

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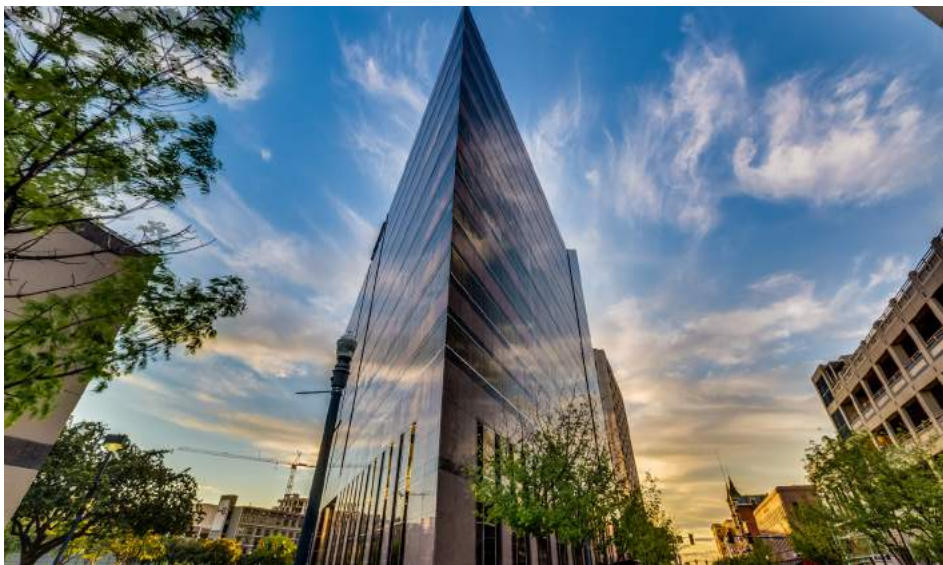
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The triangular shape of 877 Main allows for 120 lineal feet of additional perimeter glass, offering 20 to 40% more daylight and skyline views than a typical rectangular building.



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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## 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

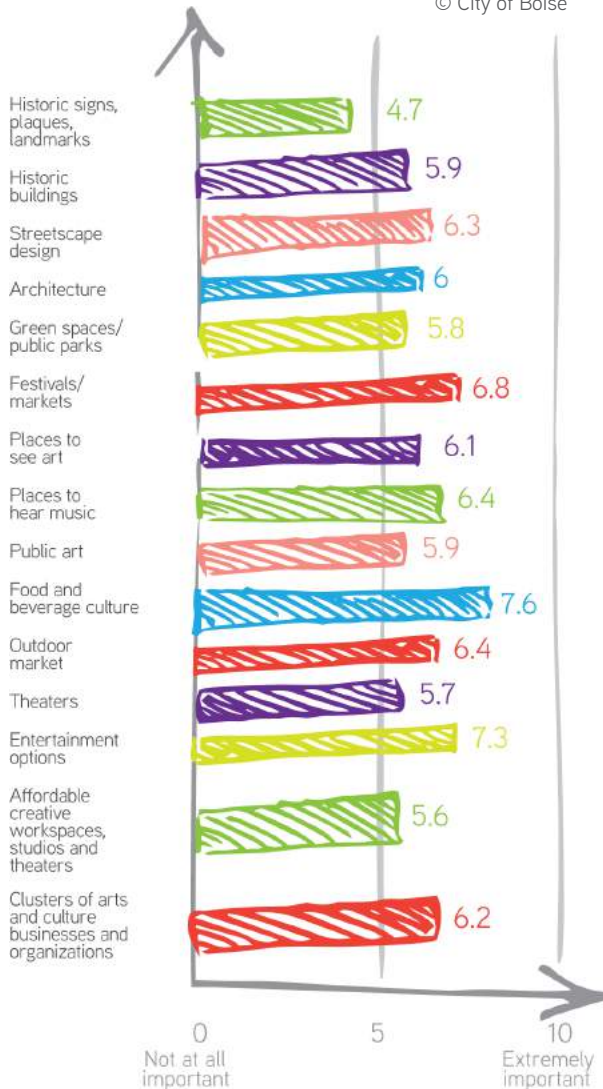
MAY 2018 **Forbes**

**81%**

of downtown retail, restaurants, and services are locally owned

### Why Businesses Locate Downtown

© City of Boise



**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

**#5**

Most Innovative Metro Area

DEC 2018 **verizon**

**Best Run City in America**

#1 = Nampa  
#3 = Boise

JULY 2017 **W WalletHub**

**#3**

Best Cities for Jobs

MAR 2016 **BUSINESS INSIDER UK**

**#8**

Safest Cities in the World

OCT 2017 **The Daily Meal**



# WELLS FARGO CENTER

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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



# WELLS FARGO CENTER

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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**



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