



EMERALD TECH CENTER

10433 W. EMERALD ST., BOISE, ID 83704

OFFICE

FOR LEASE

FULLY FURNISHED OFFICE SPACE
(PHOTOS ATTACHED)



CALL AGENT ABOUT FREE RENT INCENTIVE

PROPERTY INFORMATION:

Available SF: **7,208 SF**
 • 6,000 SF Office
 • 1,208 SF Warehouse
 (6,000 SF office may be leased separately)

Lease Rate: **\$16.50 SF/yr**

Lease Type: **Full Service - Less Janitorial**

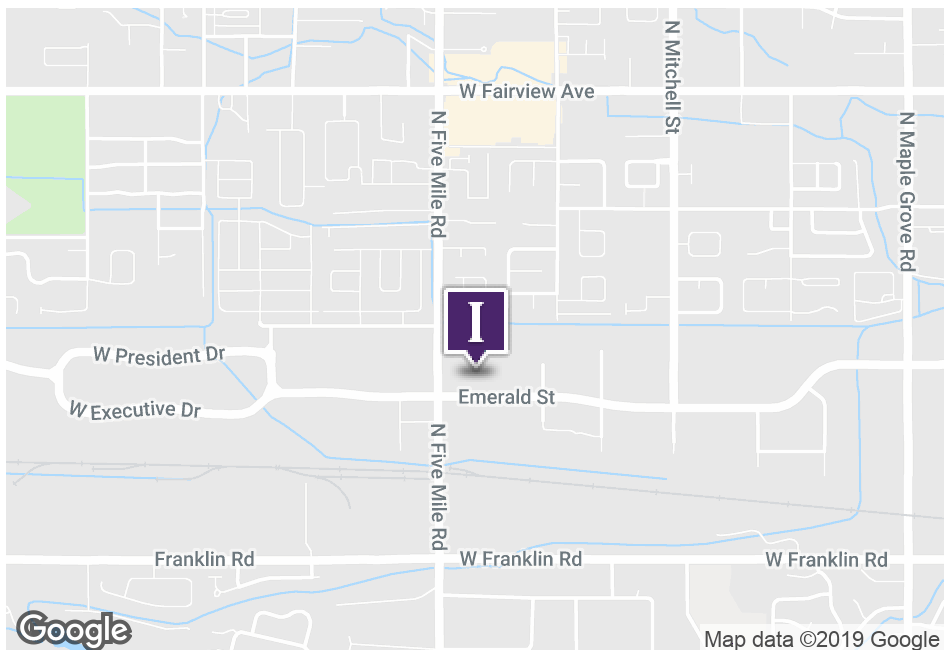
Building Size: **12,206 SF**

Building Class: **A**

Market: **West Boise**

Cross Streets: **Emerald St. & Five Mile Rd.**

SPACE	SIZE (SF)	LEASE RATE
100	7,208 SF	\$16.50 SF/YR



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

380 E. Parkcenter Boulevard
 Suite 290
 Boise, ID 83706
www.icrellc.com
 (208) 429.8603 / office / (208) 429-8604 fax

LISTING AGENT:

Jim Hosac
jim@icrellc.com
 o / 208.922.6681
 c / 208.850.8470



EMERALD TECH CENTER

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	7,208 SF
Office Space:	6,000 SF
Warehouse Space:	1,208 SF
Lease Rate:	\$16.50 SF/yr (Full Service - Less Janitorial)
Building Size:	12,206 SF
Building Class:	A
Market:	West Boise
Cross Streets:	Emerald St. & Five Mile Rd.

PROPERTY HIGHLIGHTS

- Fully furnished "Turnkey" Plug-N-Play office space. 7 private offices, 19 large cubicle workstations, large 24 x 24 conference room, break-room etc.
- 6,000 SF office, with 1,208 warehouse and 12x12 grade level roll-up door
- Centrally located on the south side of Emerald between Mitchell & Five Mile Rd.
- Excellent exposure with Emerald St. frontage and great building signage
- Newer construction, and ample free parking
- Close to I-84, banks, restaurants and shopping centers
- Redundant fiber optics
- Ready for immediate occupancy

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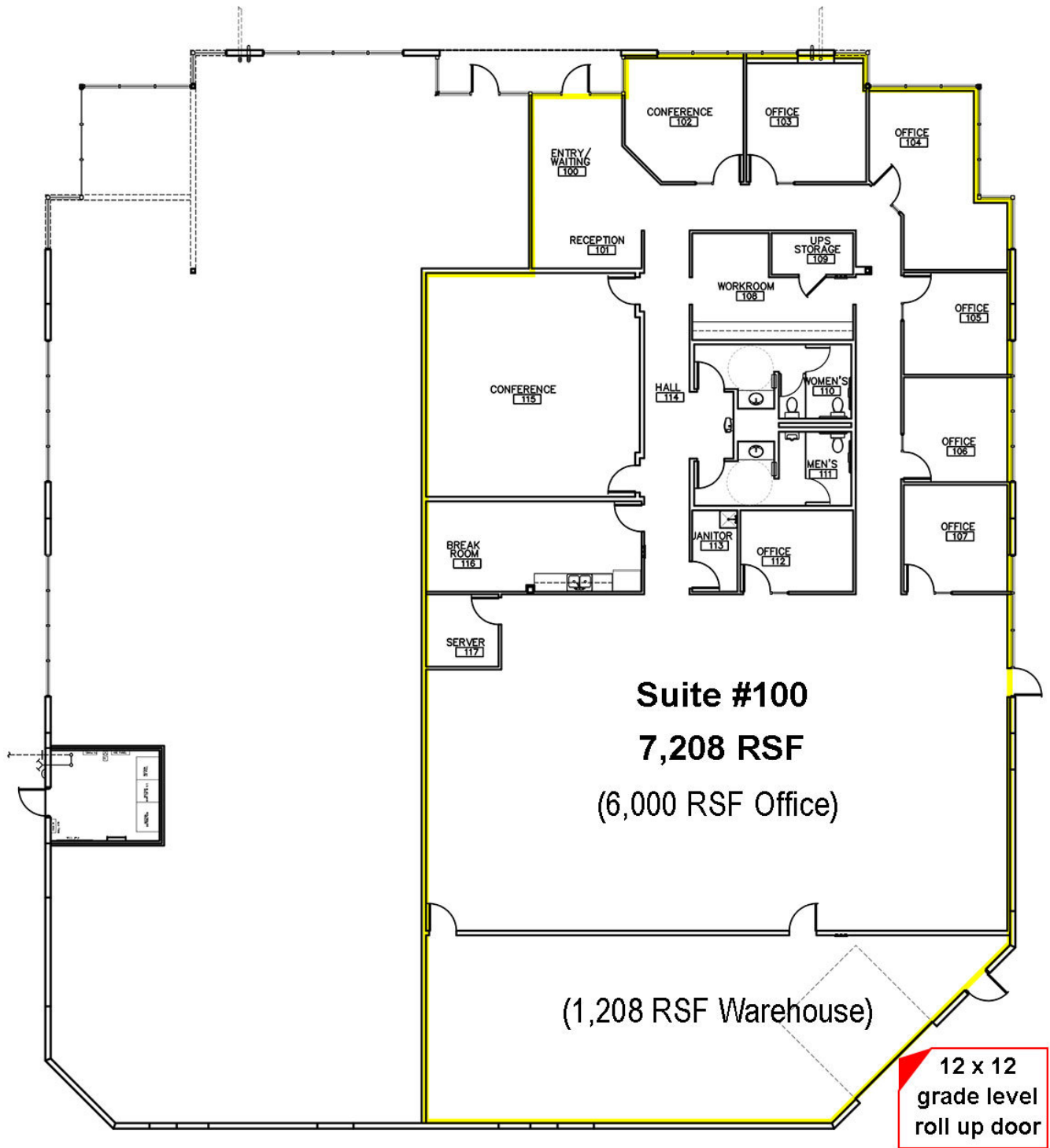
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FLOORPLAN



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AERIAL



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ADDITIONAL PHOTOS



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