

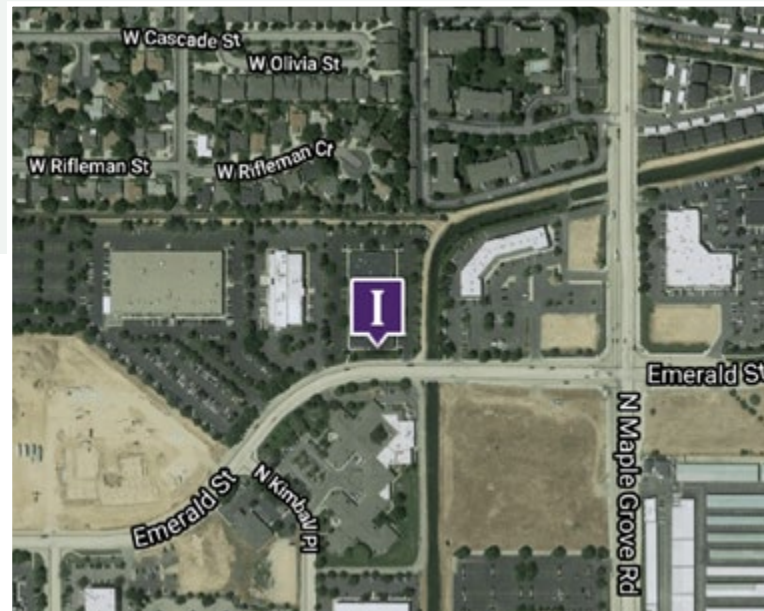


PINNACLE SQUARE FOR LEASE

9196 W. Emerald, Boise
SF AVAILABLE: 1,602 - 1,920 SF
BUILDING SIZE: 33,331 SF

PROPERTY HIGHLIGHTS

- Available immediately
- Divisible
- Parking: 4/1000
- 3-5 year lease terms
- Negotiable TI Allowance



AVAILABLE SPACE
 1,602 - 1,920 SF
 2 SUITES AVAILABLE



BUILDING SIZE
 33,331 SF



ASKING RATE
 \$15.95 SF/YR



INTERMOUNTAIN
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The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.



EXECUTIVE SUMMARY

Available SF: **1,602 - 1,920 SF**

Lot Size: **2.81 Acres**

Zoning: **M-1D w/ office overlay**

Lease Rate: **\$15.95 SF/YR**

Building Size: **33,331 SF**

Market: **Boise**

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

Building Class: **A**

Cross Streets: **Emerald &
N. Maple Grove Rd.**

Year Built: **2002**

Suite 110	1,602 SF	OFFICE	\$15.95 SF/YR
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Suite 140	1,920 SF	OFFICE	\$15.95 SF/YR
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Description

Class A office spaces available immediately. New building monument sign identifying building and tenants. Ability to install highly visible exterior signage on building. Ample free parking. Up to 11,830 contiguous space available on east side of building.

Location

Central location on the Emerald Corridor with great access to I-84, restaurants, banks, retail, etc.



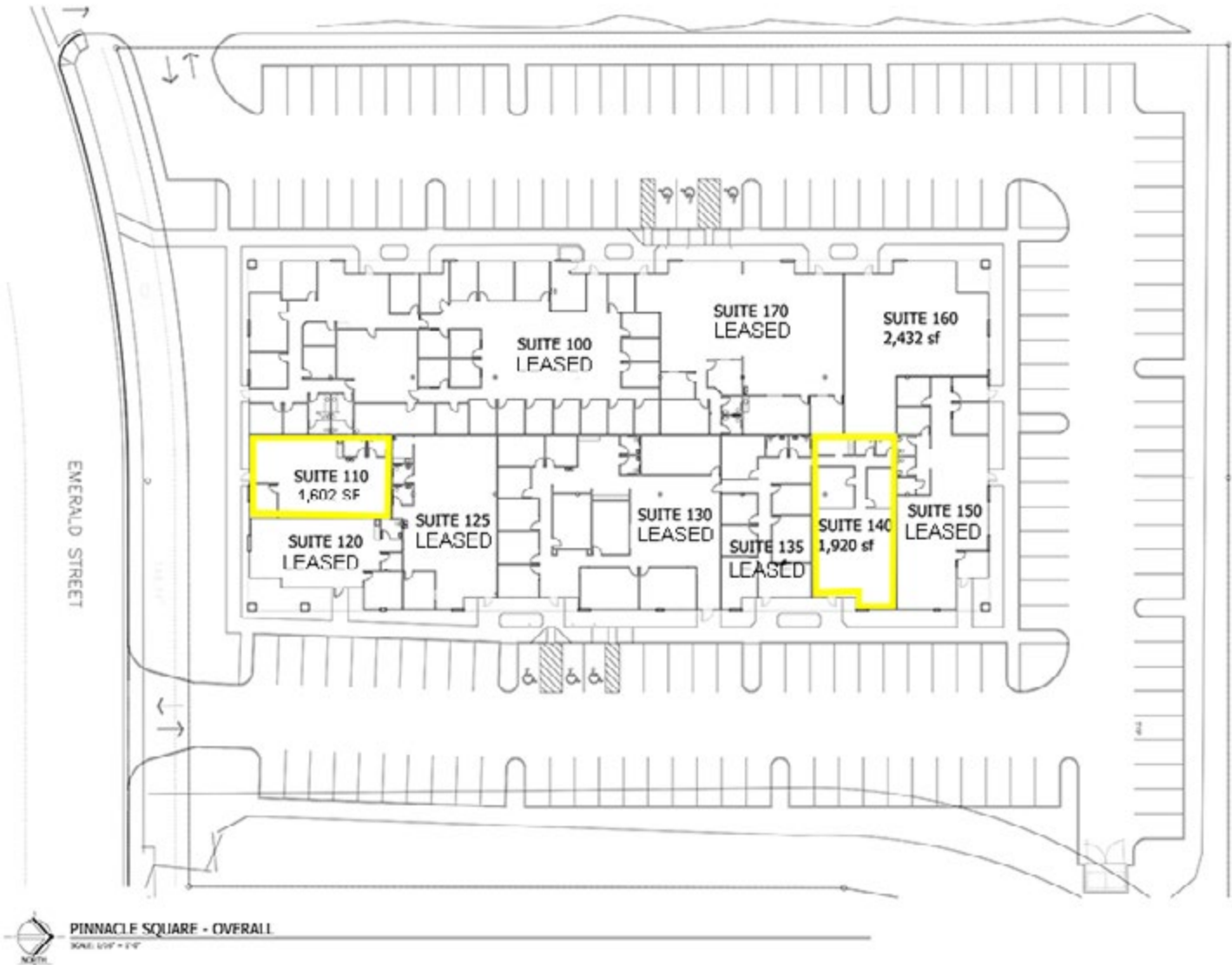
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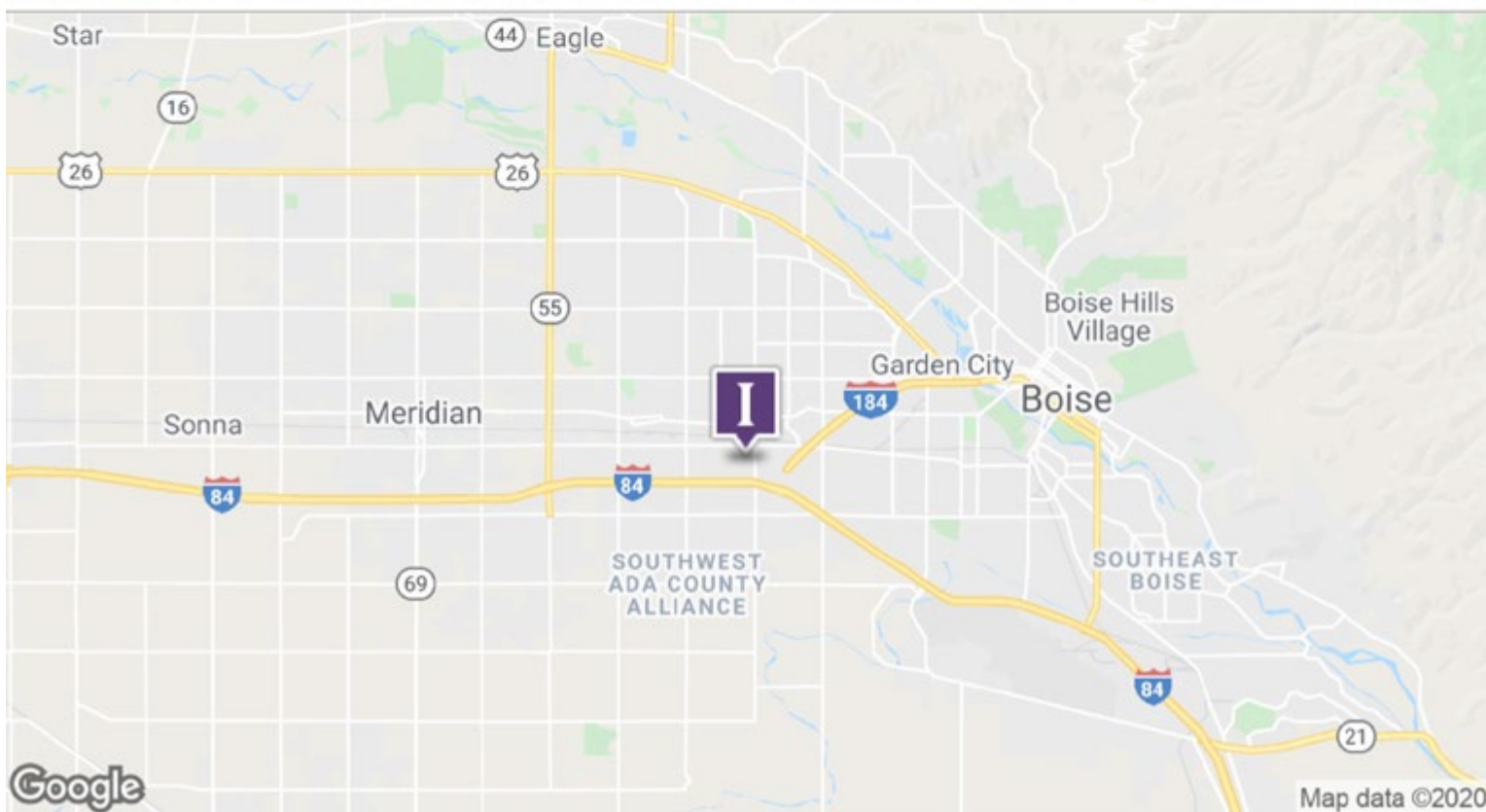
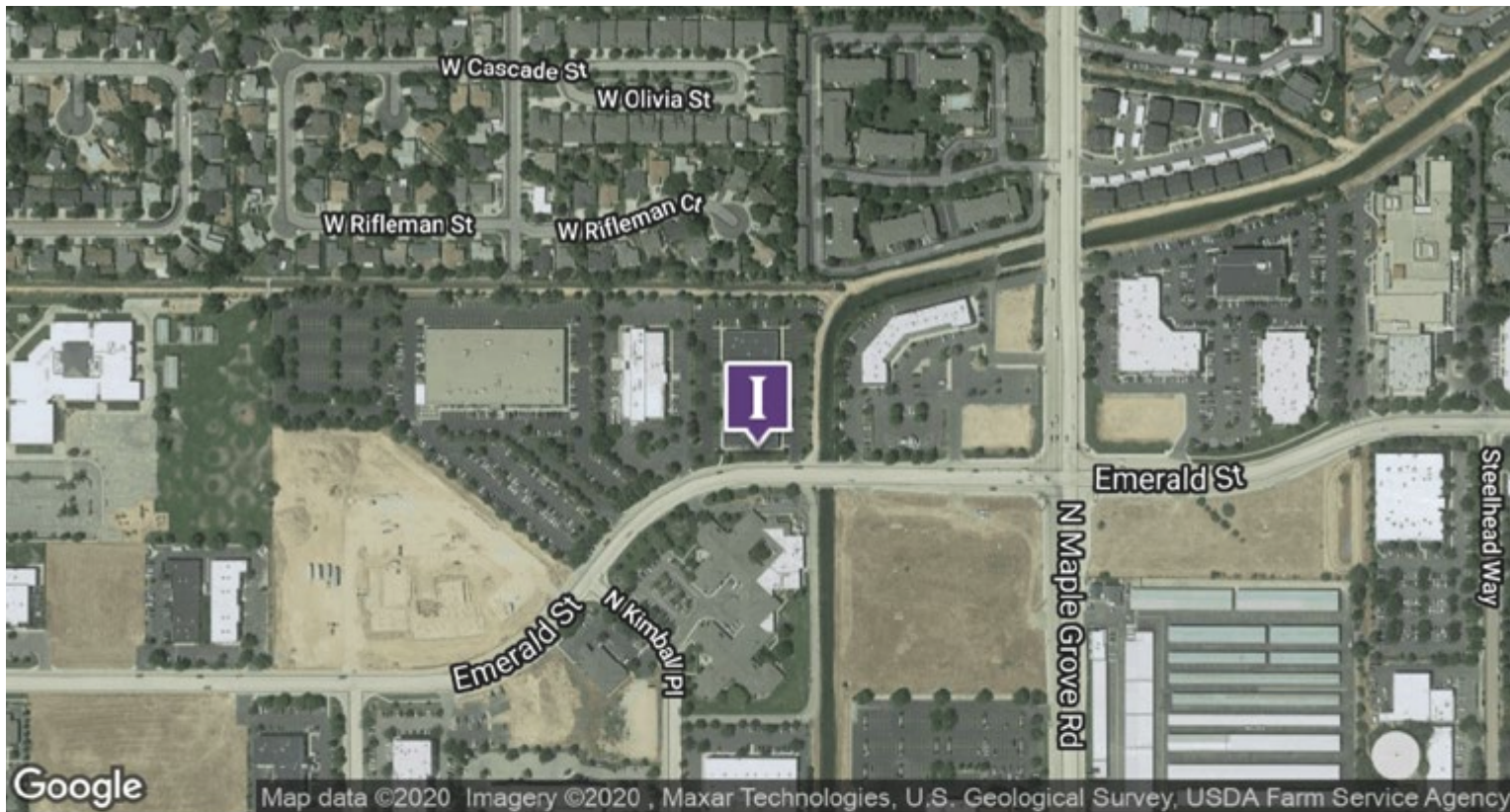


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