

# 877 main

WELLS FARGO CENTER



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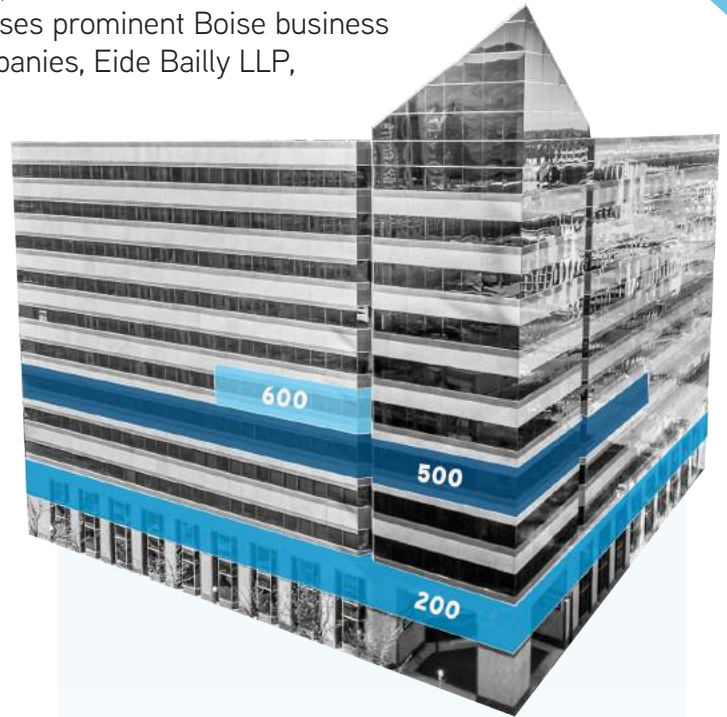
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The Wells Fargo Center at 877 Main is an 11-story, 200,000 SF class “A” office building in the heart of Boise. The iconic silhouette houses prominent Boise business leaders including Wells Fargo Bank, Oppenheimer Companies, Eide Bailly LLP, Hawley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

877 Main offers;

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



## 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





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



Suite 200 is a full floor plate on level 2

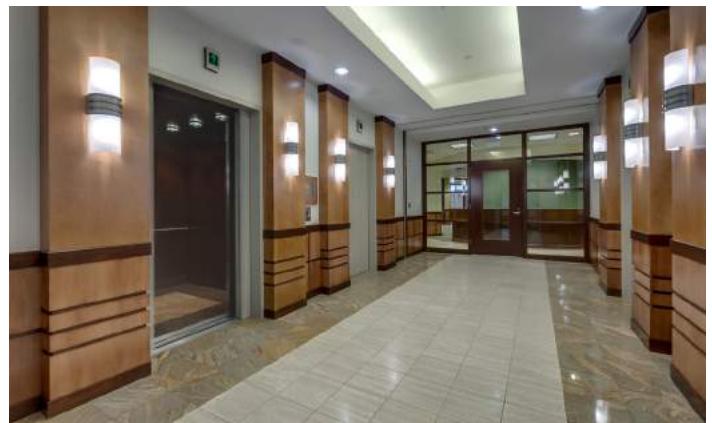
- ▲ 14,335 sf divisible to 7,000 sf
- ▲ Reception area
- ▲ Many private offices, including a rare presidential suite with private restroom
- ▲ Conference rooms
- ▲ Breakroom
- ▲ High-end finishes





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



Suite 600 is a north facing suite on the 6th floor

- ▲ 1,796 SF
- ▲ 1 private office
- ▲ Panoramic view
- ▲ High-end finishes

AVAILABLE











## Recent Downtown Boise Development



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