



# WELLS FARGO CENTER

877 MAIN STREET

For Lease

The Wells Fargo Center at 877 Main is an 11-story, 203,967 SF class A office building in the heart of Downtown Boise. The iconic silhouette houses prominent Boise business leaders including Wells Fargo Bank, Hawley Troxell, Eide Bailly LLP, Oppenheimer Companies, and many more.

**Colliers**

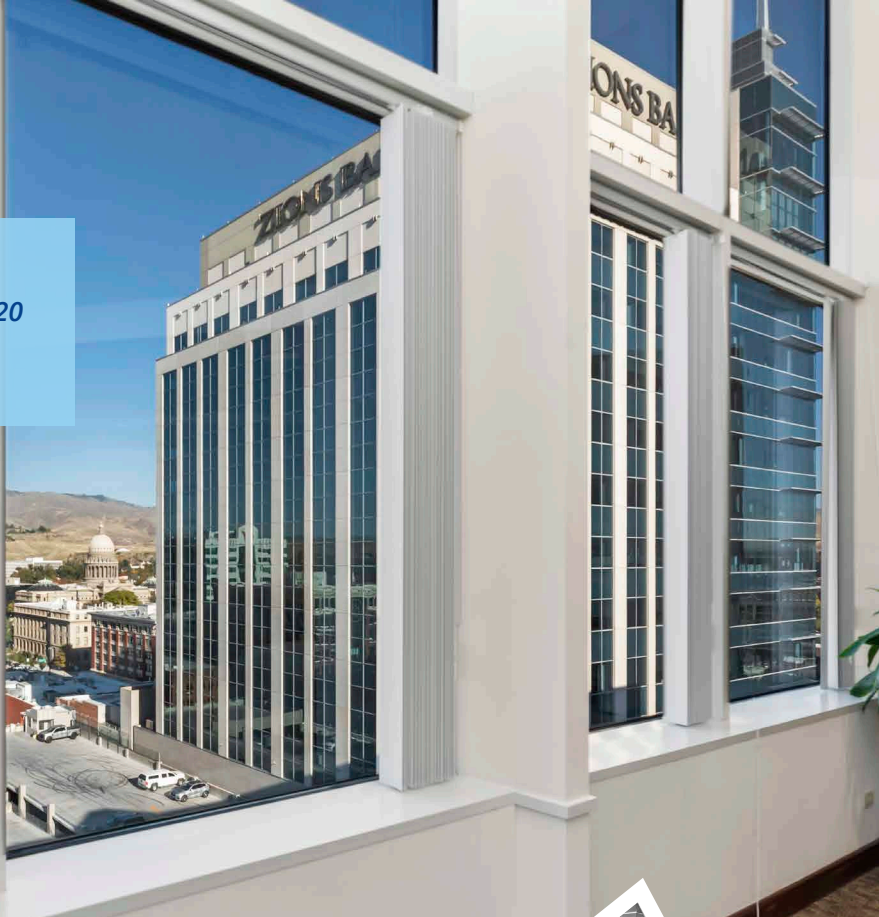
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# For Lease

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



## Property Information

<b>Building Size</b>	203,967 SF
<b>Building Type</b>	Class A office
<b>Parking</b>	Subsurface parking garage at market rate
<b>Lease Type</b>	Full Service
<b>TI Allowance</b>	Contact Agent
<b>Access</b>	Contact Agent

## Key Highlights

- Concierge Services for conference room scheduling, food and dry cleaning pickup/drop off, input building maintenance requests and more
- “On the Grove” Downtown location
- Walking distance to restaurants, entertainment, retail, hotel, convention center and more
- Shared conference room on the 7th floor
- Property management and maintenance on-site
- Enhanced building security
- Adjacent to the new Main Street Station transportation hub
- 360° views
- Fiber in the building



Shared Conference Room - 7th Floor

A landmark building, 877 Main offers distinctive design with the highest-quality construction:

- Granite exterior
- Continuous window bands
- Park-like grounds

## Space Available

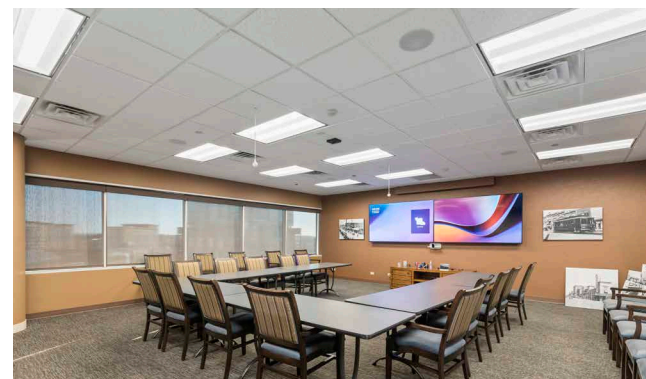
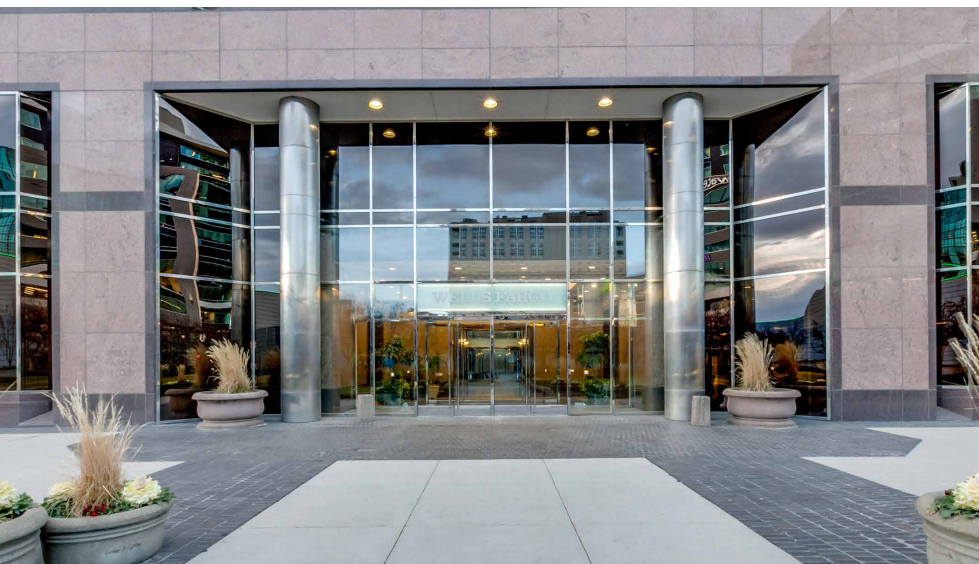
Suite	Size	Rate
503	±1,000 - 4,113 SF	\$25.00/SF
601*	± 875 SF	\$25.00/SF
604	±900 - 3,751 SF	\$25.00/SF
1100	±6,000 - 17,078 SF	\$28.00/SF

\*Available June 1

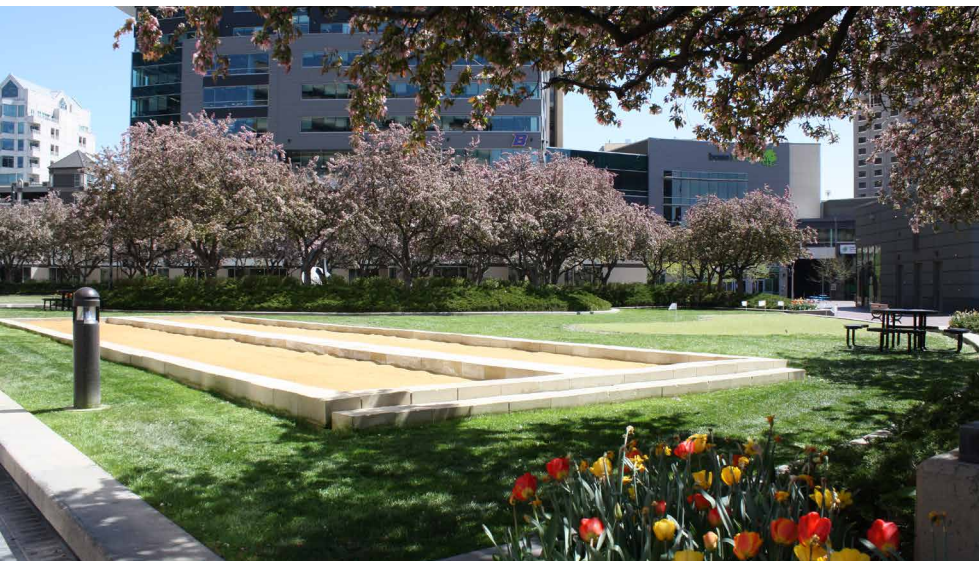




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877 MAIN STREET



Shared Conference Room



Property Exterior



Suite 503 |  $\pm 1,000 - 4,113$  SF

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**MODIFIED SUITE 503**  
Approximately 4,650 SF  
Up to 10,624 SF - Contact Agent



Watch **suite 503**  
virtual tour



Suite 601 & 604 | 875 - 3,751 SF

**WELLS FARGO CENTER**  
877 MAIN STREET





Suite 1100 | 17,078 SF

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877 MAIN STREET



**SUITE 1100**  
±6,000 SF - 17,078 SF

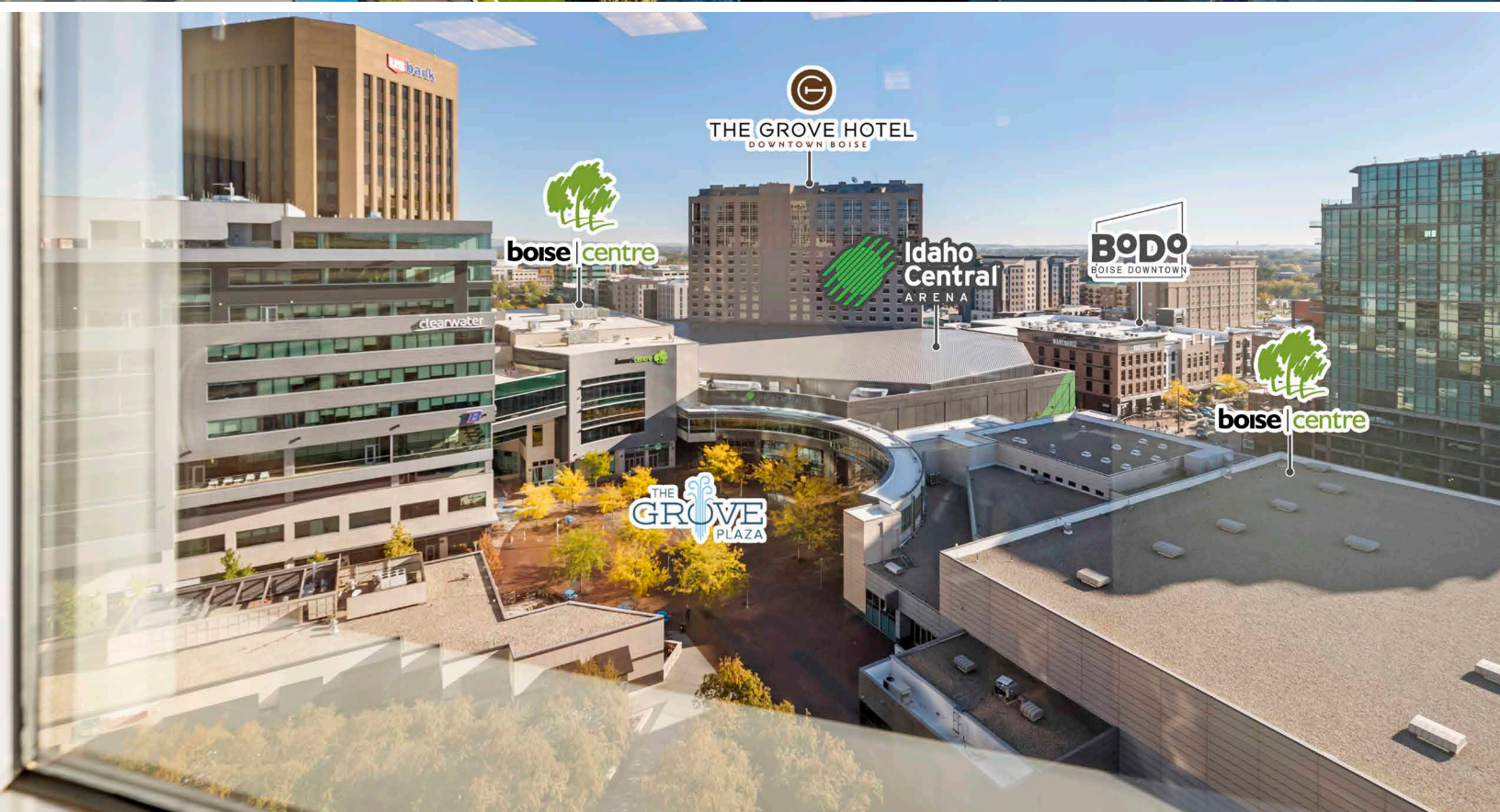
Suite can be demised



Watch **suite 1100**  
virtual tour



# Downtown Boise Amenities

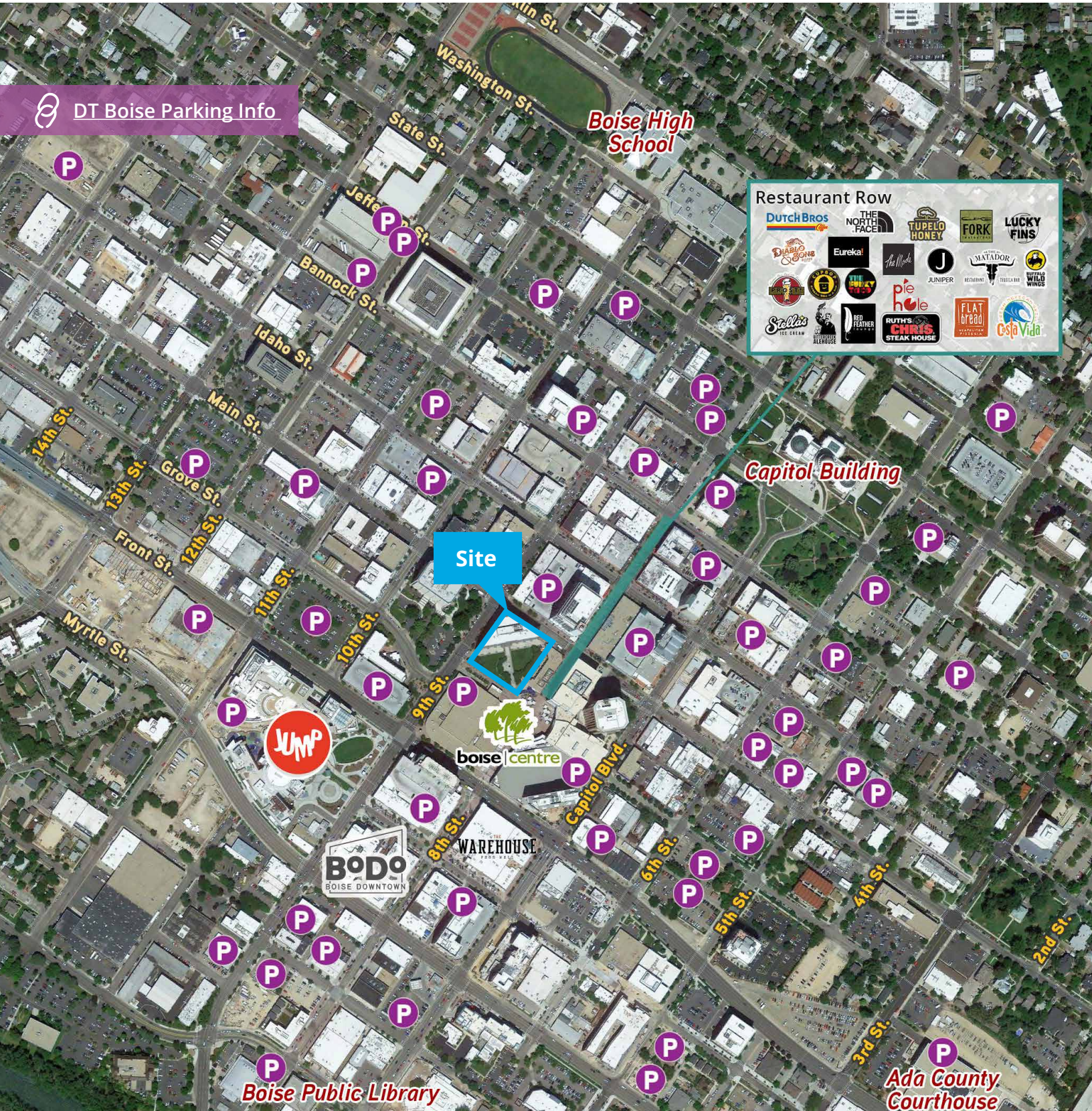




# Downtown Parking Map

**WELLS FARGO CENTER**  
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 DT Boise Parking Info





# Local Area Overview - Boise

Colliers



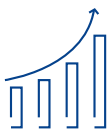
Boise is Idaho's largest city and the anchor of the Treasure Valley where nearly half of Idahoans reside. The city has established a unique reputation for a high quality of life, a prosperous business community, a vibrant arts & culture scene, and world re-known recreation—in one unbeatable pack.

The scope and depth of Boise's vast array of activities take many first-time visitors by surprise. After all, few mid-sized cities can match Boise's blend of cultural opportunities and outdoor recreation. Venturing around downtown or enjoying the Boise River or foothills, Boise is no ordinary place.

Resources:

[www.cityofboise.org](http://www.cityofboise.org)

[www.boise.org](http://www.boise.org)



2022 MSA  
population

829,136



2022 Boise  
population

241,646



2022 Average  
Household Income

\$105,709



Average  
Commute Time

22



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