

The Sonna Building



DOWNTOWN BOISE RETAIL SPACE

2,500 - 3,803 SF Available for lease

906 Main Street
Boise, ID 83702

The Sonna Building

Property Highlights

Available	2,500 - 3,803 SF
Lease Rate	\$18.00/SF
Lease Type	NNN - Retail
Proposed Use	Retail
Building Size	75,031 SF (Total)
T.I. Allowance	Negotiable
Parking	Surrounded by Metered Street Parking & Garages
Lock Box	No, Contact Agents

Listing Features

- Downtown Boise first floor retail/office space with Main Street frontage
- Grey Shell space consists of open sales floor area & restroom
- Large windows provide natural light throughout the space
- Can be demised
- Building signage available with City Approval
- Well known property surrounded by public parking
- Other tenants include Charles Schwab, Fete Style Bar, Alia's Coffee House & other professional services



Ground Floor Retail



Building Facade

The Sonna Building

*First Floor - can be demised**

2,500 - 3,803 SF

\$18.00/SF NNN

- Leased
- Common Area
- Available





Area Amenities

Event Centers

1. **CONVENTION CENTER EXPANSION**
40,000 SF
2. **JUMP**
\$70 MIL URBAN ART CENTER
3. **BOISE CONVENTION CENTER**
200 + EVENTS
120,000 PEOPLE YEARLY
4. **CENTURY LINK ARENA**
300,000 PEOPLE YEARLY

New Developments

1. **CITY CENTER PLAZA**
- CLEARWATER ANALYTICS
400 + EMPLOYEES
2. **SIMPLIT HQ**
800 EMPLOYEES
3. **DOWNTOWN RESIDENTIAL**
600 + UNITS
4. **OFFICE BUILDING**
132,000 SF

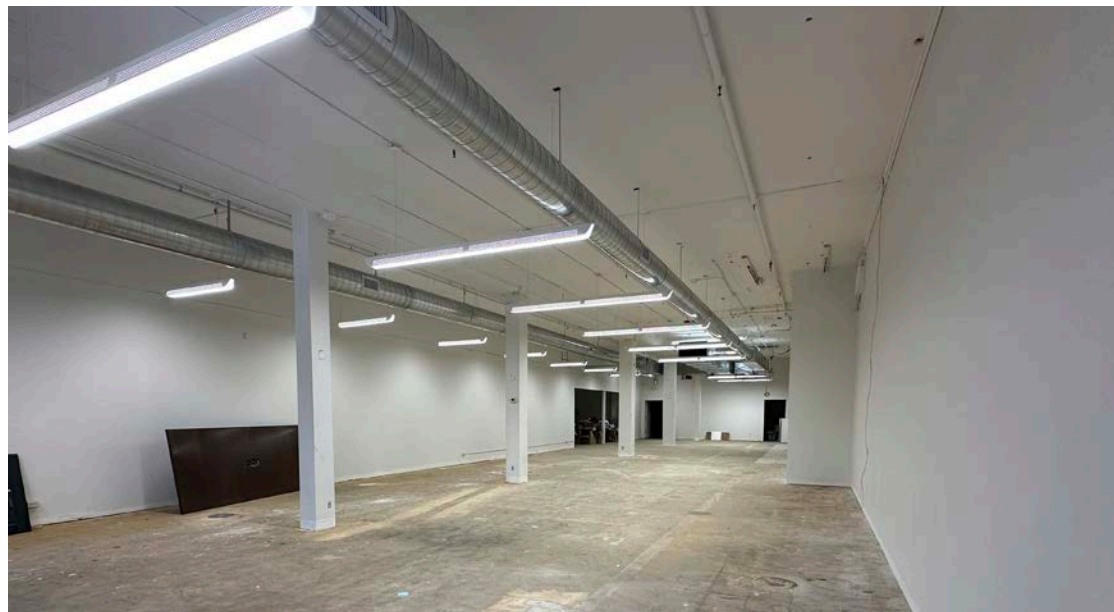
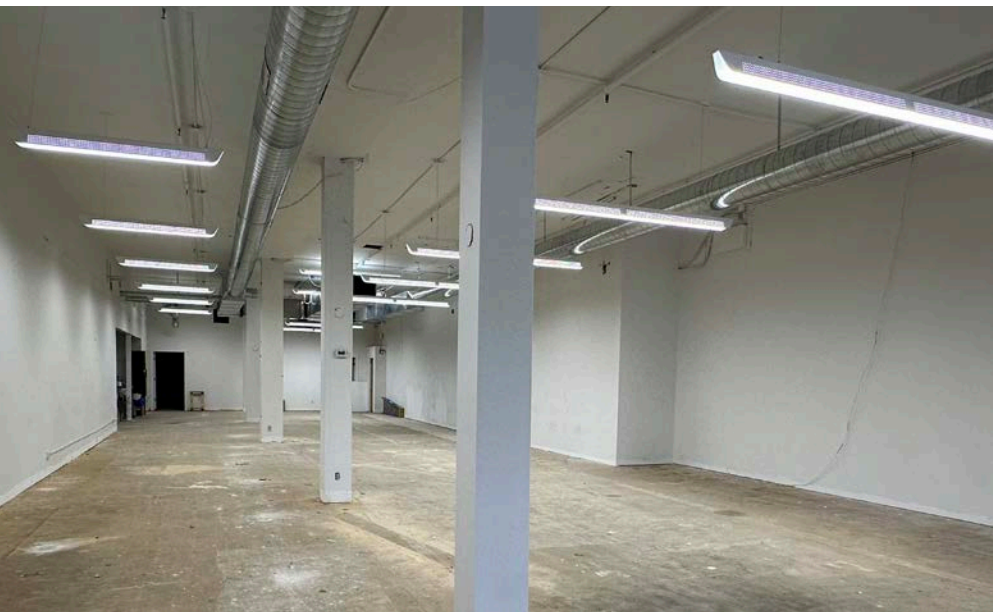
Existing Hotels

1. **RED LION**
182 ROOMS
2. **BUDGET INN**
44 ROOMS
3. **HOTEL 43**
112 ROOMS
4. **HAMPTON INN**
186 ROOMS
5. **TOWNEPLACE SUITES**
121 ROOMS
6. **RESIDENCE INN**
104 ROOMS
7. **THE MODERN**
41 ROOMS
8. **SAFARI INN**
103 ROOMS
9. **THE GROVE**
234 ROOMS
10. **COURTYARD**
162 ROOMS
11. **THE ANNIVERSARY INN**
40 ROOMS
12. **MARRIOTT RESIDENCE INN**
185 ROOMS
13. **HYATT PLACE**
150 ROOMS
14. **INN AT 500 CAPITAL**
111 ROOMS
15. **HILTON GARDEN INN**
175 ROOMS
16. **HOME2SUITES BY HILTON**
140 ROOMS

Downtown by the Numbers

94,223 WORKERS
 91,199 PEOPLE LIVE WITHIN 3 MILES
 17,000 PUBLIC PARKING SPACES
 725,168 MSA POPULATION
 \$66,310 AVG. H.H. INCOME

*Interior
Photos*



National Accolades

It's no news to us – the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition. Click the tiles below to view - View All Accolades Here: <https://bvep.org/lifestyle/national-accolades>

#10 Best City for Young Professionals SmartAsset June 2021	Safest Cities in America SmartAsset April 2021	#5 Best State US News & World Report March 2021	Best-Performing Cities Milken Institute February 2021	#4 Best Place to Find a Job WalletHub February 2021	Top 5 Mteros for First Time Homebuyers Move.org January 2021
Cities With the Best Work-Life Balance SmartAsset January 2021	#4 Best City for Early Retirees SmartAsset December 2020	#4 Best City for First Time Homebuyers SmartAsset October 2020	#1 City Whose Jobs Are Recovering WalletHub October 2020	Most Moved-To Cities Business Insider September 2020	Best Cities for Women Entrepreneurs Fundera September 2020
Cities Whose Unemployment Rates Are Bouncing Back Most WalletHub September 2020	Best Cities to Drive In WalletHub September 2020	Most Bike Friendly Cities in America SmartAsset September 2020	#1 Real Estate Market WalletHub August 2020	Best Places to Retire Forbes August 2020	Best Cities for Manufacturing Jobs Kempler July 2020
#2 Best City for 1st Time Home Buyers WalletHub July 2020	Best Cities to Buy an Affordable Family Home SmartAsset July 2020	#1 & #3 Best Run Cities WalletHub July 2020 & 2019	#1 Best City for a Coronavirus Recovery Forbes May 2020	#6 With The Most Employment Opportunities The Travel May 2020	#9 Most Underrated City to Travel To World Atlas April 2020

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