



one

CAPITAL CENTER

Classic Design, Iconic Presence

999 WEST MAIN STREET, BOISE, IDAHO

 CUSHMAN &
WAKEFIELD

OPPENHEIMER
DEVELOPMENT
CORPORATION 

PREMIER OFFICE SPACE

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.

Open Floor Plates

Availability Ranging From
1,200 – 84,900 SF



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Property Highlights

- Spectacular city & mountain views
- Newly renovated lobby
- Lushly landscaped outdoor spaces
- Onsite management
- Outdoor lounge
- Onsite restaurant





Modern, Flexible, Functional

Building Details & 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.

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Ample on-site guest parking



Enhanced security



Shared Conference Room on 14th Floor with Supplied AV Equipment



Onsite showers & lockers



Secure bicycle storage



Updated HVAC systems for efficiency and optimal air circulation



Fiber optics for high-speed connectivity



Contemporary digital demand elevators

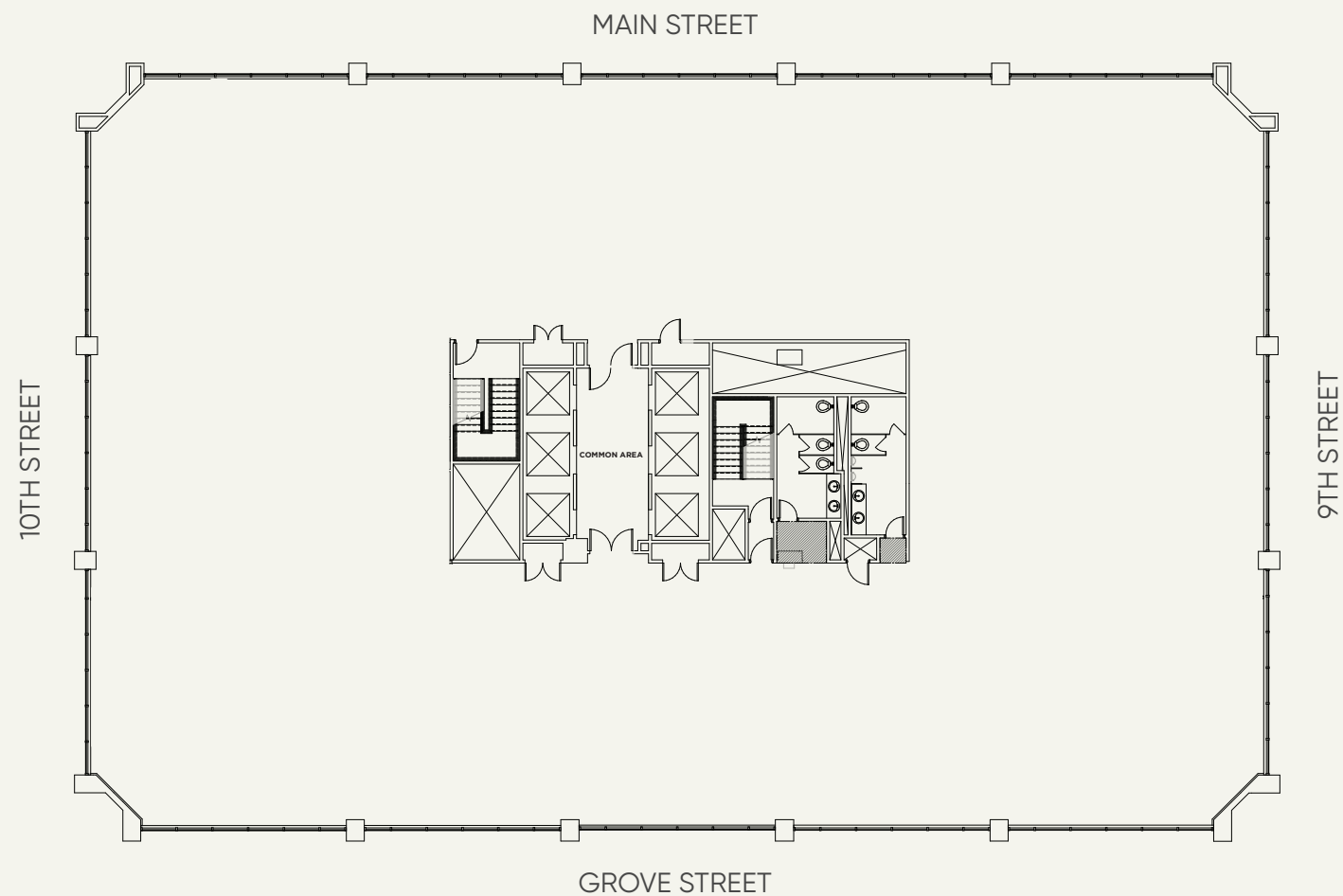


Discover Your Space to Grow

1,200 – 84,900
SF Available

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

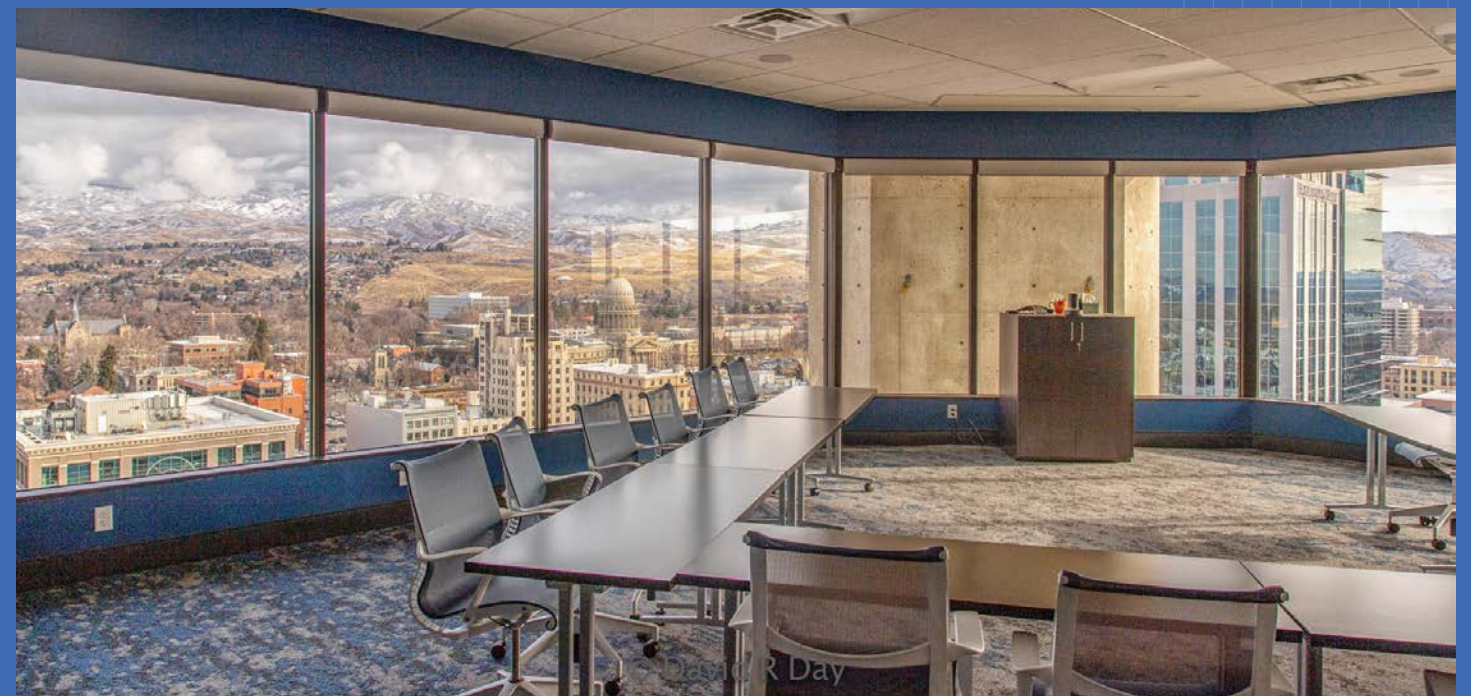
Open Floor Plates: 17,307 SF



Building Top
Signage Opportunity
for a major tenant

Lease Rate \$26.00

Generous TI Allowance



Availabilities

5th Floor | 4,938 – 13,450 SF

Lease Rate | \$26.00/SF Full Service

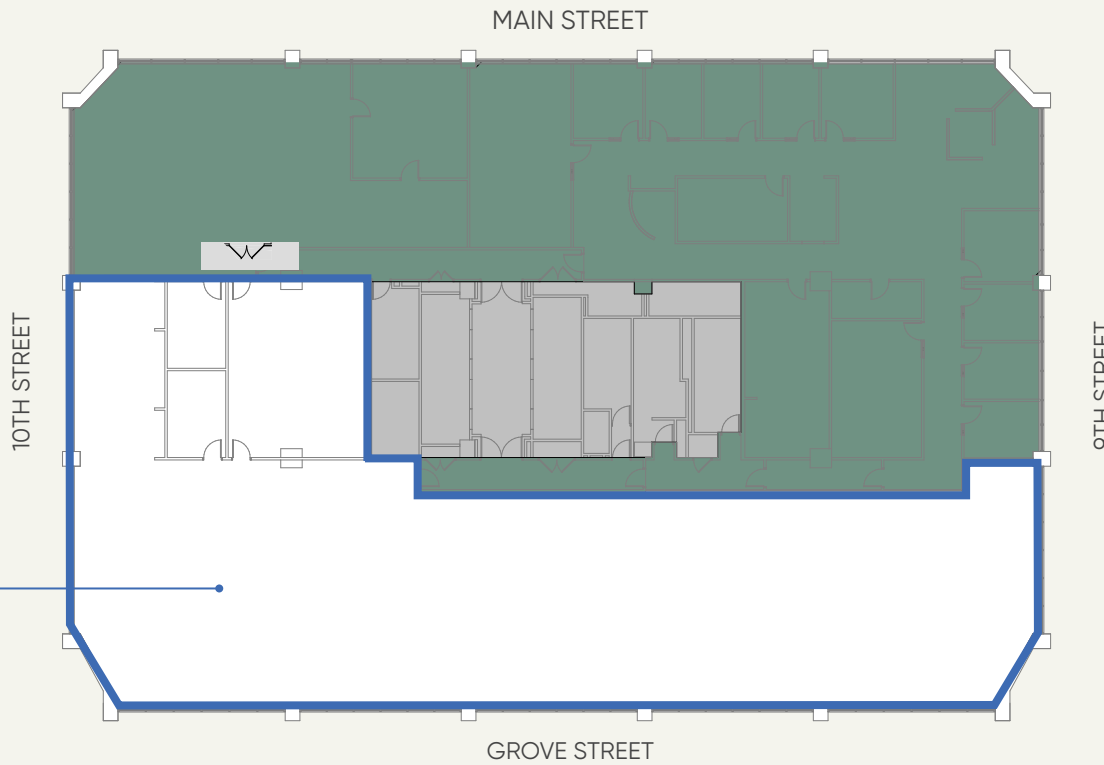
OPTION 1
**Proposed*

4,938 SF



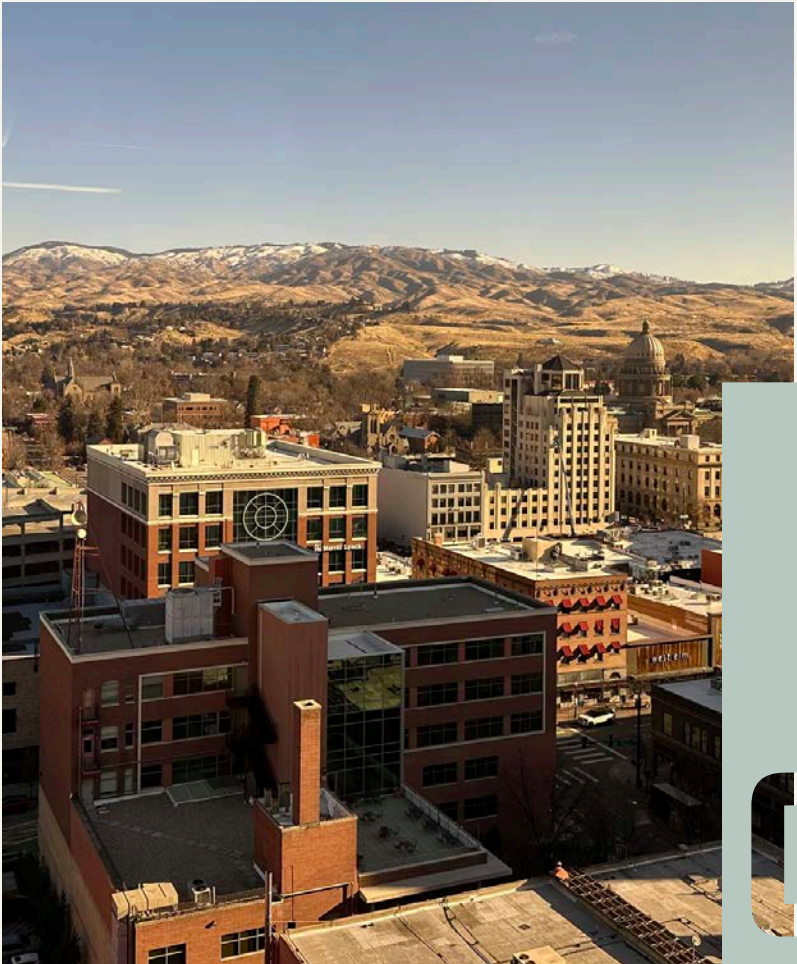
OPTION 2
**Proposed*

8,512 SF



OPTION 3
**Proposed*

13,450 SF

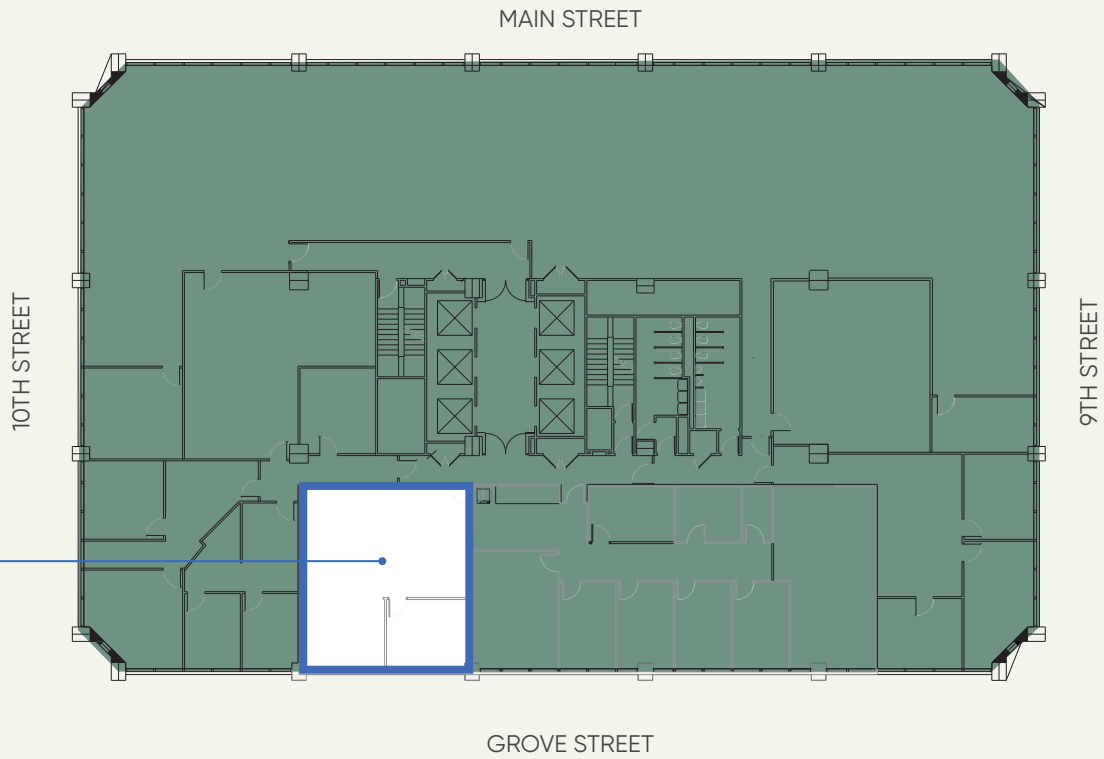


Availabilities

9TH FLOOR
1,200 SF

Lease Rate
\$26.00/SF
Full Service

1,200 SF



10TH FLOOR
6,397 SF

Lease Rate
\$26.00/SF
Full Service

6,397 SF



GROVE STREET



The Best of Boise At Your Doorstep

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.

Fitness & Health

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

Coffee Shops

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

Parking

Hotels

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

Restaurants

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

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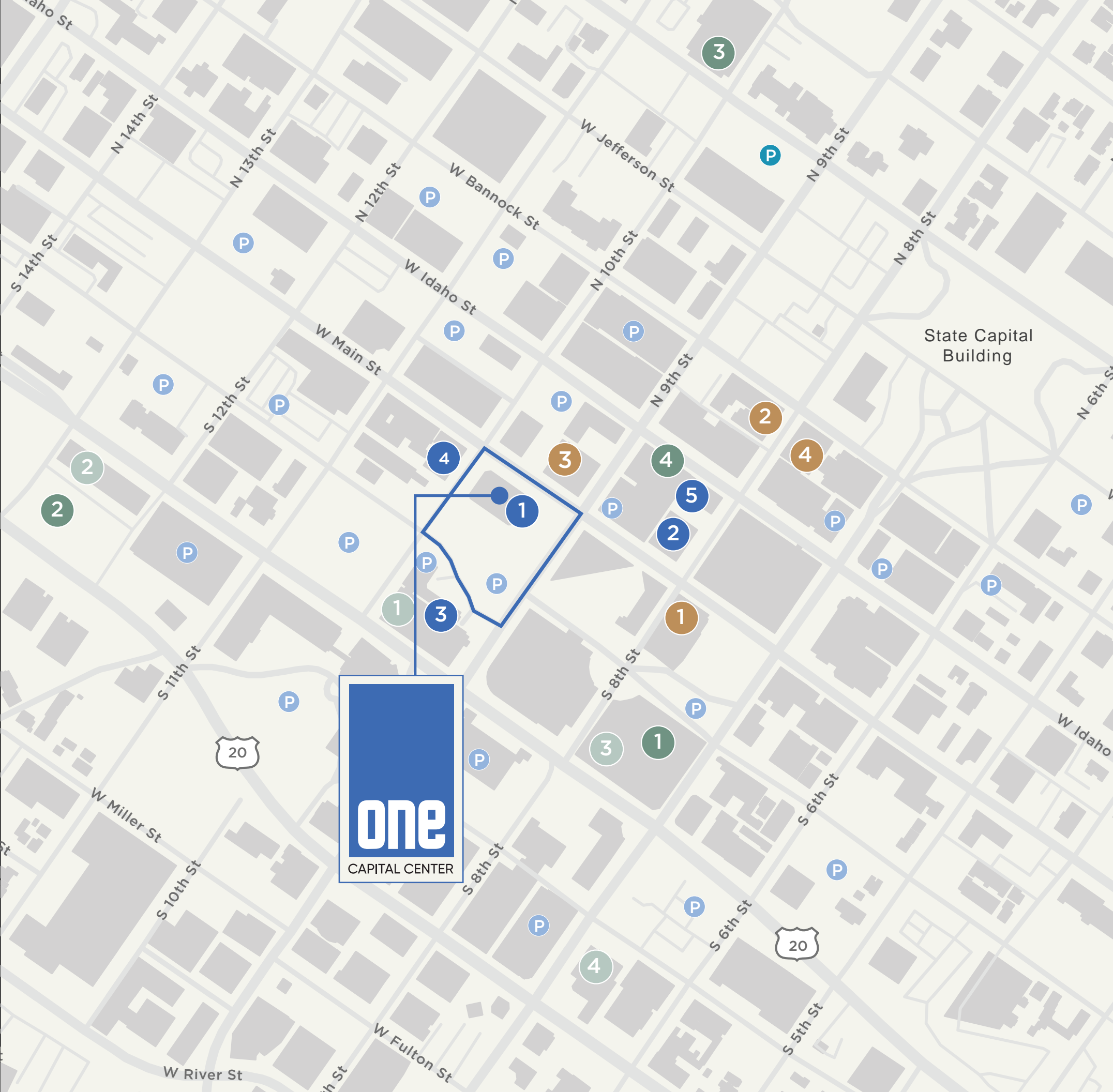
Block From
Boise Centre Convention Center

5

Blocks From
The Idaho State Capitol

7

Hotel Accomodations
Within 3 Blocks





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:



Incentives


- Tax Reimbursement Incentive for new high-wage jobs
- Idaho Business Advantage incentive package
- Workforce development training fund
- No inventory tax

6% Sales & Use Tax

5.8% Corporate Income Tax

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)

Click here to learn more about Boise's national regonition 



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Demographics

- 801,000+** Population
- 500,000+** Fastest rate of net migration of any U.S. metro*
- 414,128** Labor Force (2022)
- 67.9%** Some College Education or Above
- 58%** College Graduate Retention

Statistics courtesy of Boise Valley Economic Partnership



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CAPITAL CENTER

For More Information, Please Contact:

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