



## DOWNTOWN BOISE RETAIL & OFFICE SPACES



**CUSHMAN &  
WAKEFIELD**

# THE SONNA BUILDING

906-910 Main Street  
Boise, Idaho 83702

**226 TO 3,803 RSF**

## PROPERTY HIGHLIGHTS

Available	226 to 3,803 RSF
Lease Rate	See Pricing Details
Lease Type	FS - Office, NNN - Retail
Proposed Use	Retail and Office
Building Size	75,031 SF Total
T.I. Allowance	Negotiable
Parking	Surrounded by Metered Street Parking & Garages
Lock Box	No, Contact Agents



### BREE WELLS

Director  
Office | Capital Markets  
+1 208 287 9492  
[bree.wells@cushwake.com](mailto:bree.wells@cushwake.com)

### JENNIFER MCENTEE

Senior Director  
Office | Capital Markets  
+1 208 287 9495  
[jennifer.mcentee@cushwake.com](mailto:jennifer.mcentee@cushwake.com)

### BRAYDON TORRES

Associate  
Office | Capital Markets  
+1 208 207 9485  
[braydon.torres@cushwake.com](mailto:braydon.torres@cushwake.com)  
999 W MAN ST. SUITE 1300, BOISE, IDAHO 83702  
[CUSHMANWAKEFIELD.COM](http://CUSHMANWAKEFIELD.COM)

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## AVAILABILITIES

SUITE NUMBER	SQUARE FOOTAGE	LEASE RATE
First Floor	2,500 - 3,803 RSF	\$18.00 NNN
Suite 200	1,426 RSF	\$18.00 Full Service
Suite 210	479 RSF	\$19.00 Full Service
Suite 214	848 RSF	\$18.00 Full Service
Suite 222	876 RSF	\$18.00 Full Service
Suite 226	226 RSF	\$450/Month - Full Service
Suite 252	597 RSF	\$18.00 Full Service
Suite 258	1,563 RSF	\$18.00 Full Service
Suite 300	690 RSF	\$18.00 Full Service
Suite 305	460 RSF	\$600/Month - Full Service
Suite 306	425 RSF	\$18.00 Full Service
Suite 310	1,010 RSF	\$19.00 Full Service
Suite 314	682 RSF	\$19.00 Full Service
Suite 316	782 RSF	\$18.00 Full Service
Suite 322	266 RSF	\$399/Month - Full Service
Suite 340	869 RSF	\$19.00 Full Service
Suite 356	279 RSF	\$450/Month - Full Service





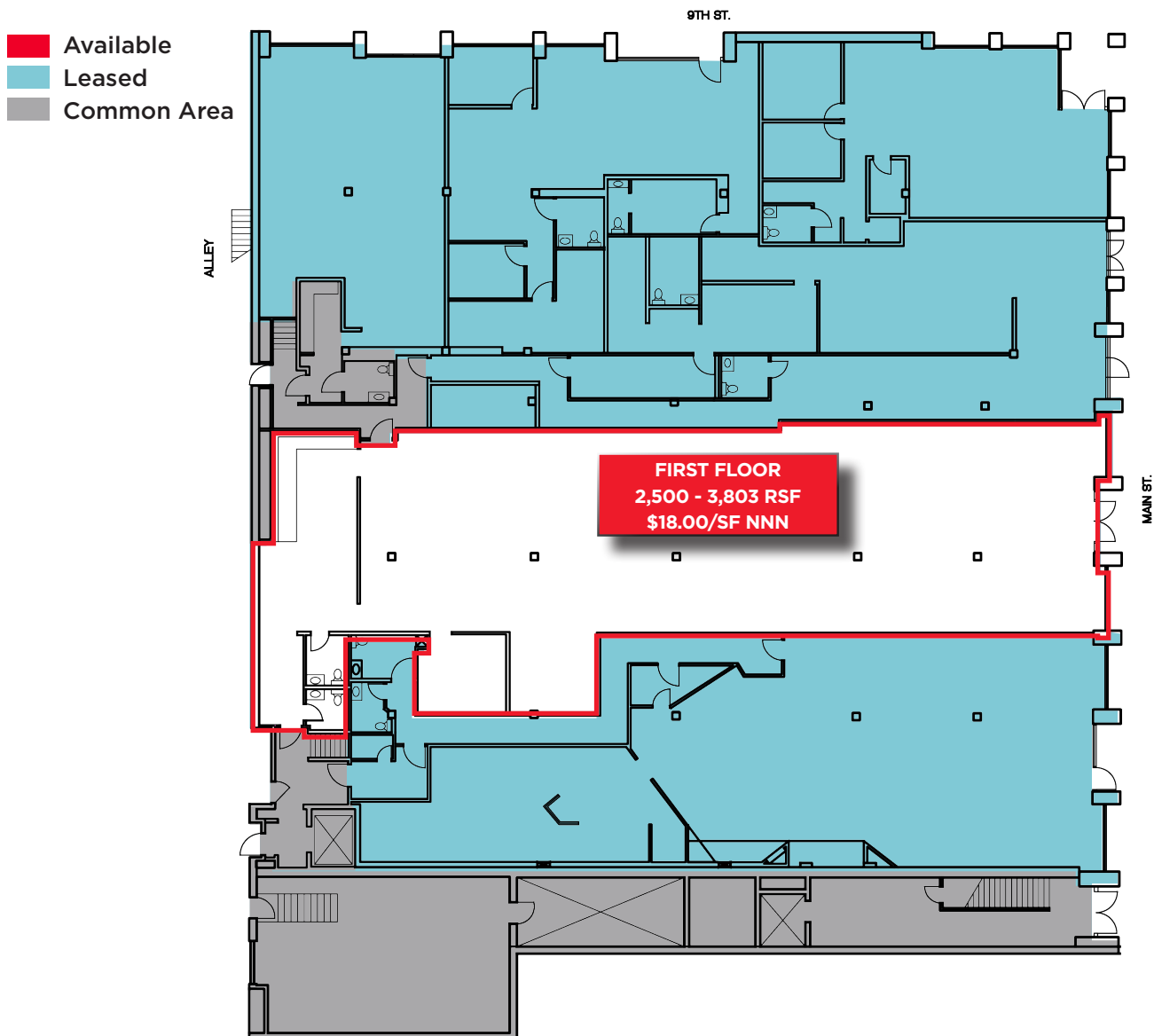
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## FIRST FLOOR LAYOUT & LISTING DETAILS



### Listing Features

- Large first floor retail/office space with Main Street frontage consists of open sales floor area & restrooms
- Second & third floor office spaces consist of private offices and open work areas, lease type full service including janitorial
- Amenities include complimentary coffee and access to shared conference rooms, break rooms & rest rooms
- Elevator access provided for upper floors
- Large windows provide natural light throughout building
- Well known property surrounded by public parking
- Other tenants include Charles Schwab, ACLU, Matrix Engineering, Crandall Law & other professional services

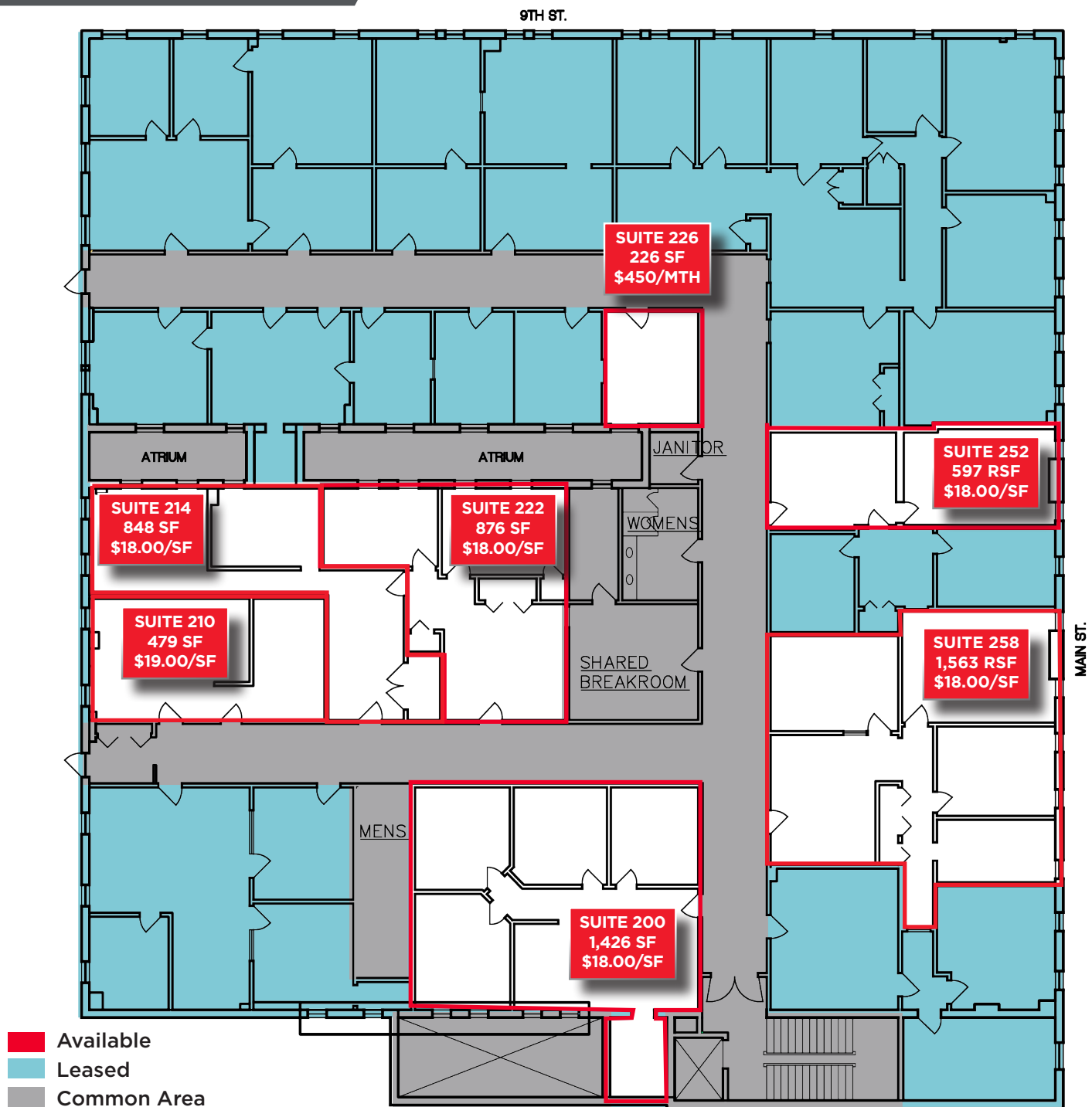
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## SECOND FLOOR LAYOUT





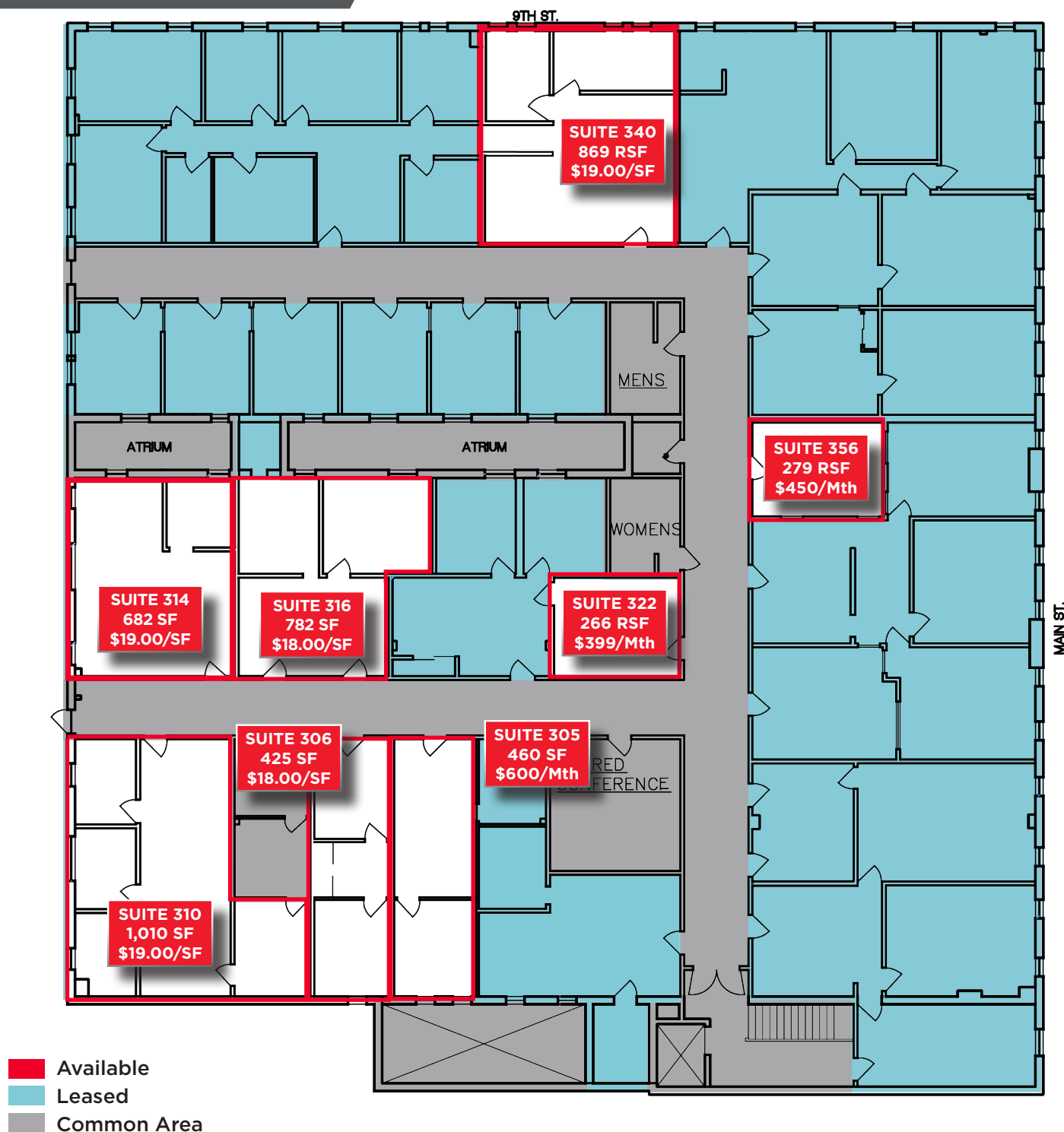
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## THIRD FLOOR LAYOUT







## 226 TO 3,803 RSF FOR LEASE

- 1 RED LION - 182 ROOMS
- 2 BUDGET INN - 44 ROOMS
- 3 HOTEL 43 - 112 ROOMS
- 4 HAMPTON INN - 186 ROOMS
- 5 TOWNPLACE 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 HOMESUITES BY HILTON - 140 ROOMS

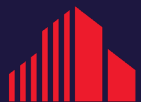
- 1 CONVENTION CENTER EXPANSION  
40,000 SF
- 2 JUMP - \$70 MIL URBAN ART CENTER
- 3 BOISE CONVENTION CENTER  
200 + EVENTS 120,000 PEOPLE YEARLY
- 4 CENTURY LINK ARENA  
300,000 PEOPLE PER YEAR

- 1 CITY CENTER PLAZA  
CLEARWATER ANALYTICS  
400 + EMPLOYEES  
BSU COMPUTER SCIENCE PROGRAM  
53,549 SQ FT, 2 FLOORS
- 2 SIMPLOT HQ - 800 EMPLOYEES
- 3 DOWNTOWN RESIDENTIAL 600 + UNITS
- 4 132,000 SF OFFICE BUILDING

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







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## 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 Metros 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 First- 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