





906-910 Main Street Boise, Idaho 83702

210 SF TO 3,803 SF

PROPERTY HIGHLIGHTS

1st FI Retail/Office

Estimated NNN

Office - Ste 258

Office - Ste 306

Office - Ste 310

Office - Ste 320

Office - Ste 328

Office - Ste 332

Office - Ste 354

Office Lease Type

3,803 SF - \$16.50/SF NNN

\$5.50/SF

1,563 RSF - \$18.00/SF

425 RSF - \$18.00/SF

1,010 RSF - \$18.00/SF

697 RSF - \$18.00/SF

210 RSF - \$18.00/SF

212 RSF - \$18.00/SF

660 RSF - \$18.00/SF

Full Service



BREE WELLS

Senior Associate Office Specialist +1 208 287 9492 bree.wells@paccra.com

DJ THOMPSON

Director
Office/Investment Specialist
+1 208 287 8438
di.thompson@paccra.com

JENNIFER MCENTEE

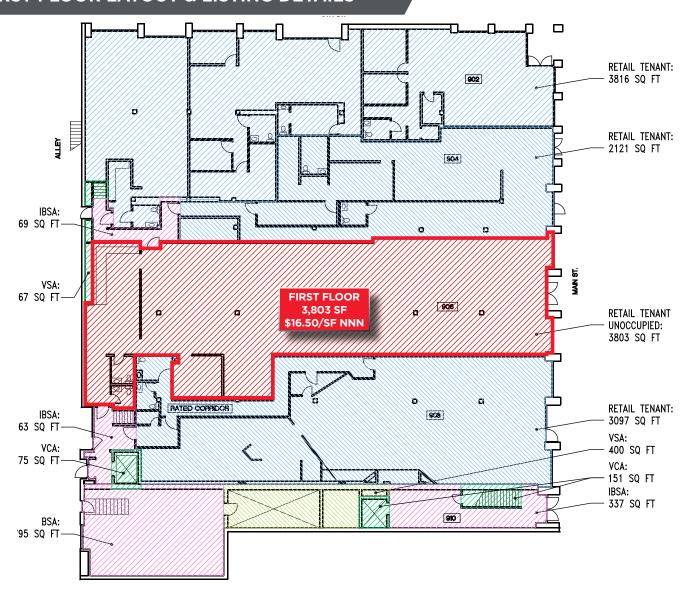
Director Office/Investment Specialist +1 208 287 9495 jennifer.mcentee@paccra.com

999 West Main Street, Ste 1300 Boise, Idaho 83702 Main +1 208 287 9500 Fax +1 208 287 9501 paccra.com

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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



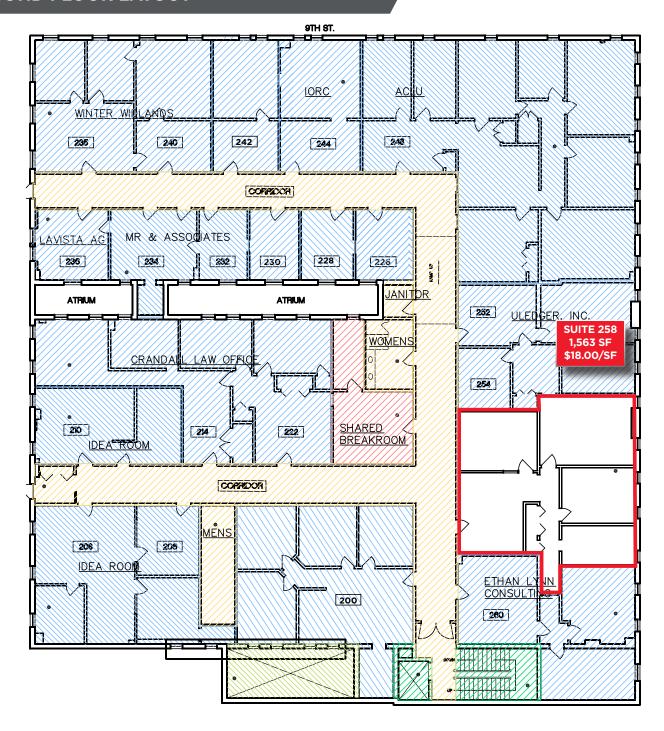
PACE F C

THE SONNA BUILDING

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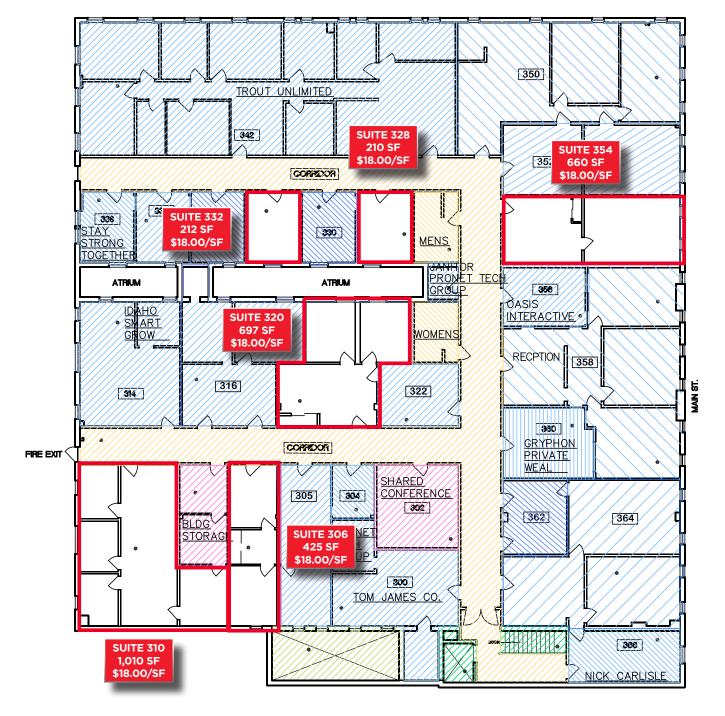
SECOND FLOOR LAYOUT



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THIRD FLOOR LAYOUT





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HOTELS UNDER CONSTRUCTION

1 HOME2SUITES BY HILTON - 140 ROOMS

EXISTING HOTELS

- RED LION 182 ROOMS
- BUDGET INN 44 ROOMS
- HOTEL 43 112 ROOMS
- HAMPTON INN 186 ROOMS
- TOWNEPLACE SUITES 121 ROOMS
- RESIDENCE INN 104 ROOMS
- THE MODERN 41 ROOMS
- SAFARI INN 103 ROOMS
- THE GROVE 234 ROOMS
- COURTYARD 162 ROOMS
- THE ANNIVERSARY INN 40 ROOMS
- MARRIOT RESIDENCE INN 185 ROOMS
- HYATT PLACE 150 ROOMS
- INN AT 500 CAPITAL 111 ROOMS
- HILTON GARDEN INN 175 ROOMS

EVENT CENTERS

- ONVENTION CENTER EXPANSION 40,000 SF
- 2 JUMP \$70 MIL URBAN ART CENTER
- 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 + EMPLOYEES

BSU COMPUTER SCIENCE PROGRAM 53.549 SQ FT. 2 FLOORS

- SIMPLOT HQ 800 EMPLOYEES
- 3 DOWNTOWN RESIDENTIAL 600 + UNITS
- 132,000 SF OFFICE BUILDING

DOWNTOWN BY THE NUMBER

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

