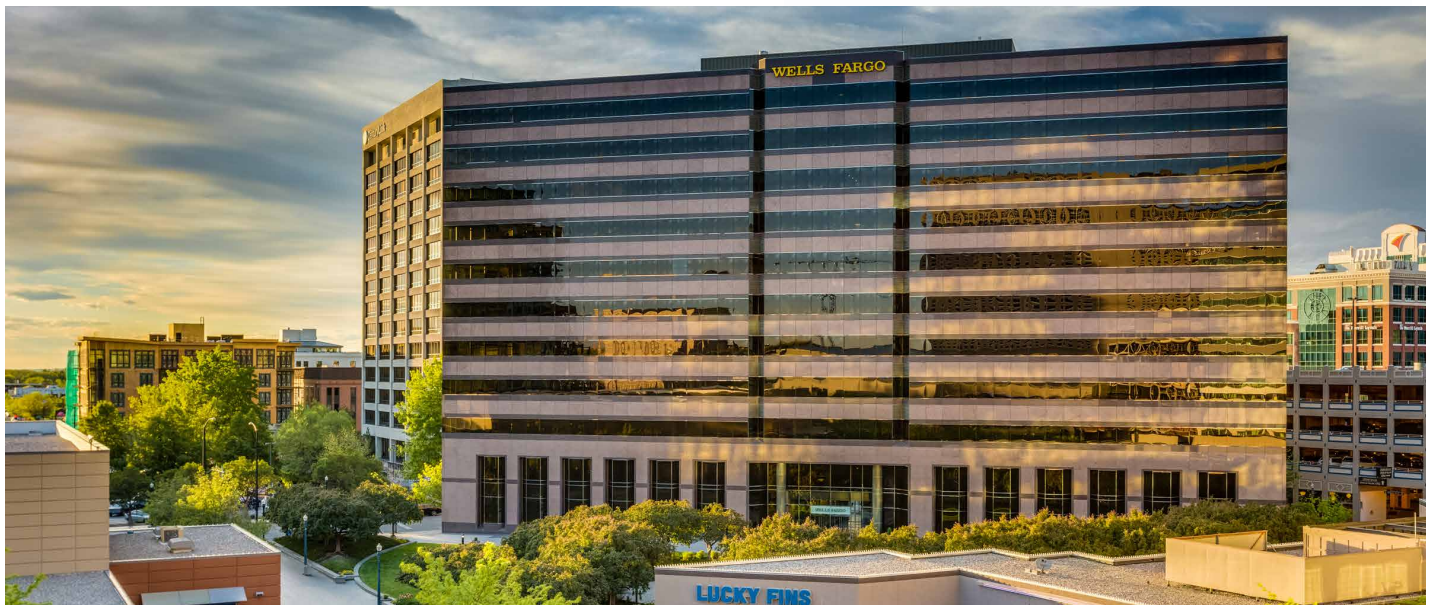


AVAILABLE SPACE

SUITE	SIZE	RATE
200	7,000-14,335 SF	\$24.00 PSF FS
500	2,000-12,702 SF	\$24.00 PSF FS
600	1,796 SF	\$24.00 PSF FS
602 *	3,826 SF	\$24.00 PSF FS

Suites 600 and 602 can be combined for 5,622 SF

** Tenant in place, contact for showings*

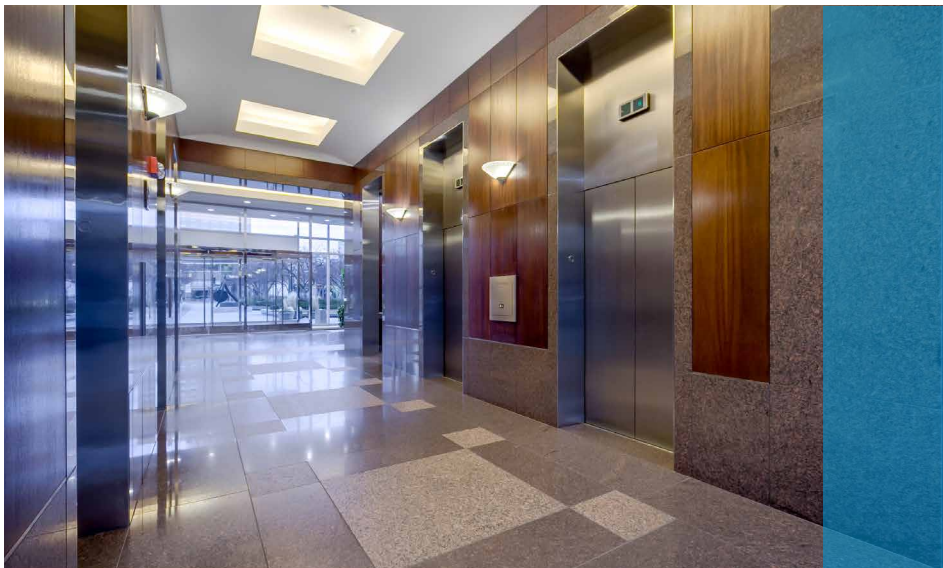


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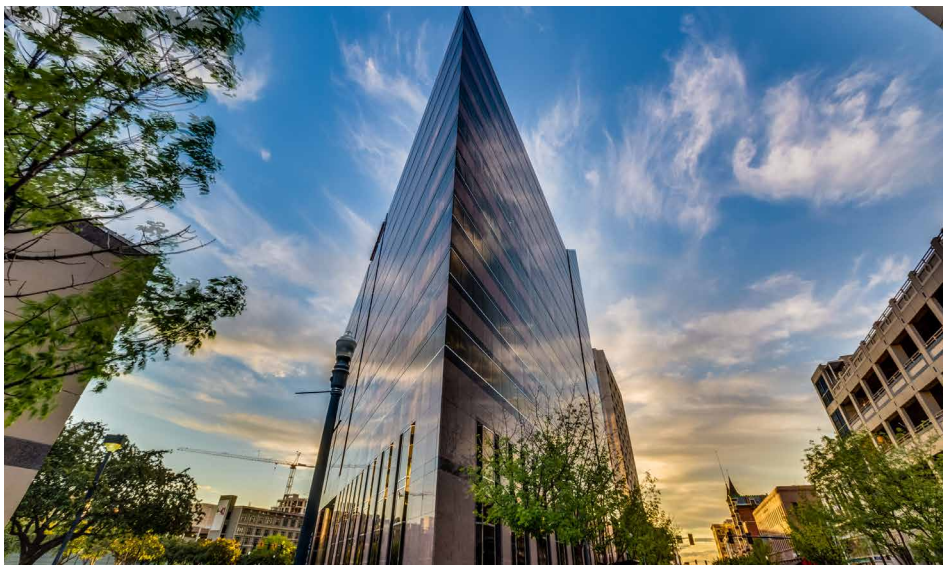
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The triangular shape of 877 Main allows for 120 lineal feet of additional perimeter glass, offering 20 to 40% more daylight and skyline views than a typical rectangular building.



A building designed with your needs in mind including; high-speed elevators, state-of-the-art HVAC, fiber to building, and on-site parking.



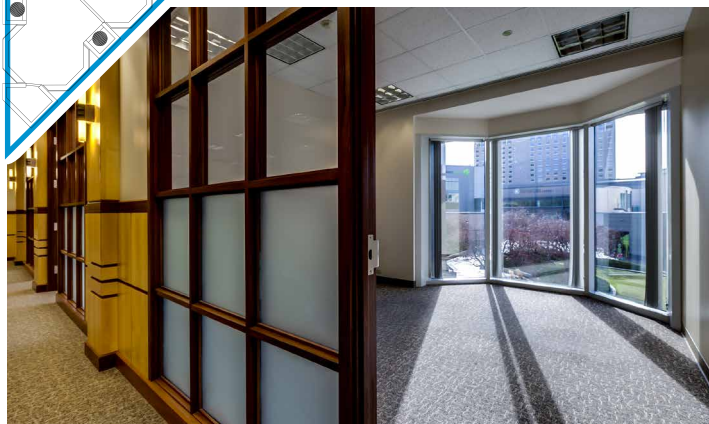
A true landmark building, 877 Main is a distinctive design with construction of the highest quality. Granite cladding, continuous window bands, and park-like grounds contribute to its iconic status

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Suite 200 is a full floor plate on level 2

- ▲ 14,335 sf divisible to 7,000 sf
- ▲ Reception area
- ▲ Many private offices, including a rare presidential suite with private restroom
- ▲ Conference rooms
- ▲ Breakroom
- ▲ High-end finishes

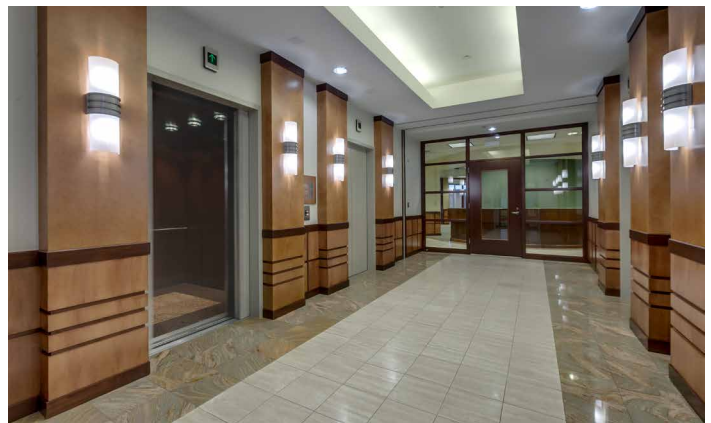


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Suite 500 is a majority floor plate on level 5

- ▲ 12,702 SF divisible to 2,000 SF
- ▲ Reception area
- ▲ 22 private windowed offices
- ▲ Conference rooms
- ▲ Reception area and breakroom
- ▲ High-end finishes



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The 6th floor suites are north and east facing suites with panoramic views and high-end finishes, they could be combined for a larger suite of 5,622 SF

Suite 602 *

- ▲ 3,826 SF
- ▲ 7 private windowed offices
- ▲ Reception area, conference room, break area, and storage rooms

Suite 600

- ▲ 1,796 SF
- ▲ 1 private office and a conference room



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Owned and managed by:
**OPPENHEIMER
 DEVELOPMENT
 CORPORATION**



Recent Downtown Boise Development



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