



EMERALD TECH BUILDING 5 FOR LEASE

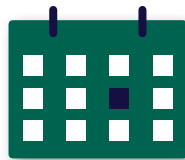
423 N. ANCESTOR, STE 100
SF AVAILABLE: 2,897 SF
BUILDING SIZE: 15,092 SF

PROPERTY HIGHLIGHTS

- Centrally located on the south side of Emerald between Mitchell and Five Mile.
- Newer Construction.
- Redundant fiber optics.
- Excellent location in the growing W. Boise Emerald corridor.
- Close to I-84, banks, restaurants, and shopping centers.
- Ample free on-site parking.
- Ready for immediate occupancy.



AVAILABLE SPACE
2,897 SF
1 SUITE AVAILALBLE



LEASE TERM
3 - 5 Years



ASKING RATE
\$12.00/NNN



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

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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: **2,897 SF**

Lease Rate: **\$12.00/Annual**

Lease Type: **NNN**

Building Size: **15,092 SF**

Building Class: **B**

Year Built: **2003**

Zoning: **M-1D**

Market: **Boise**

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



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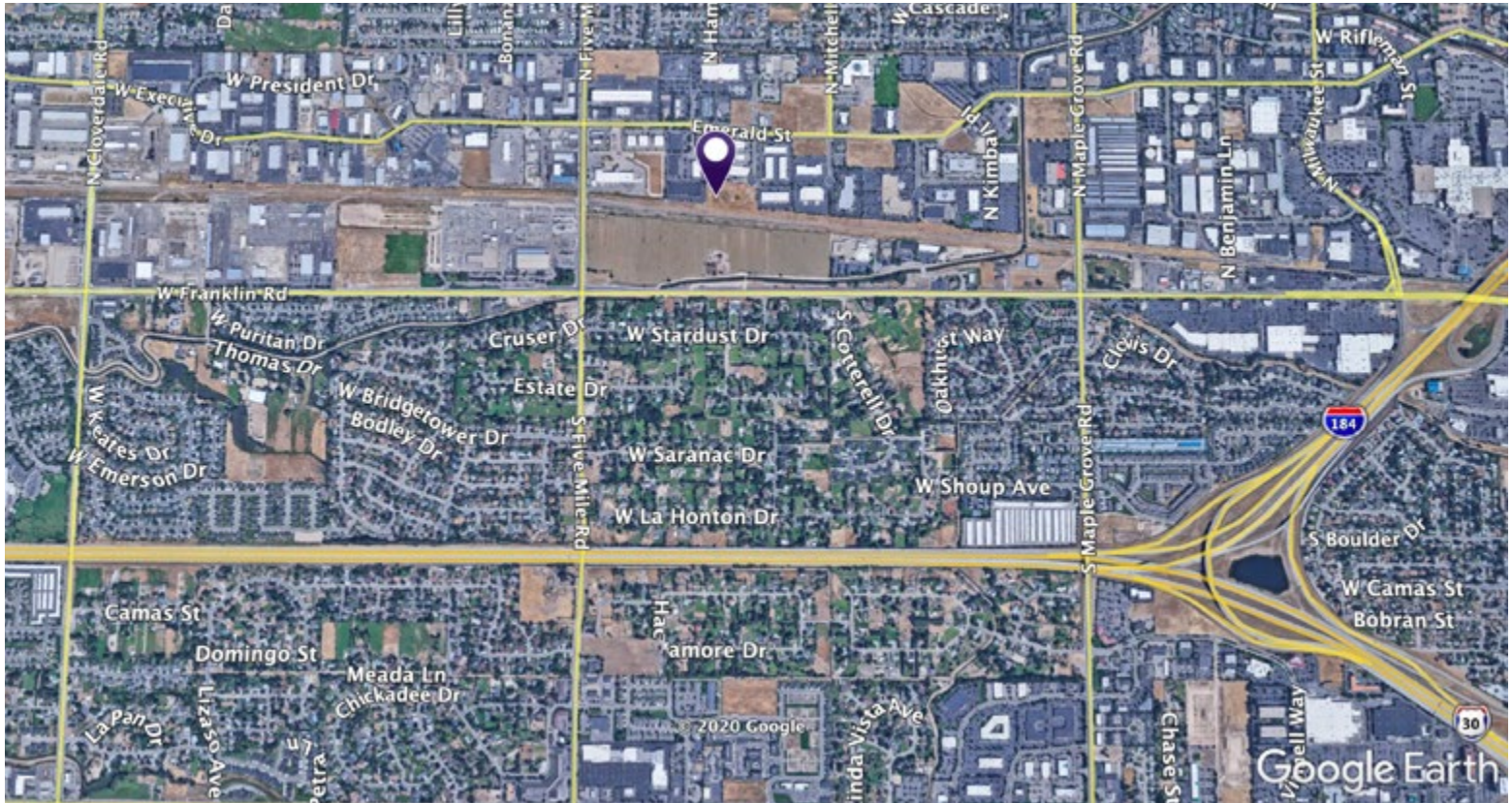
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