

For Lease

Medical/Office Suite

8950 Emerald St, Suite 108, Boise



AVAILABLE PROPERTY

Location	Northeast Corner of Emerald St and N Maple Grove Rd
Building Size	27,204 SF
Availability	2,400 - 5,800 SF
Lease Rate	\$13.50 SF/yr (NNN)
Lot Size	2.46 Acres
NNN Est	\$5.74
TI Allowance	Negotiable

SITE INFORMATION

- Professional office suite centrally located at the Northeast corner of N Maple Grove Rd and Emerald St
- Existing dental office
- Newer construction with ample free parking
- Fiber optics available to the building
- Close to Boise Towne Square Mall and other retail, restaurants and services
- Located along the Boise city bus line
- Monument signage available on both Emerald and Maple Grove
- Contact Agent for Showing Instructions

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households	4,069	37,401	85,176
Total Population	9,957	94,616	211,103
Average HH Income	\$52,686	\$57,801	\$61,106



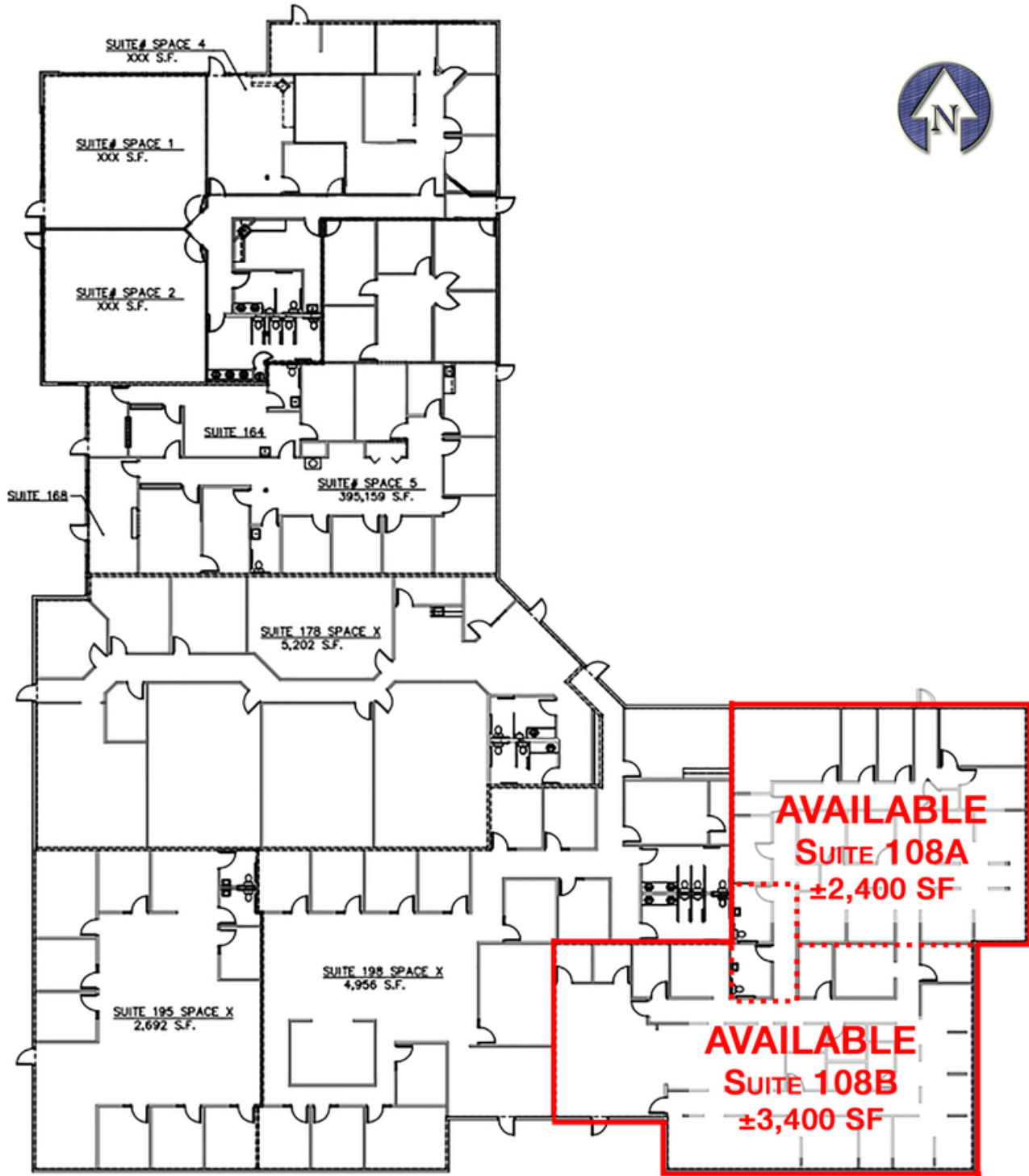
5531 N. Glenwood St.,
Boise, ID 83714
208-229-2020

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2,400 - 5,800 SF | \$15.50 SF/yr



EMERALD ST

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Callout box listing nearby businesses:

- TARGET
- ROSS DRESS FOR LESS
- FedEx
- Chick-fil-e
- Wendy's
- RED ROBIN
- HYATT PLACE
- golden corral
- Carl's Jr.
- DICK'S SPORTING GOODS
- Chickadee Factory
- OLD NAVY
- ULTA
- Williams Sonoma
- verizon

BOISE TOWNE SQUARE MALL

- Dillard's
- H&M
- MACYS
- KOHL'S
- NORDS FROM rack
- JCPenney
- Pier 1 imports
- OLIVE KITCHEN
- ULTA
- Eddie Bauer
- KOHL'S
- M
- Olive Garden
- GAP
- PETSMART
- verizon

Callout box listing nearby businesses:

- Cabelas
- Michaels
- BEST BUY
- LONGHORN STEAKHOUSE
- TJ-MAXX
- GOLF GALAXY
- McDonald's
- TATERA
- OfficeMax
- DSW DESIGNER SHOE WAREHOUSE
- Starbucks
- carter's
- Shari's

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