

**one**  
CAPITAL CENTER



**CLASS A OFFICE SPACES AVAILABLE**

999 WEST MAIN STREET, BOISE, IDAHO

 **CUSHMAN &  
WAKEFIELD**

**OPPENHEIMER  
DEVELOPMENT  
CORPORATION** 



# A Boise Icon

A fixture of the Boise skyline, One Capital Center is home to exceptionally flexible office space for teams to work and innovate together. Surrounded by the lively dining scene, cultural amenities, and vibrancy of downtown Boise, One Capital Center offers tenants much more than a workplace.



Availability Ranging  
from 635 – 84,900 SF



New Lobby



Onsite Management



Outdoor Lounge



Open Floor Plates



Spectacular City and  
Mountain Views



Parking



Secured Bicycle  
Storage



635 – 84,900 SF



# Modern | Flexible | Functional

## Building Details and Specifications

One Capital Center is designed to support the technical and infrastructure needs of modern businesses as well as the lifestyle and wellness of employees.



Onsite showers & lockers



Updated HVAC systems to maximize fresh air



Visitor parking



Onsite restaurant



Lushly landscaped outdoor spaces



State-of-the-art elevator system



Fiber optics for high-speed connectivity



Enhanced security



TI allowances available



Shared Conference Room on 14th Floor with Supplied AV Equipment



# Discover Your Space to Grow

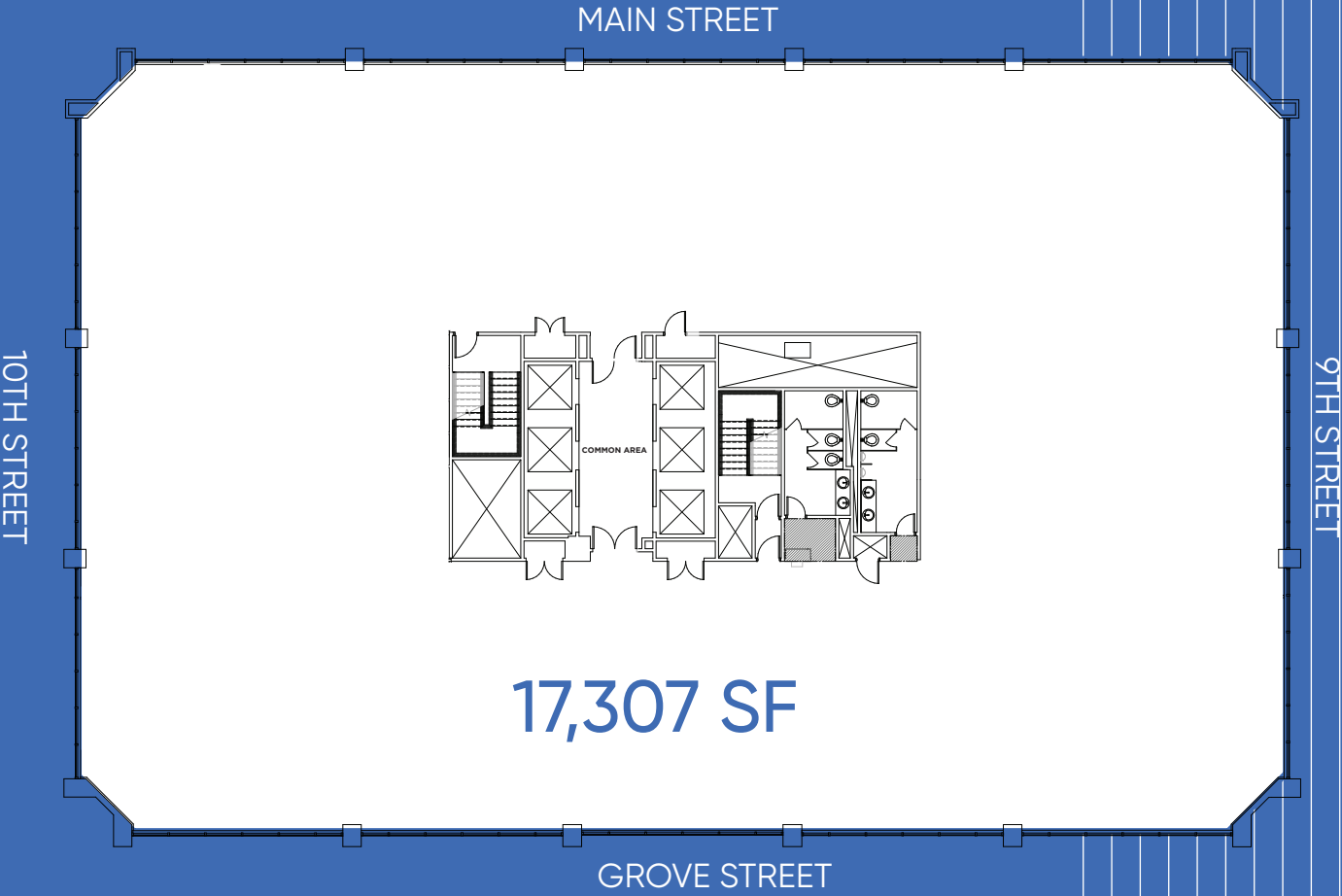
## 635 – 84,900 SF Available

Full Floors | Up To 17,307 SF  
Multiple Build-Out Options

Lease Rate	\$26.00
T.I Allowance	Negotiable
Tour Instructions	Contact Agents to Schedule

Open Floor Plates | 17,307 SF  
Building identity potential | with a 75,000 SF lease

### OPEN FLOOR PLATES





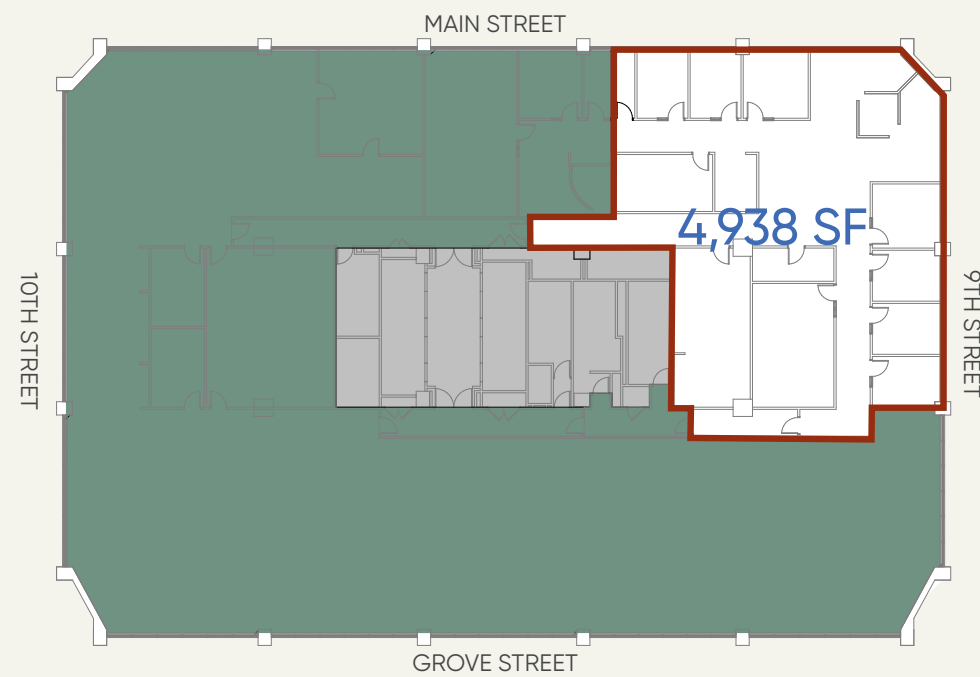
# Availabilities

5th Floor | 4,938 – 13,450 SF

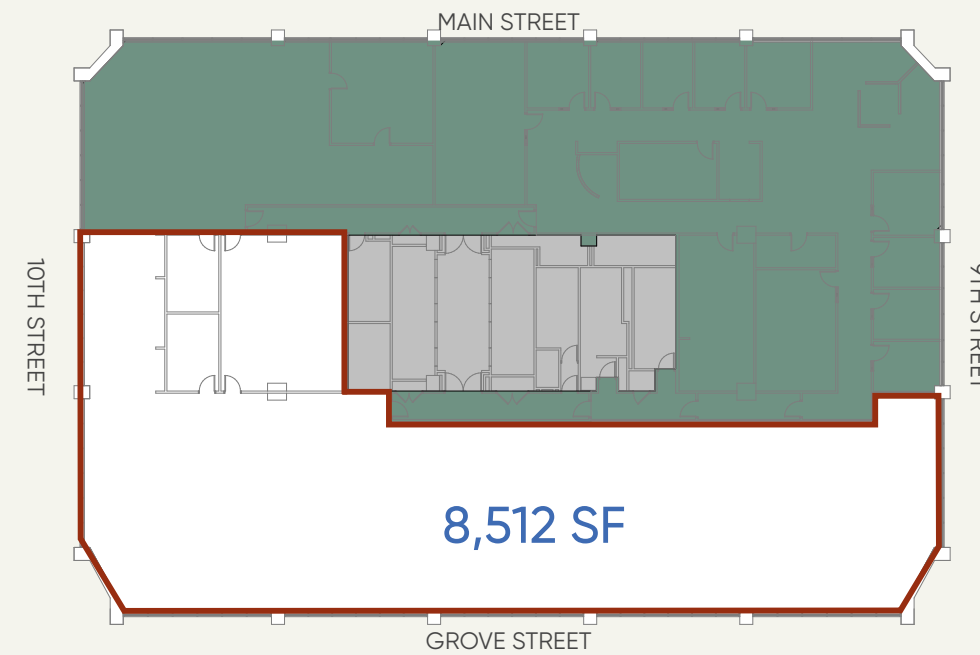
Lease Rate | \$26.00/SF Full Service



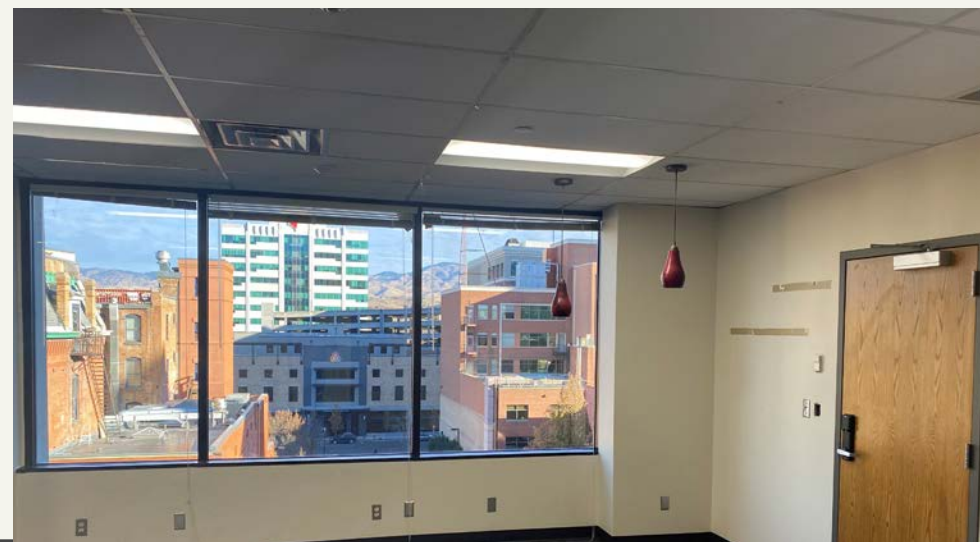
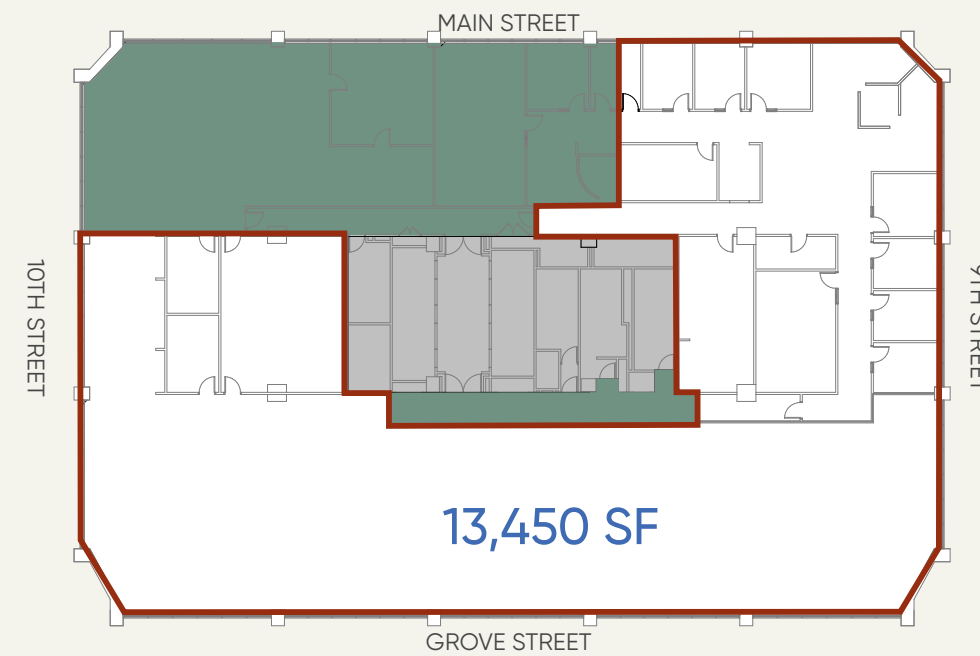
5TH FLOOR | OPTION 1 \*PROPOSED  
AVAILABLE JANUARY 1, 2025



5TH FLOOR | OPTION 2 \*PROPOSED



5TH FLOOR | OPTION 3 \*PROPOSED





# Availabilities

**9th Floor** | 1,200 SF

Lease Rate | \$26.00/SF Full Service

**10th Floor** | 6,397 SF

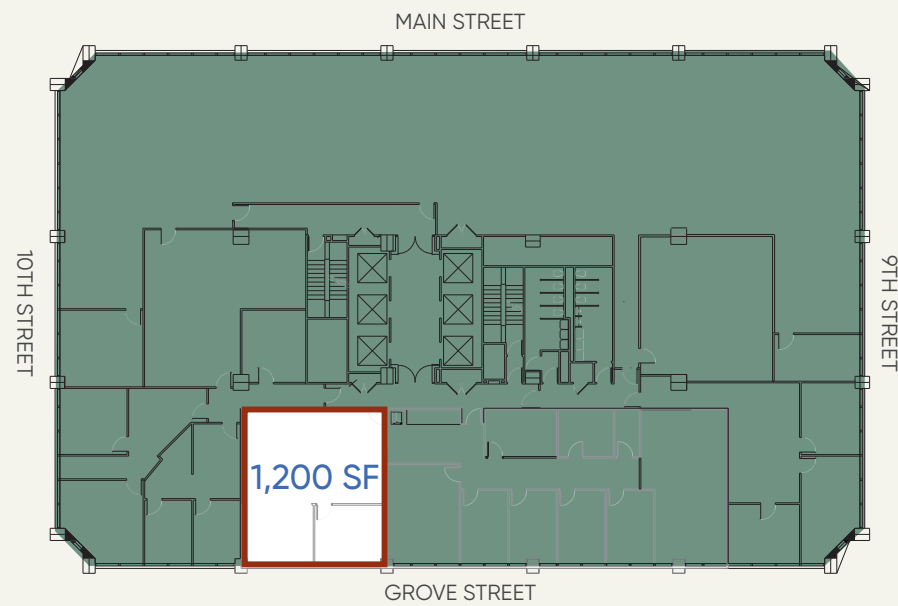
Lease Rate | \$26.00/SF Full Service

**14th Floor** | 635 SF

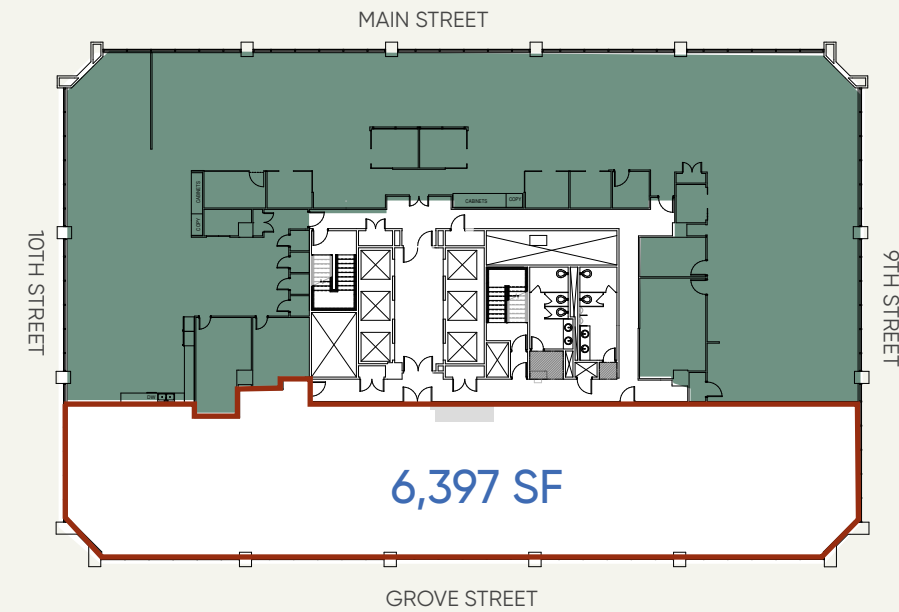
Lease Rate | \$26.00/SF Full Service



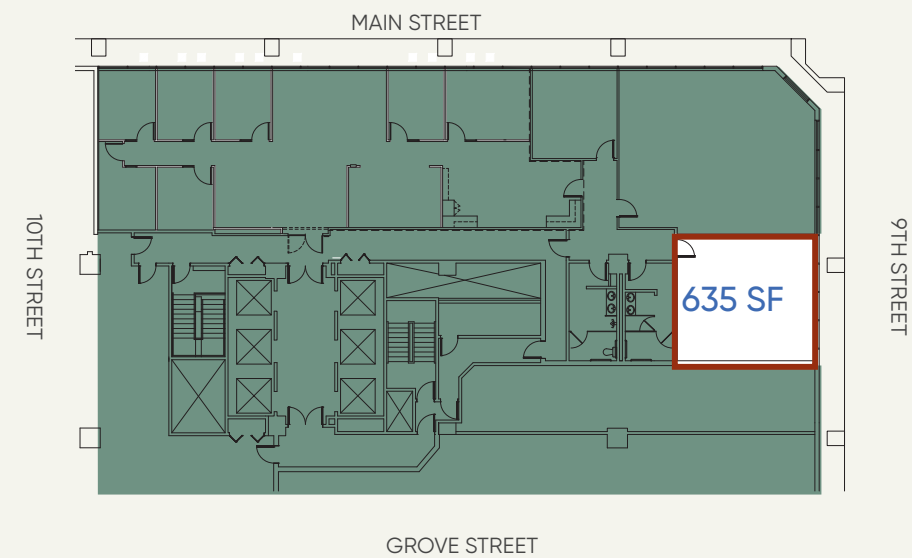
## 9TH FLOOR



## 10TH FLOOR



## 14TH FLOOR



# The Ideal Location for Limitless Possibilities

Boise's bustling downtown is easily accessible and full of amenities, entertainment, and culture. Enjoy acclaimed dining, museums, convenient access to public transit, and much more in this thriving metro.

## Restaurants

- 1 KIN - Recently Received the James Beard Chef Award
- 2 Ruth's Chris Steak House
- 3 Chandlers
- 4 ā café
- 5 Fork

## Hotels

- 1 Hotel 43
- 2 Hilton Garden Inn
- 3 Grove Hotel
- 4 The Inn at 500

## Coffee Shops

- 1 Dutch Brothers
- 2 Dawson Taylor
- 3 Alia's
- 4 Thomas Hammer

## Fitness & Health

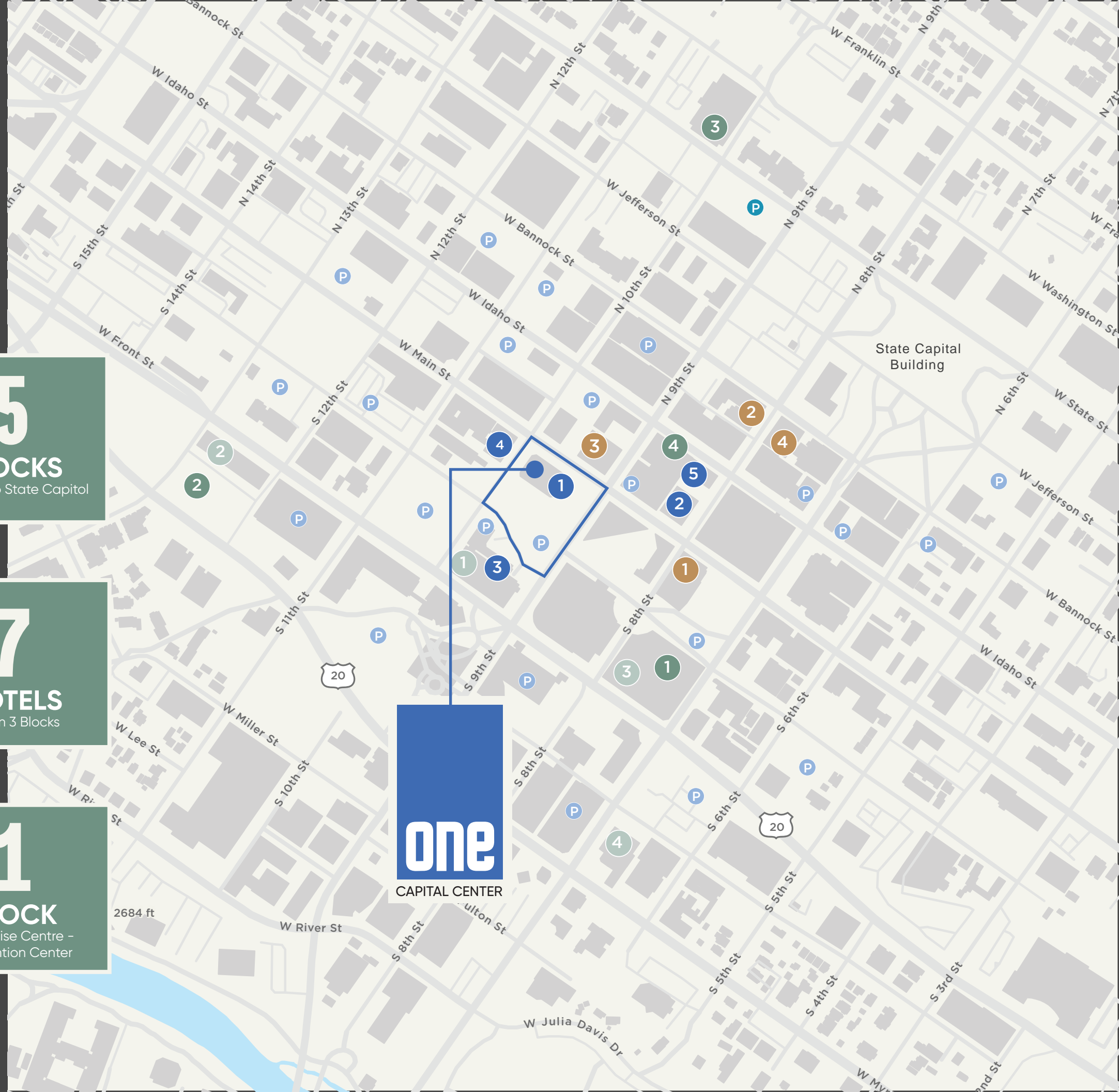
- 1 Grove Fitness & Spa
- 2 Pivot Lifestyle
- 3 Downtown Boise YMCA
- 4 The Gym at 8th & Main

## Parking

**5**  
BLOCKS  
from Idaho State Capitol

**7**  
HOTELS  
Within 3 Blocks

**1**  
BLOCK  
from Boise Centre -  
Convention Center





# Never Settle

Discover Competitive Advantages and a Higher Quality of Life

Frequently named as one of the best places to live in the U.S. – for its affordability, food scene, outdoor recreation, and economy – the Boise metro area also offers one of the most pro-business climates in the country. See what makes this such a dynamic place to grow a business:

## LIFESTYLE



Next Great Food City (Food & Wine Magazine, 2022)

Unbeatable outdoor recreation

Nationally-recognized hospital system

Thriving music and arts scene

Year-round festivals and events

**#10** Best City for Young Professionals (SmartAsset June 2021)

[>> Learn more about Boise's national recognition](#)



## INCENTIVES



Tax Reimbursement Incentive for new high-wage jobs

Idaho Business Advantage incentive package

Workforce development training fund

No inventory tax

**6%**

Sales and Use Tax

**5.8%**

Corporate Income Tax

## DEMOGRAPHICS



**801,000+**  
Population

Fastest rate of net migration  
of any U.S. metro\*

**over 500,000**  
(in 2021)

**414,128**  
Labor force  
(2022)

**67.9%**  
Some College  
Education or Above

**58%**  
College Graduate  
Retention

Statistics courtesy of Boise Valley Economic Partnership





**one**

**CAPITAL CENTER**

**For More Information, Please Contact:**

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