



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	

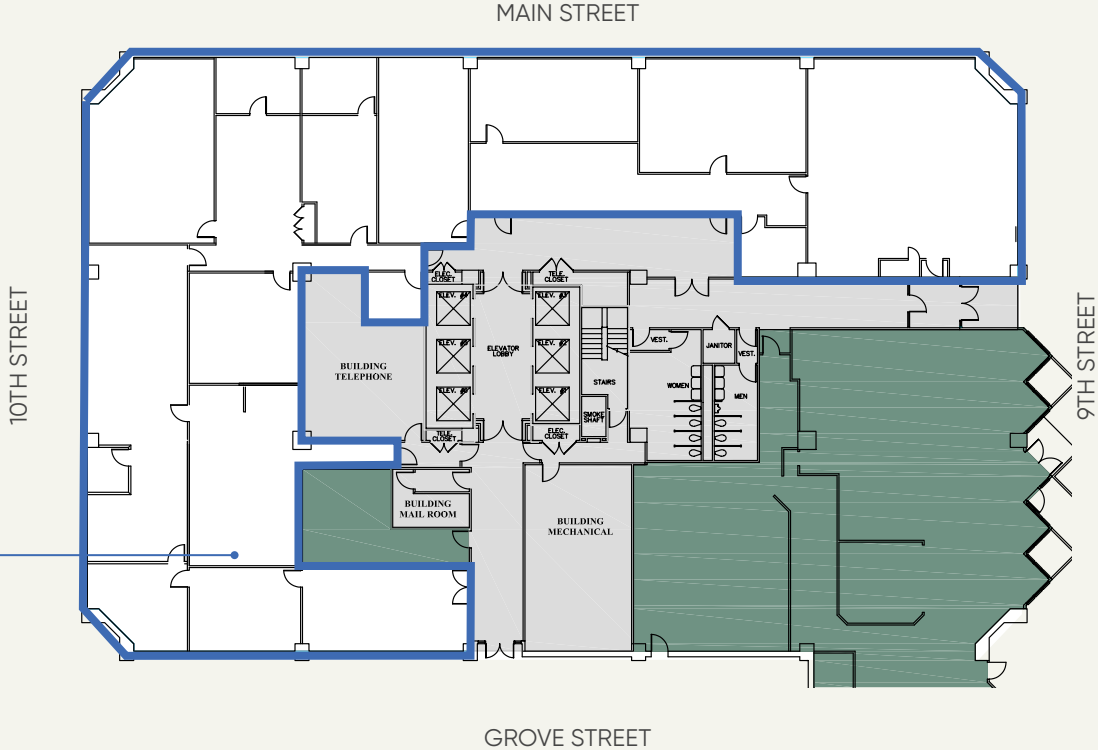


Availabilities

PLAZA LEVEL
9,600 SF

Lease Rate
\$26.00/SF
Full Service

9,600 SF



5TH FLOOR
4,938 - 5,312 SF

Lease Rate
\$26.00/SF
Full Service

4,938 SF

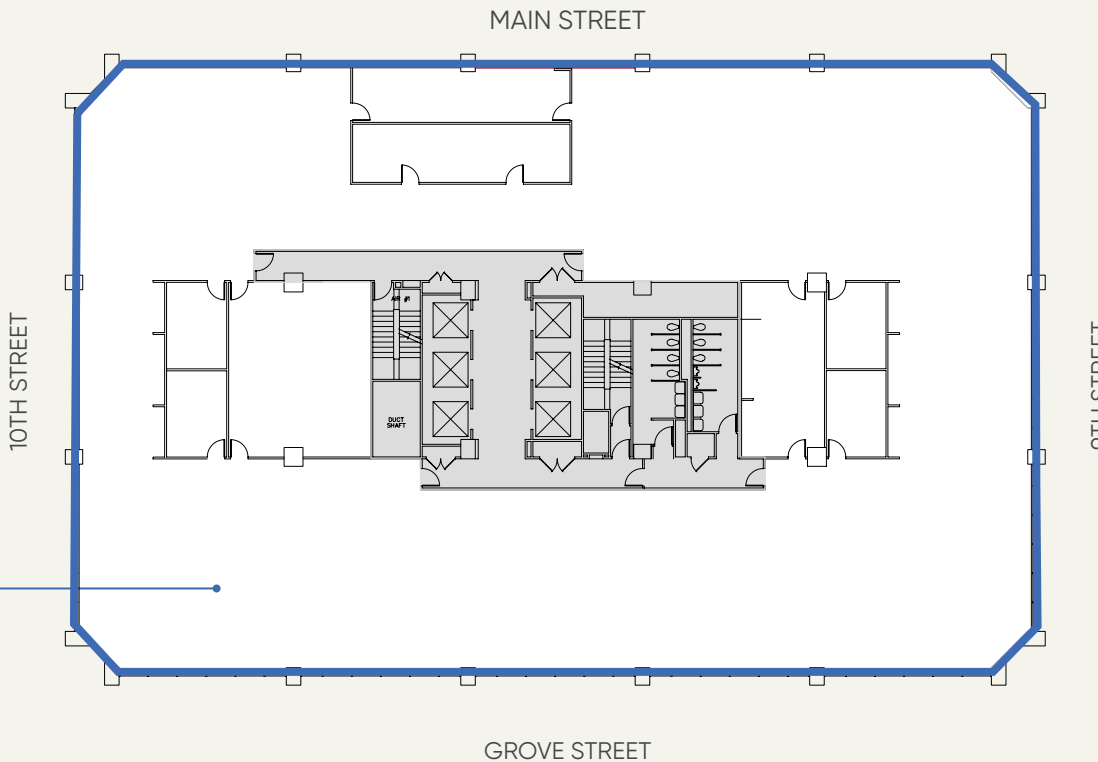
5,312 SF



4TH FLOOR
17,212 SF

Lease Rate
\$26.00/SF
Full Service

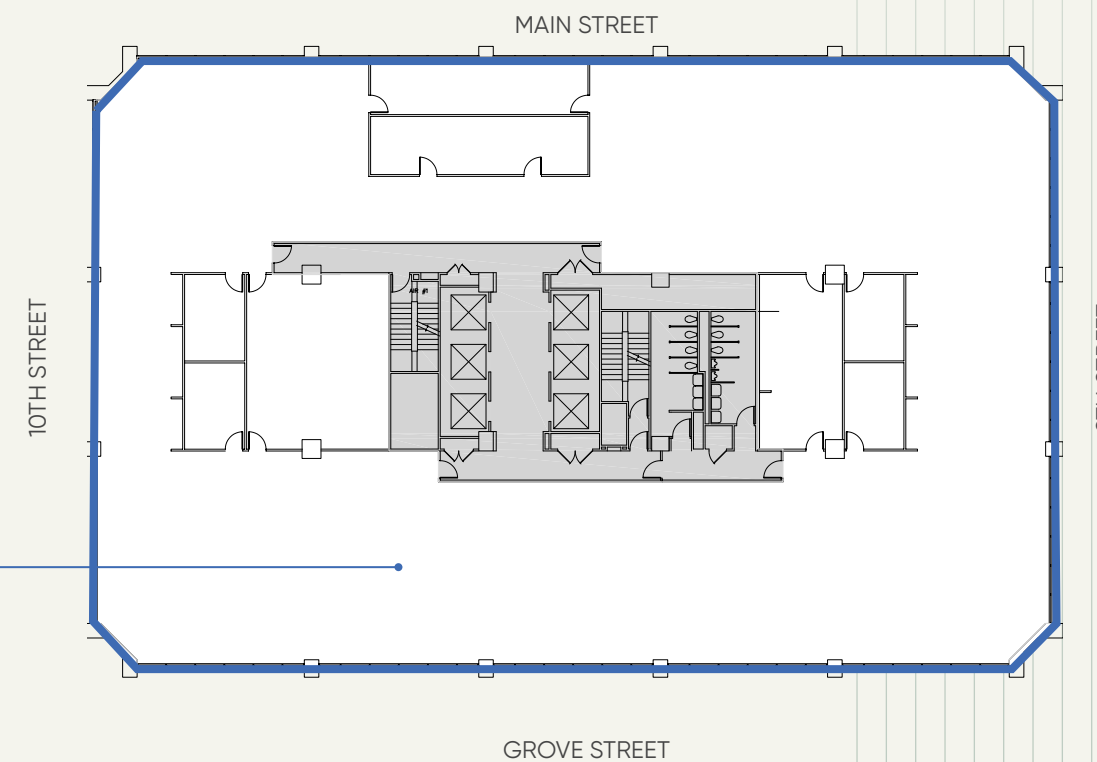
17,212 SF



6TH FLOOR
17,212 SF

Lease Rate
\$26.00/SF
Full Service

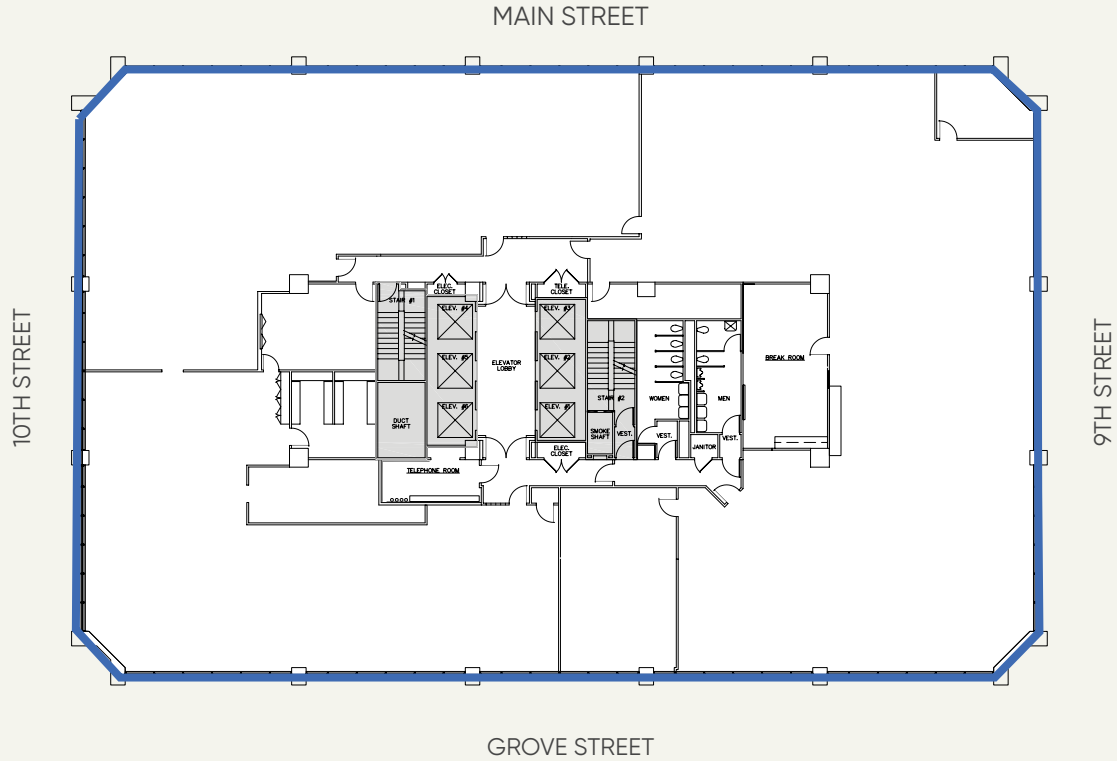
17,212 SF



Availabilities

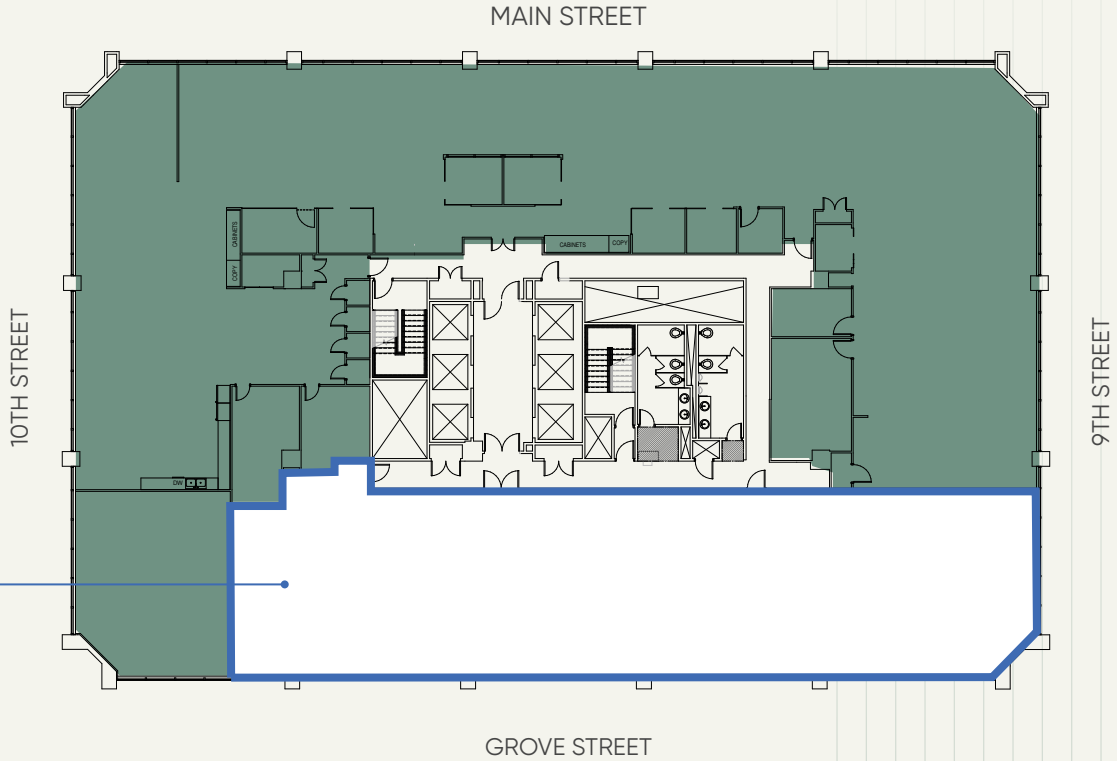
7TH FLOOR
17,338 SF

Lease Rate
\$26.00/SF
Full Service



10TH FLOOR
6,397 SF

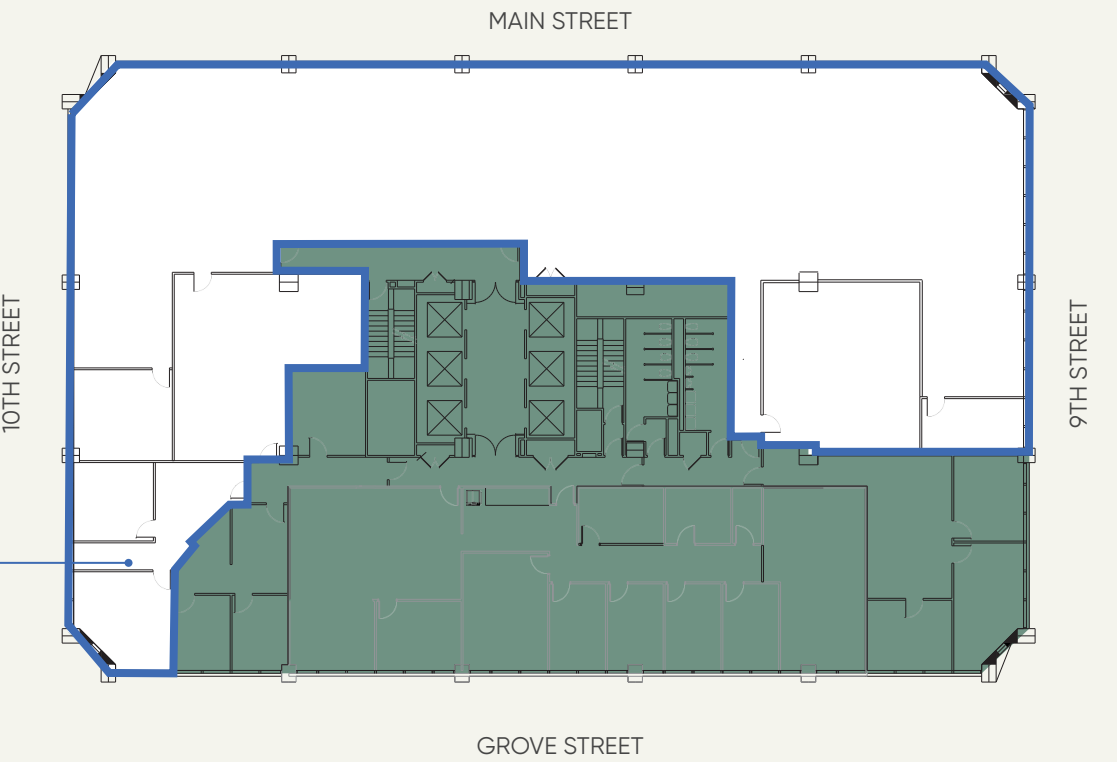
Lease Rate
\$26.00/SF
Full Service



6,397 SF

9TH FLOOR
11,217 SF

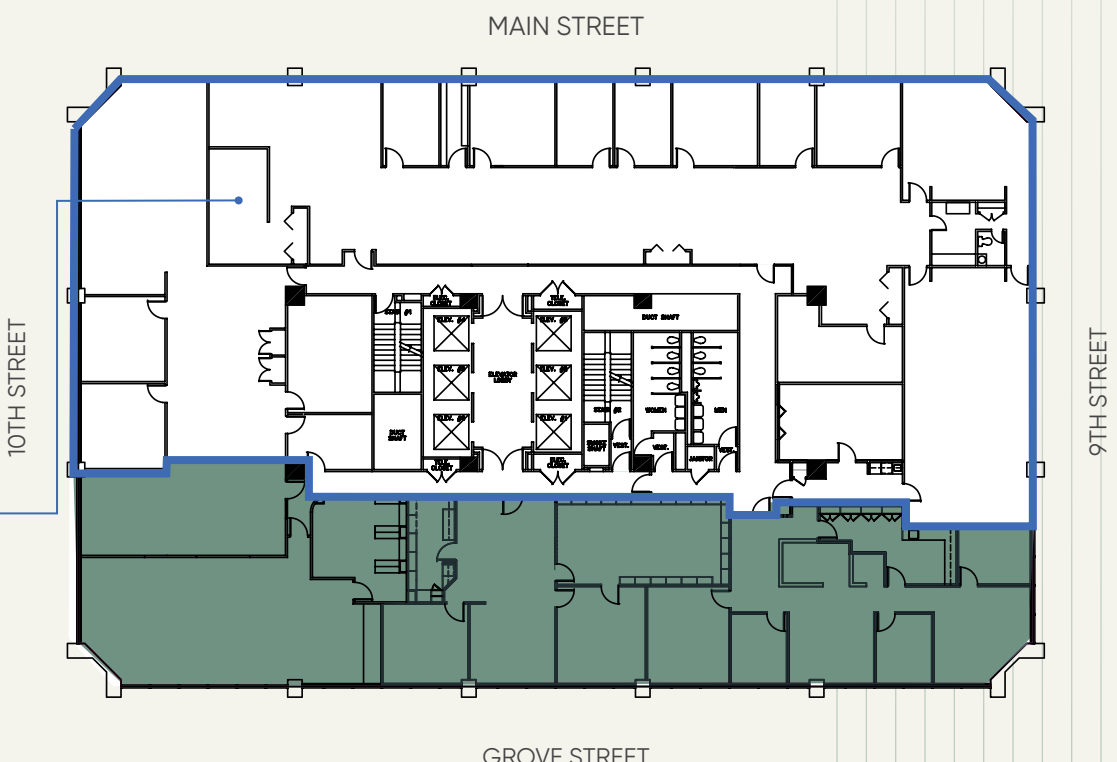
Lease Rate
\$26.00/SF
Full Service



11,217 SF

11TH FLOOR
13,088 SF

Lease Rate
\$26.00/SF
Full Service



13,088 SF

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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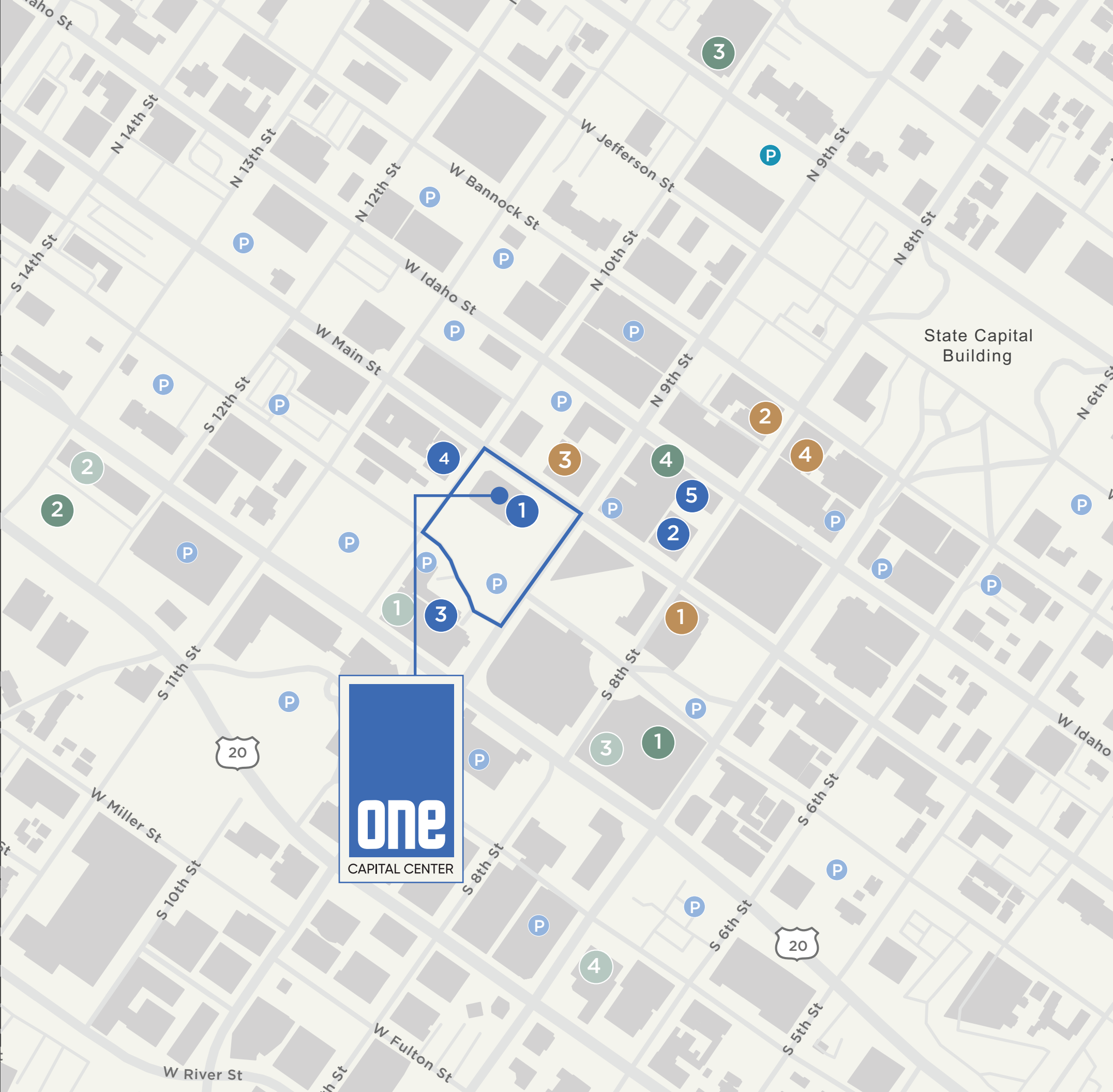
Block From
Boise Centre Convention Center

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

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