



one

CAPITAL CENTER

Classic Design, Iconic Presence

VIEW FLYOVER



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 – 125,049 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 – 125,049 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

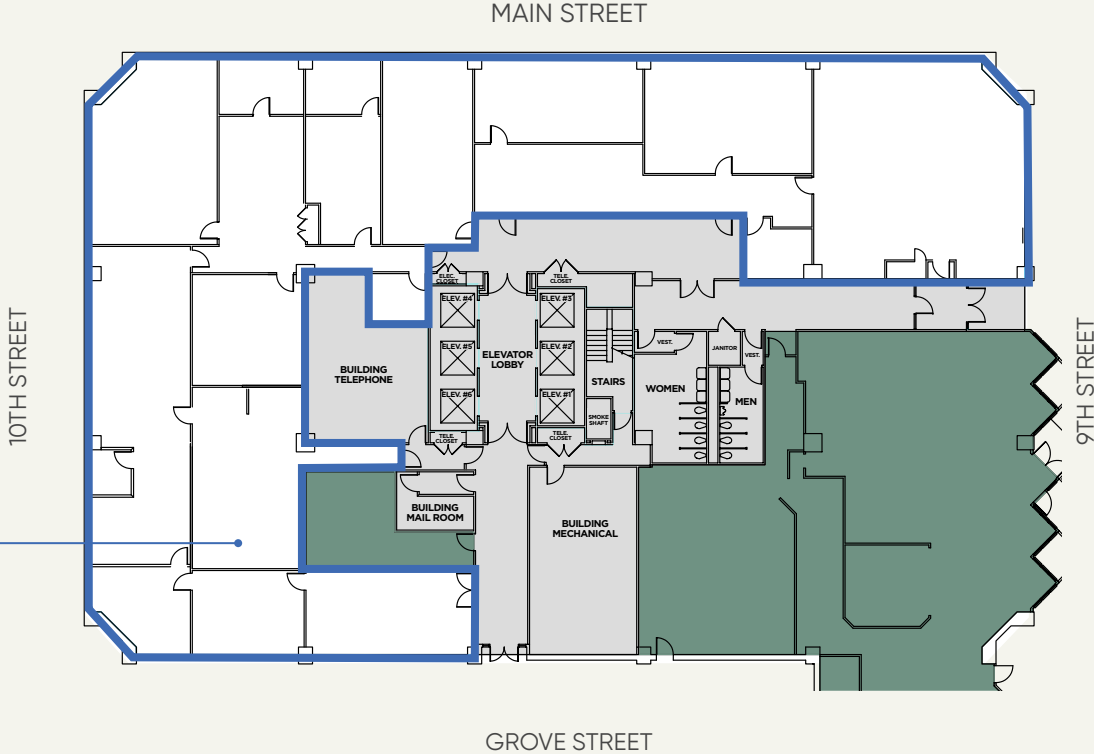


Availabilities

PLAZA LEVEL
8,060 SF

Lease Rate
\$26.00/SF
Full Service

8,060 SF



2ND FLOOR
17,212 SF

Lease Rate
\$26.00/SF
Full Service

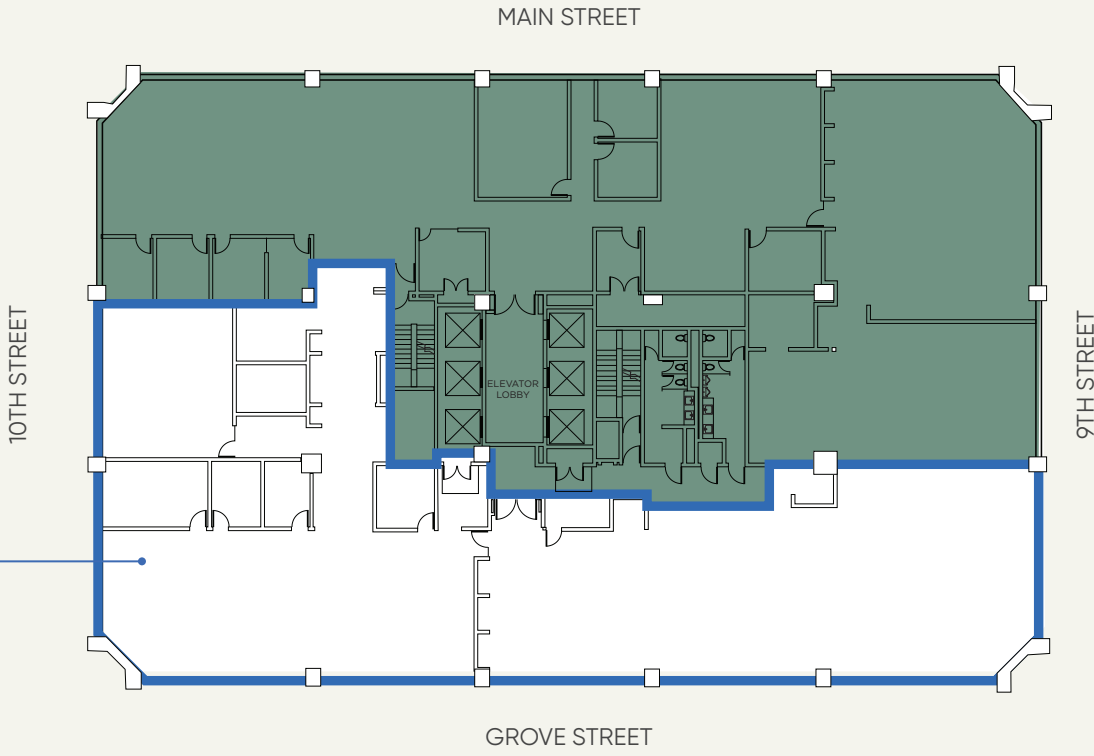
17,212 SF



3RD FLOOR
7,929 SF

Lease Rate
\$26.00/SF
Full Service

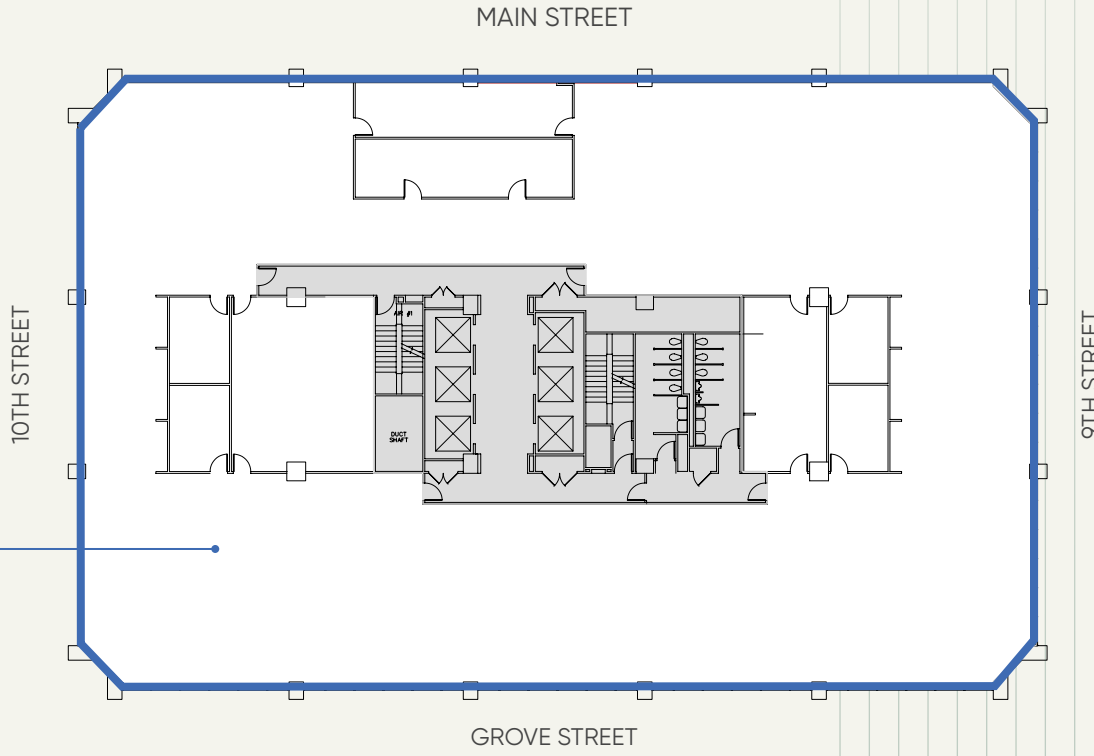
7,929 SF



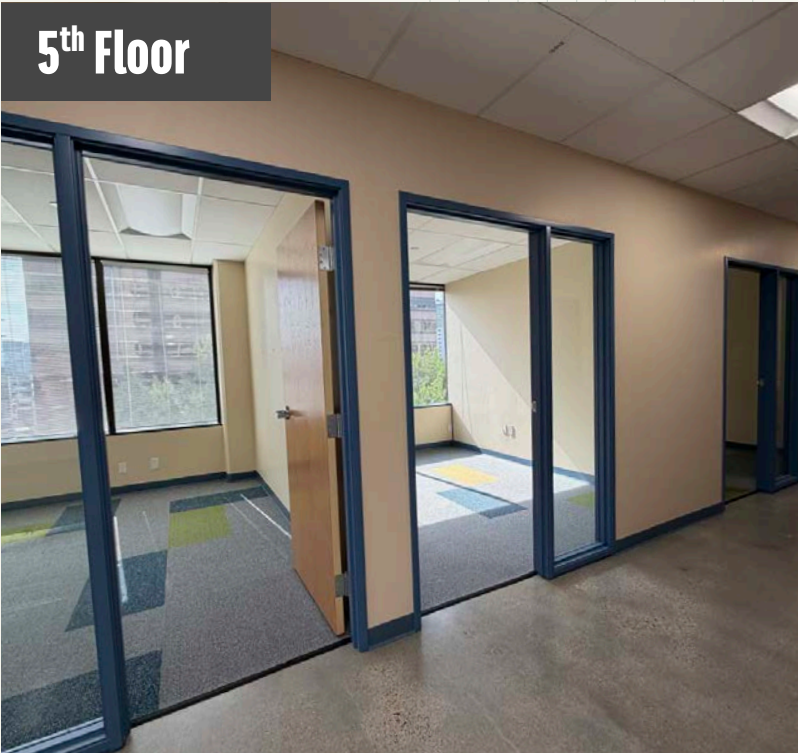
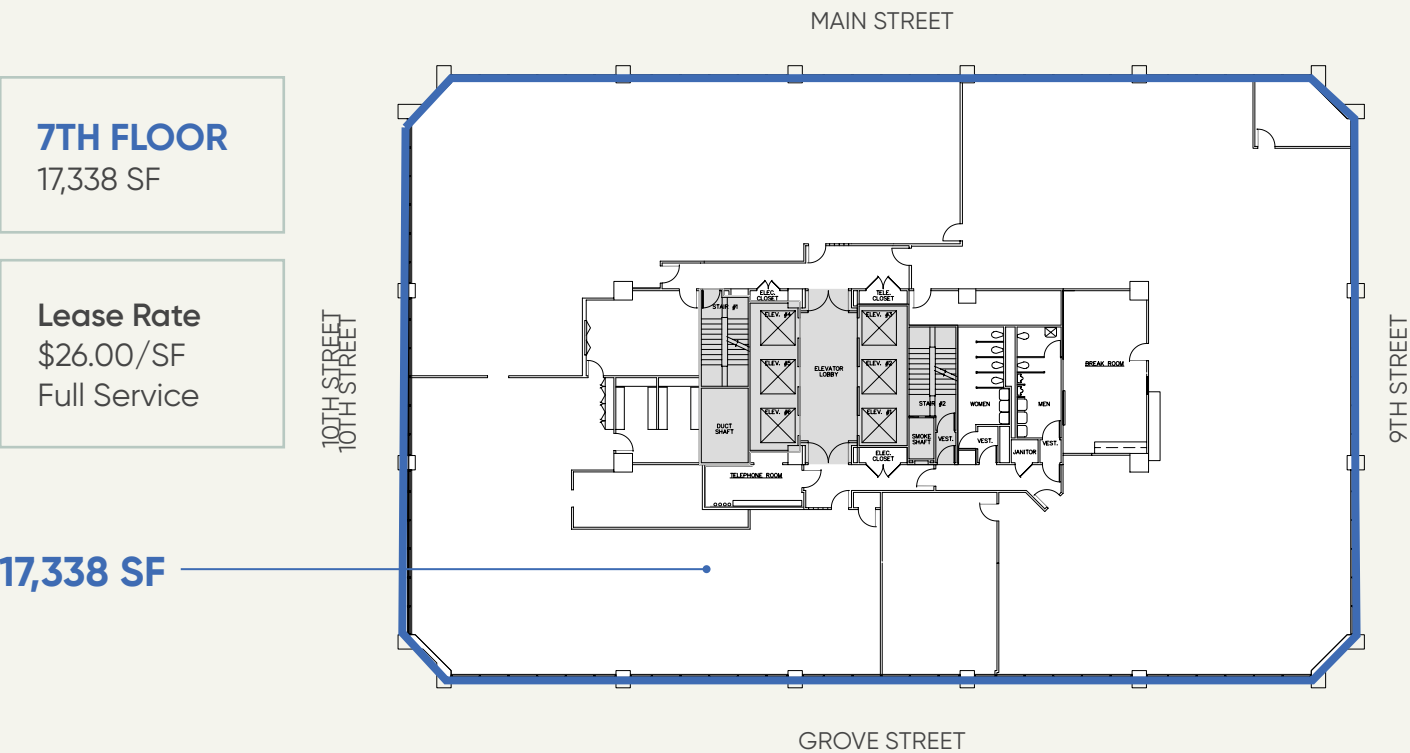
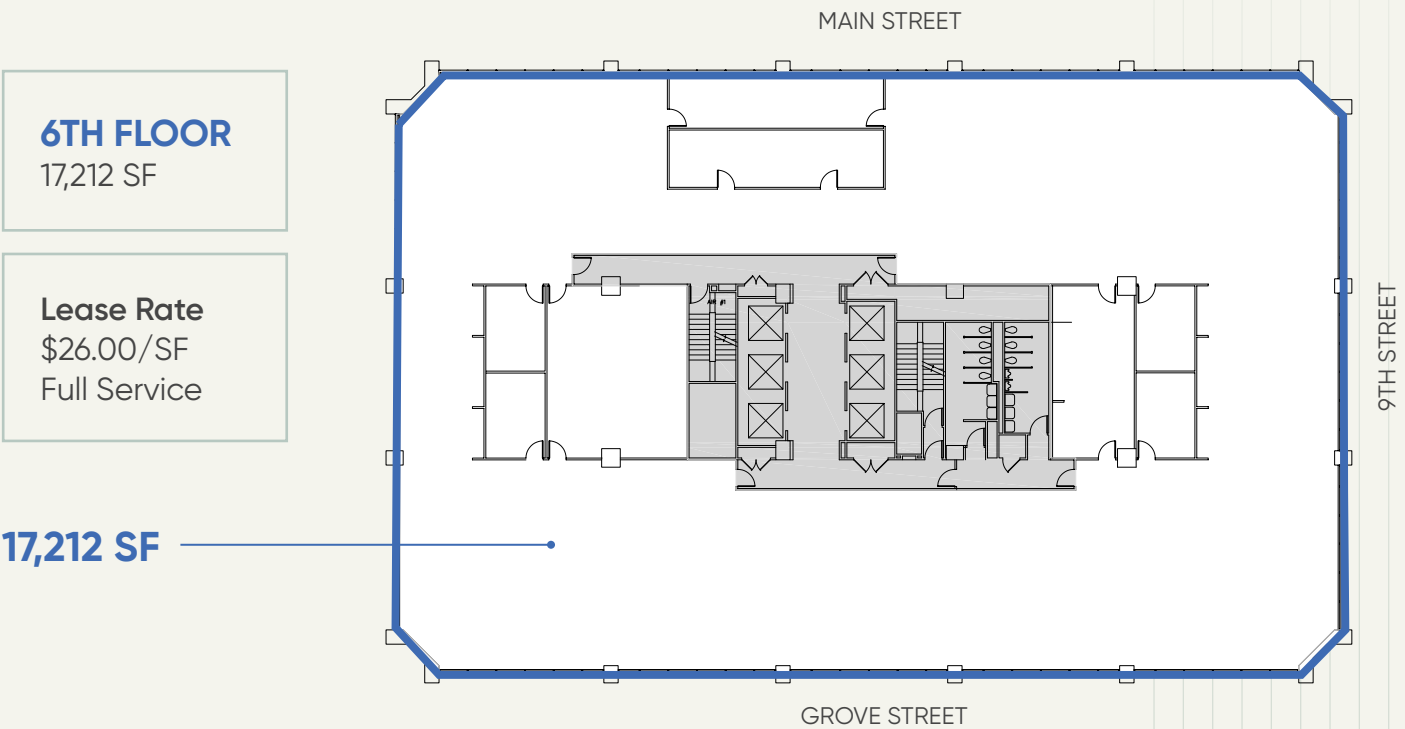
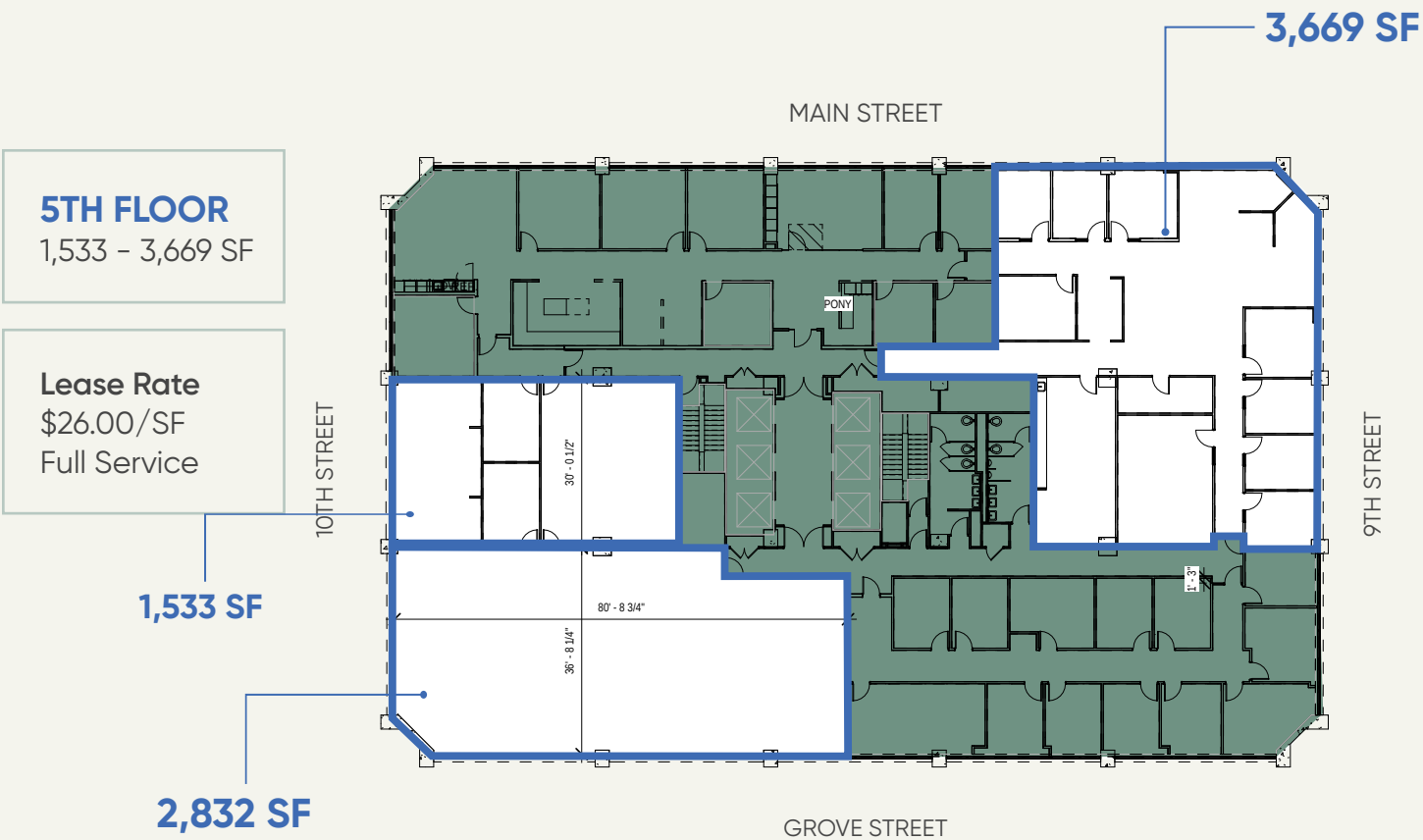
4TH FLOOR
17,212 SF

Lease Rate
\$26.00/SF
Full Service

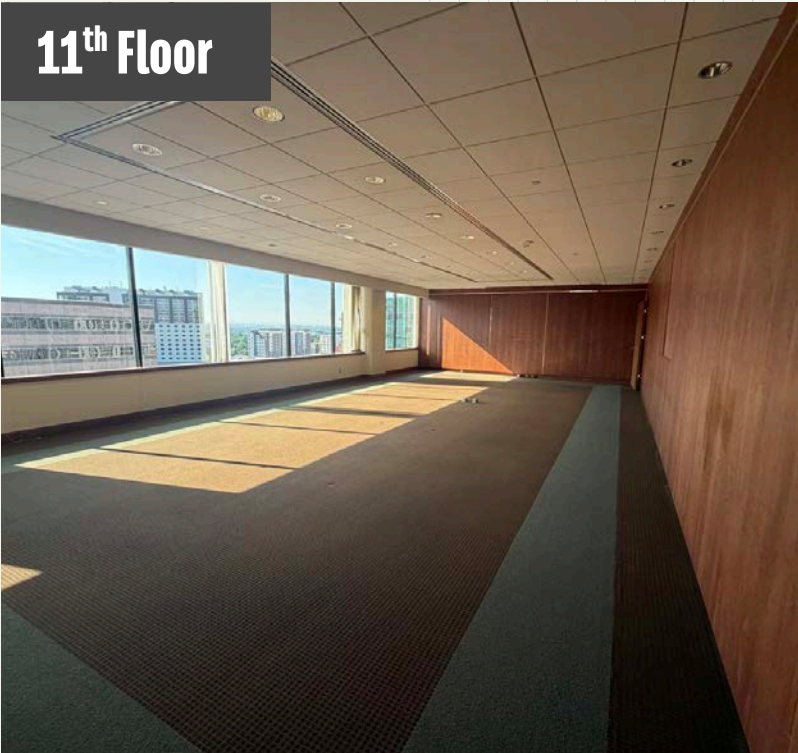
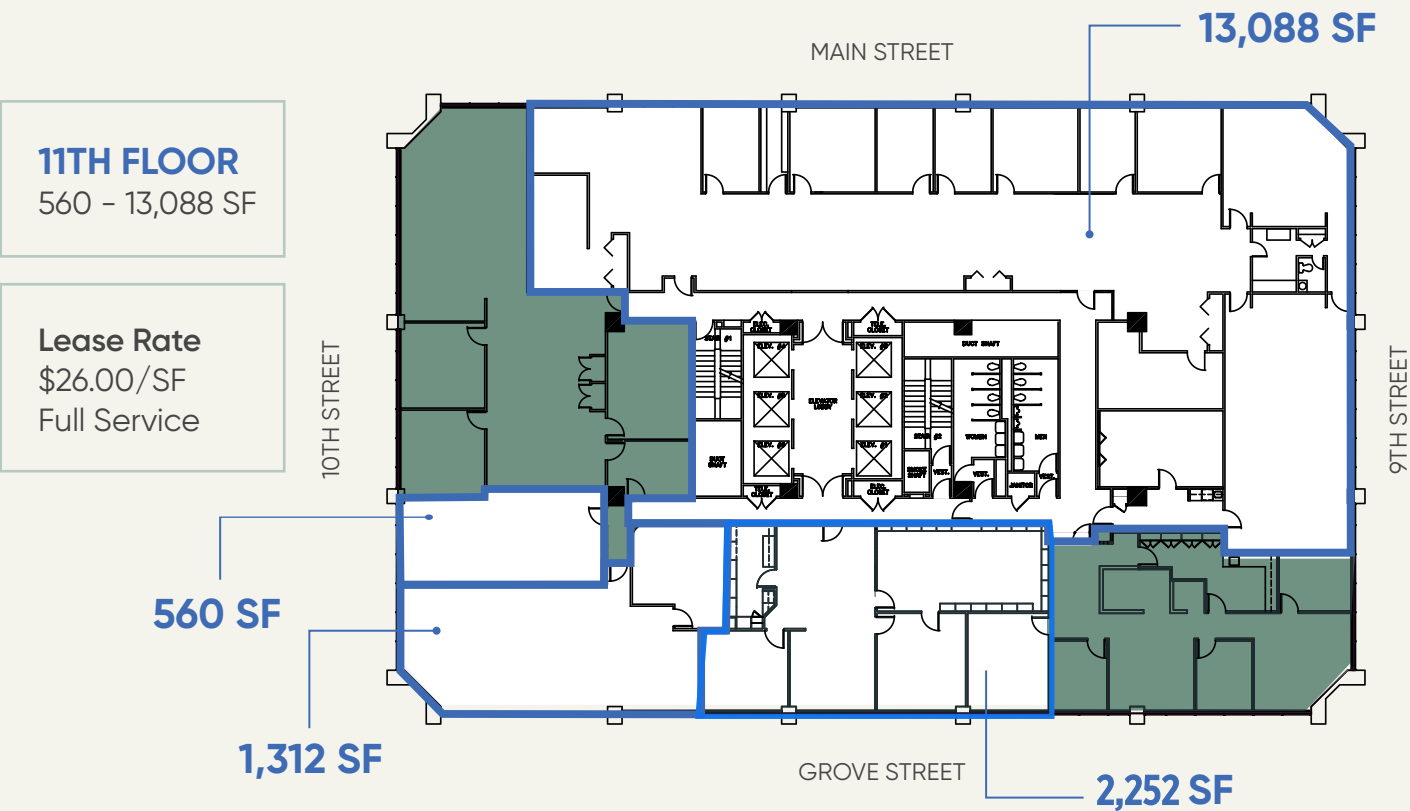
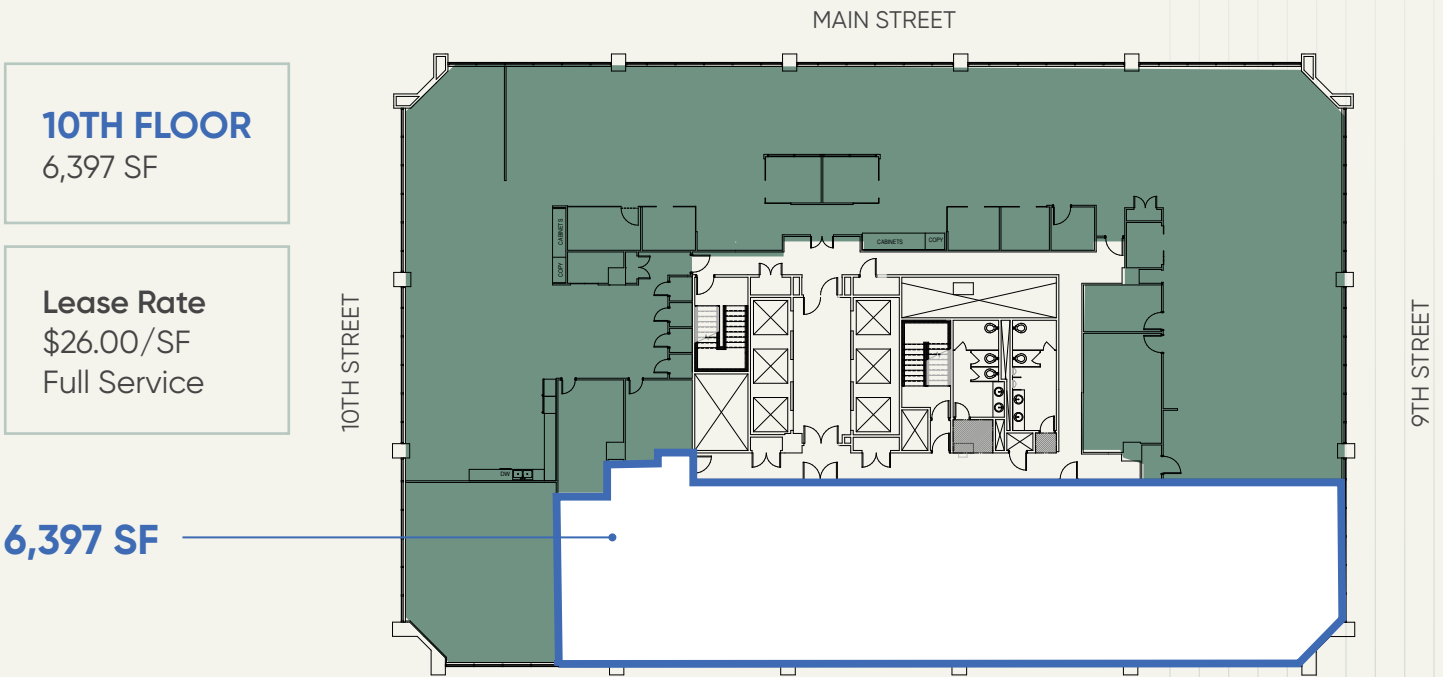
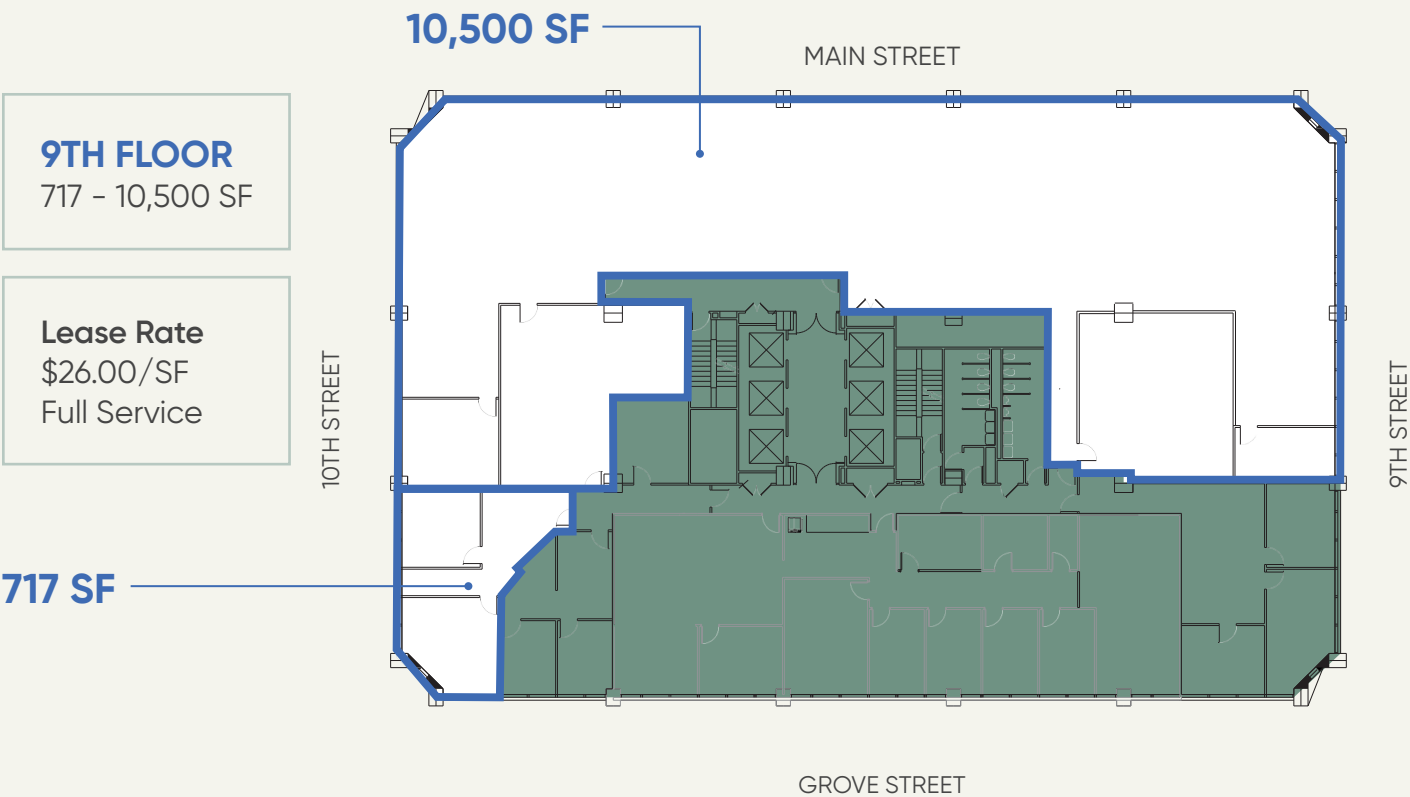
17,212 SF



Availabilities



Availabilities



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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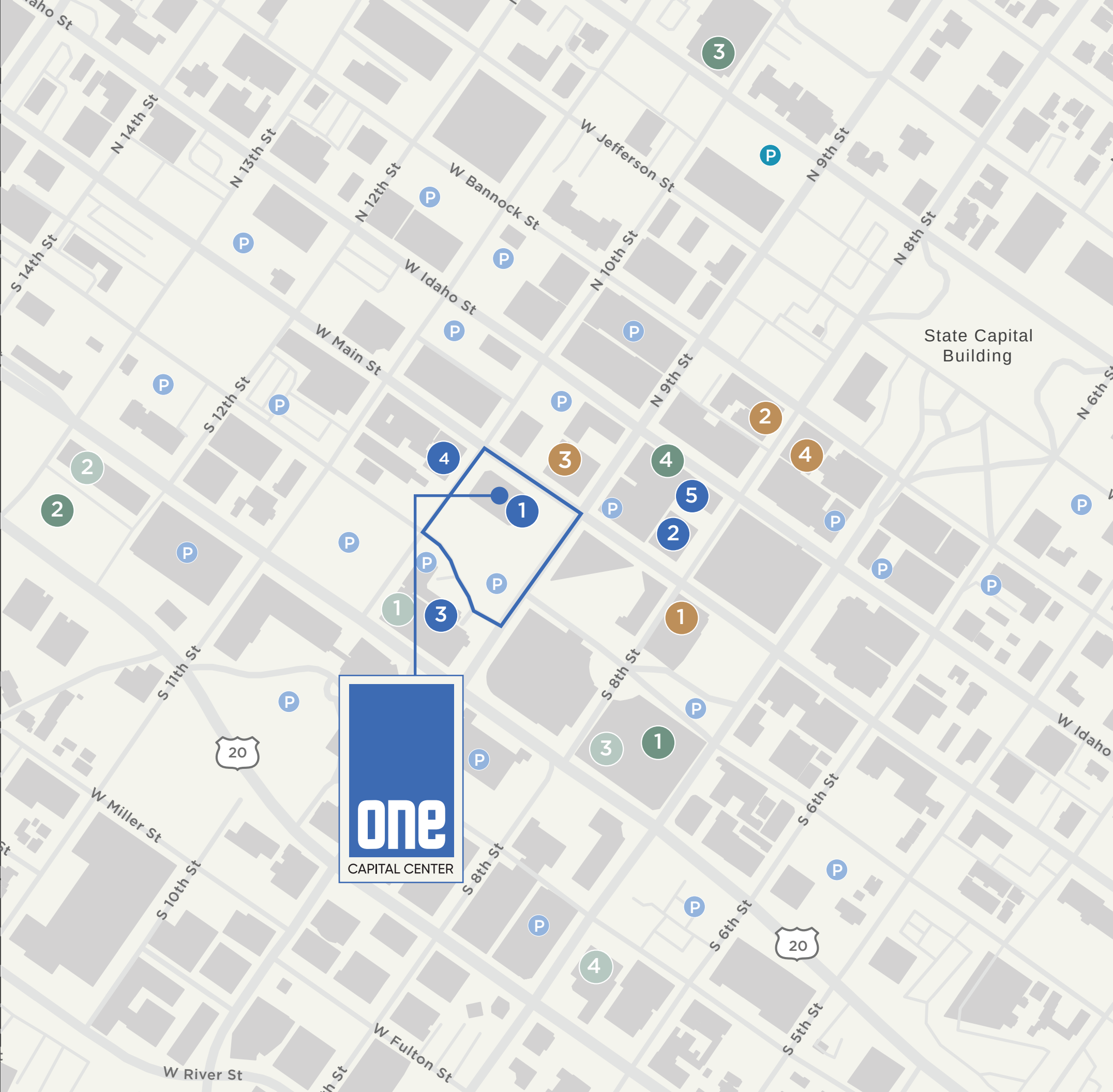
Block From
Boise Centre Convention Center

5

Blocks From
The Idaho State Capitol

7

Hotel Accommodations
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 recognition](#)



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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

Why Downtown Boise?

Companies often find it easier to recruit and retain employees in a walkable urban environment with restaurants, entertainment, and amenities nearby.

Downtown Boise is the center of the region's professional workforce, with proximity to major employers, government offices, and educational institutions, including Boise State University. Boise has experienced significant population and economic growth over the past decade. Industries such as technology (Micron), finance, healthcare, construction, and professional services have expanded in the region, creating opportunities for business partnerships and customer growth. Approximately 40,000 people currently work downtown. It is projected to increase to 55,175 by 2030.

Being located in Boise's central business district allows increased visibility with clients, investors, government agencies, and other businesses. Boise's downtown presence can enhance a company's brand image.

Many professional organizations, industry groups, and business events are concentrated in downtown. This can make it easier to build relationships, attract customers, and participate in the local business community. Being downtown also can facilitate collaboration, idea sharing, and access to specialized services such as legal, accounting, marketing, and consulting firms. Downtown also provides direct access to the offices of the City of Boise and the State of Idaho.



Downtown Boise offers convenient access to major roads, public transportation, and the nearby Boise Airport.

Approximate drive times to downtown Boise:

Origin	3000 E. Pine (Non-Peak)	3000 E. Pine (Peak)	999 W. Main (Non-Peak)	999 W. Main (Peak)
CALDWELL CITY HALL	~35 min	~40-45 min	~30 min	~35-40 min
NAMPA CITY HALL	~20 min	~25 min	~24 min	~28-30 min
EAGLE CITY HALL	~15-20 min	~20-25 min	~20 min	~25-30 min
Origin	3000 E. Pine (Non-Peak)	3000 E. Pine (Peak)	999 W. Main (Non-Peak)	999 W. Main (Peak)
MERIDIAN CITY HALL	~8-10 min	~12-15 min	~18-20 min	~22-25 min
KUNA CITY HALL	~15-20 min	~20-22 min	~25-27 min	~30-35 min
HARRIS RANCH (SE BOISE)	~20-22 min	~25-30 min	~10-12 min	~15-20 min



Employees have the value of having access to restaurants, coffee shops, fitness centers, parks, and cultural attractions during and after work.



Downtown Boise is close to destinations such as Bogus Basin Ski Resort, Julia Davis Park and the Boise River Greenbelt.



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CAPITAL CENTER

For More Information, Please Contact:

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