



OFFICE SPACE FOR LEASE - MOVE-IN READY



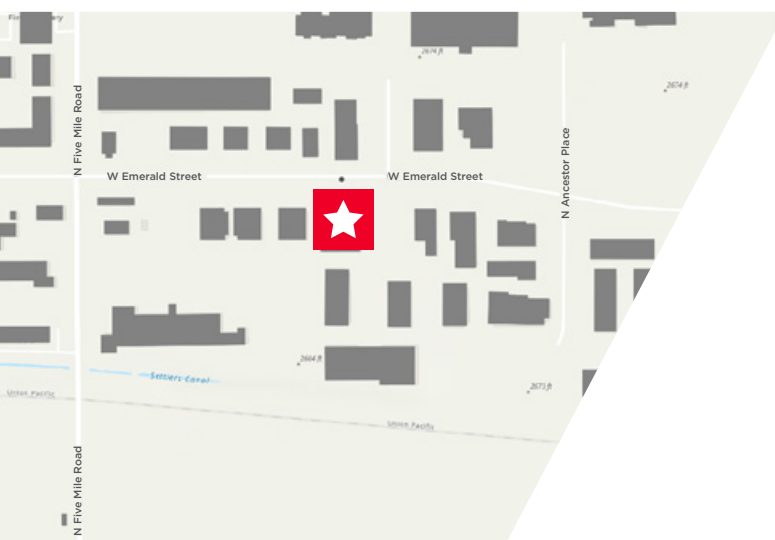
EMERALD TECH OFFICE SPACE

10259 West Emerald Street
Boise, Idaho 83704

2,732 RSF - AVAILABLE

PROPERTY HIGHLIGHTS

Lease Rate	\$13.00/SF
NNN Est.	\$3.12/SF
Co-tenant	Baseline
Building Size	25,500 SF
Lot Size	1.68 Acres
Parcel Number	R1573680151
Zoning	M1-D - Industrial
LockBox	No, Contact Agents



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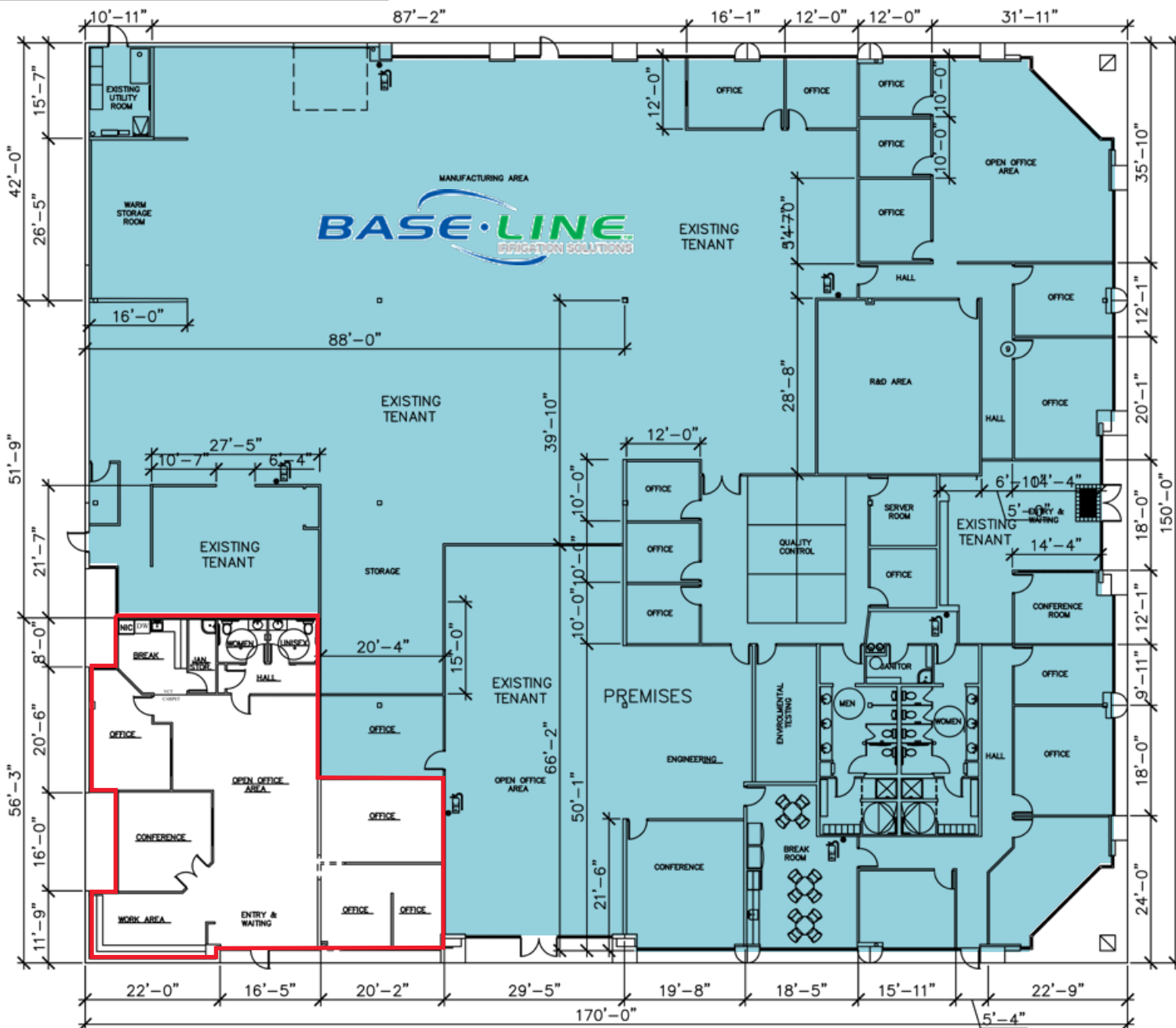
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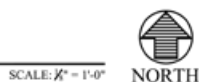
2,732 RSF - AVAILABLE - \$13.00/SF NNN



FLOOR PLAN



OVERALL FLOOR PLAN



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Listing Features

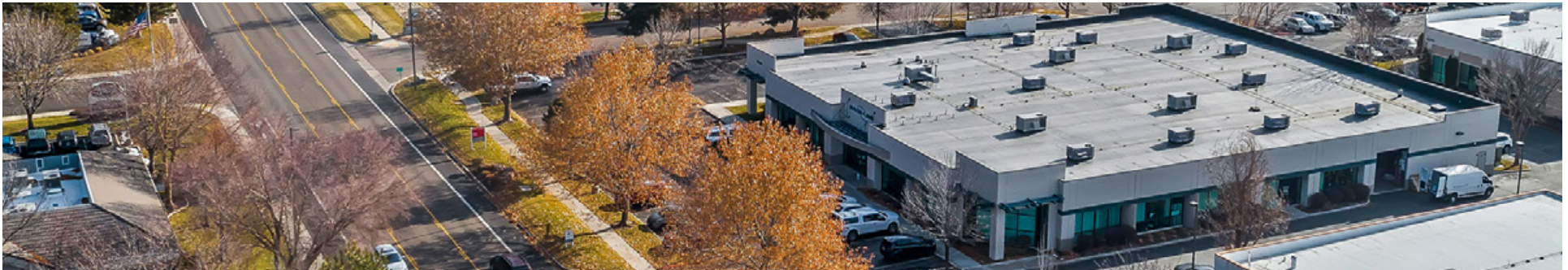
- Class A one story office/flex building space available for lease, located in the Boise Tech Center development in west Boise - [Google 360 View](#)
- Space consists of dedicated entry, reception/waiting area, 4 private offices, open work areas, conference room, breakroom with kitchenette, janitorial/storage closet and 2 dedicated restrooms
- Building amenities include good curb appeal, mature landscaping, high quality finishes throughout with large windows which provide natural light throughout space, fire sprinklers, zoned alarm, building signage opportunity for Emerald traffic visibility, and 88 parking stalls on-site for clients and staff
- Freeway access to I-84 for the property is approximately 2.1 miles (8 min) away
- Please do not disturb relocating tenant, contact agents to schedule tours and walk-throughs today!!



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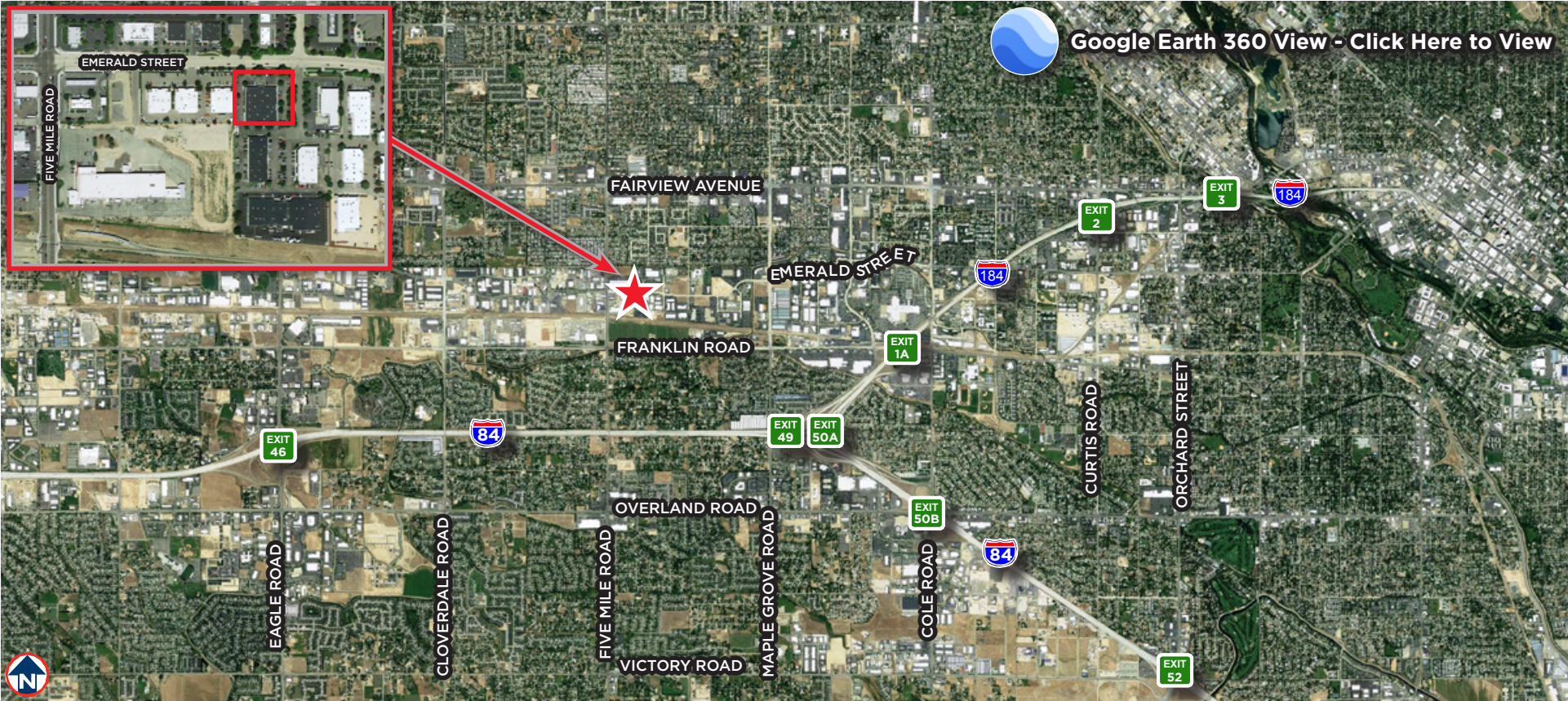
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[Google Earth 360 View - Click Here to View](#)



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