266 TO 3,803 RSF FOR LEASE

THE SONNA BUILDING

906-910 MAIN STREET, BOISE, IDAHO 83702

DOWNTOWN BOISE RETAIL
& OFFICE SPACES



CUSHMAN & WAKEFIELD

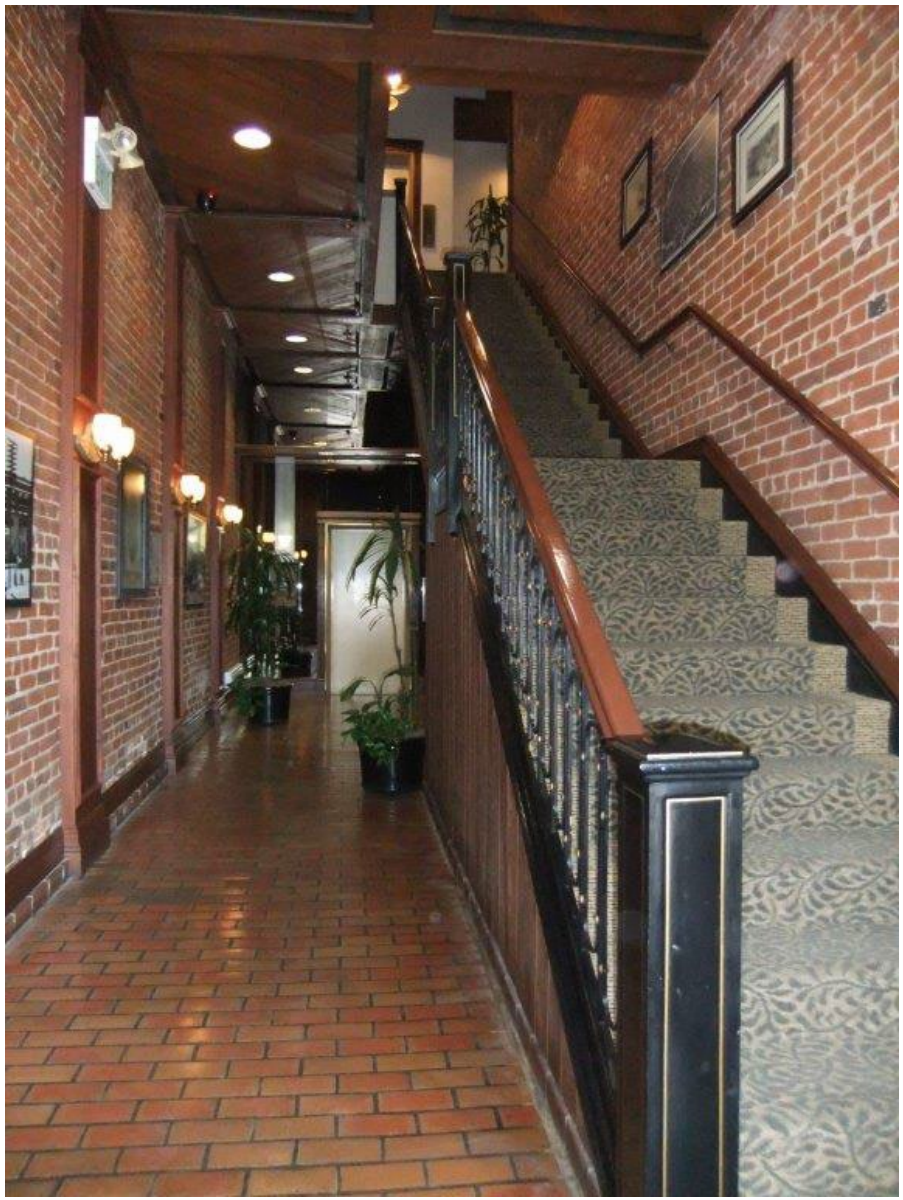
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PROPERTY HIGHLIGHTS

Available:	266 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



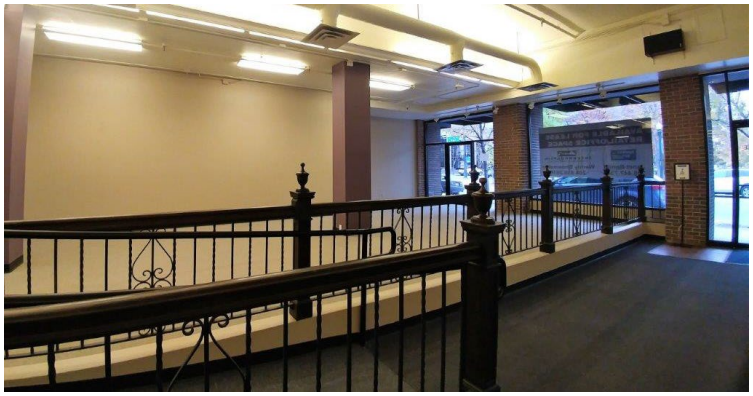
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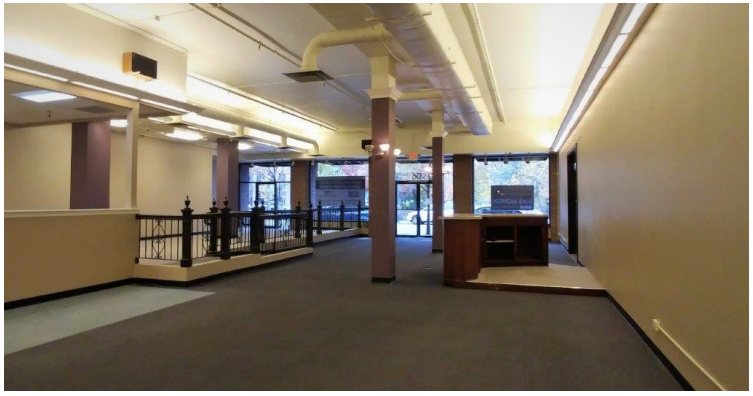
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AVAILABILITIES

SUITE NUMBER	SQUARE FOOTAGE	LEASE RATE
Suite 906 Street Front Retail	3,803 RSF	$13.00/Month PSF - Full Service
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 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 306	425 RSF	$18.00 Full Service
Suite 316	782 RSF	$18.00 Full Service
Suite 336	167 RSF	$500/Month







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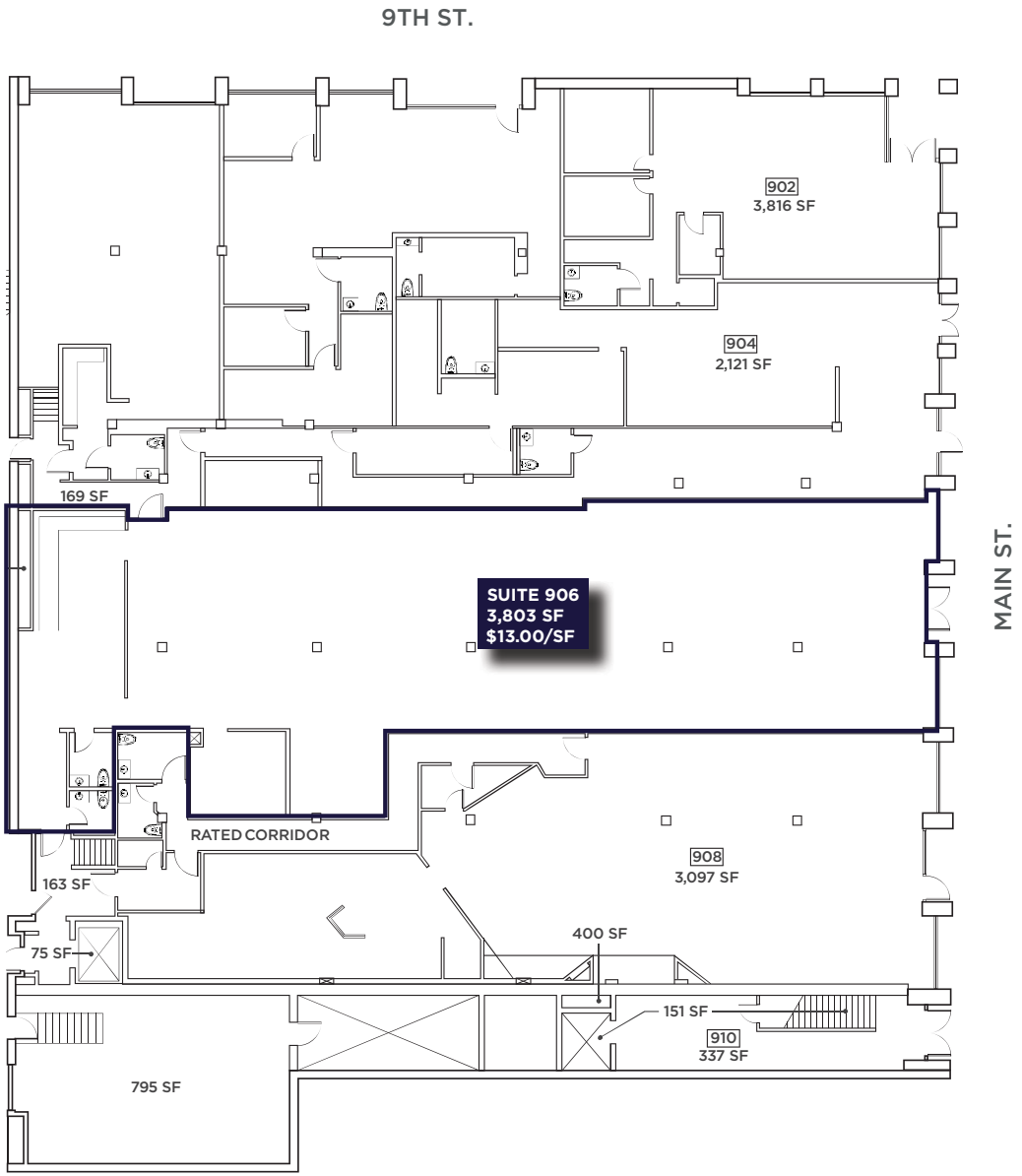
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FLOOR PLAN

FIRST FLOOR LAYOUT

- Available
- Leased
- Common Area





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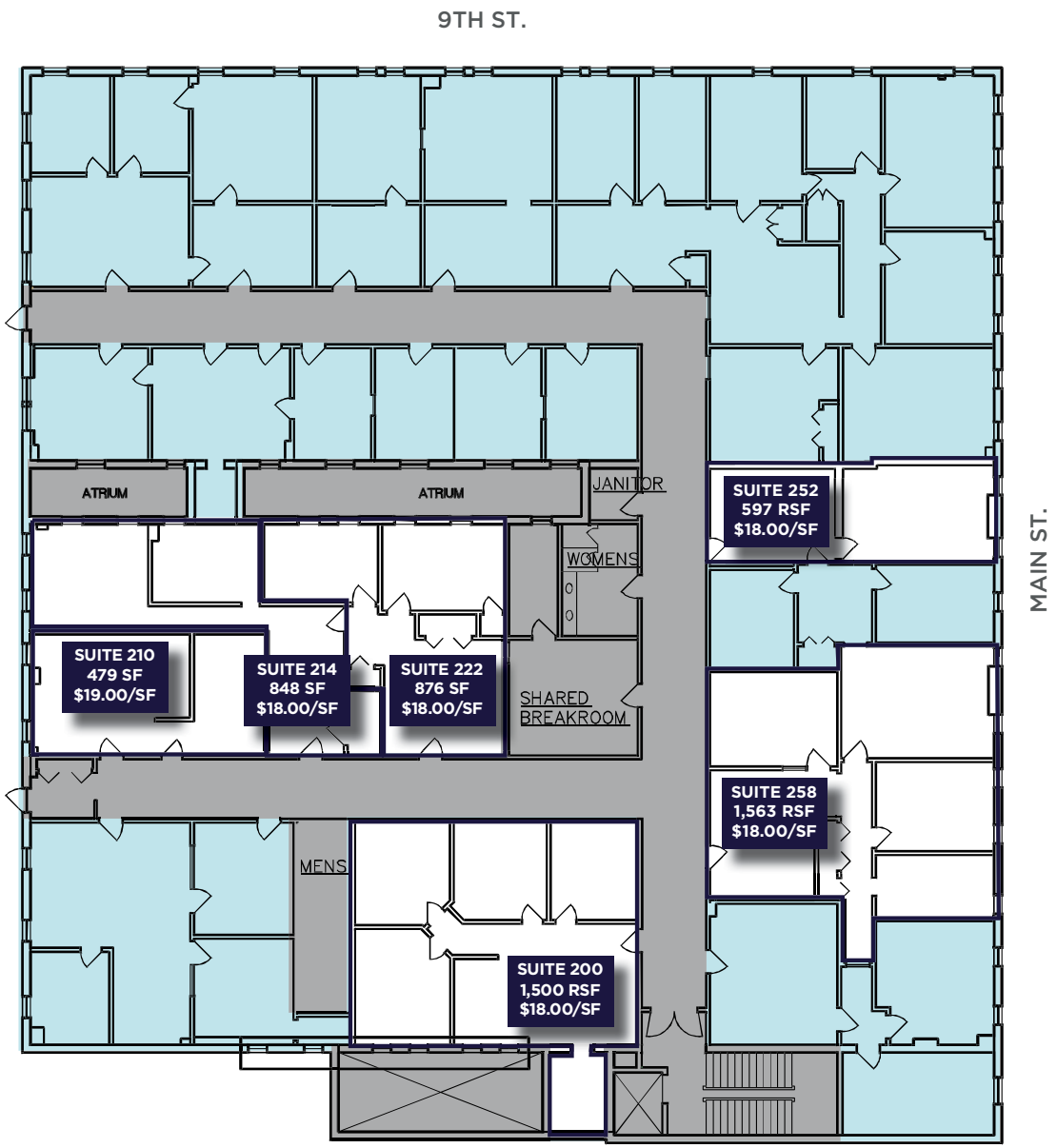
FLOOR PLAN

SECOND FLOOR LAYOUT

Available

Leased

Common Area



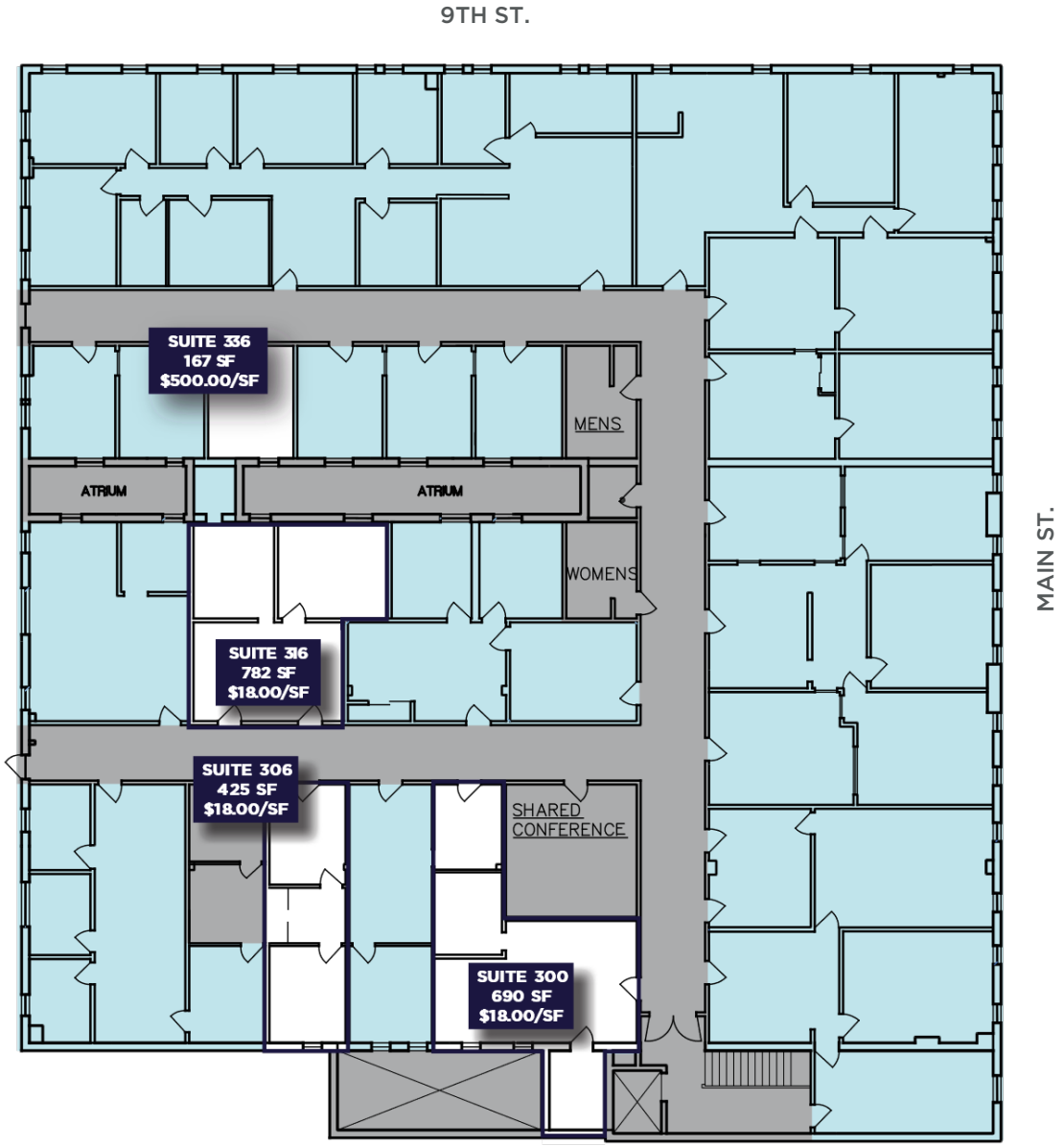
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FLOOR PLAN

THIRD FLOOR LAYOUT



- Available
- Leased
- Common Area

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THE SONNA BUILDING

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AMENITY MAP

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. MARRIOT 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

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 PER YEAR

NEW DEVELOPMENTS

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

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



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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 2021	**#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



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