



COMMERCIAL

INDUSTRIAL BROKERAGE

Tenant Representation

SITE SELECTION

COMPETITION ANALYSIS

RELOCATION

EXPANSION

CONTRACT NEGOTIATIONS

Our Approach

INNOVATIVE STRATEGIES

Your leasing team, backed by our research and marketing groups, will offer you exacting, expert assistance using proven representation strategies and proprietary market data.

RESULTS-DRIVEN REPRESENTATION

ACHIEVE YOUR GOALS: Our team achieves your business goals and represents your interests as an industrial tenant, as we implement successful representation strategies for your unique commercial real estate requirements.

Our experienced professionals are specialists in Idaho's industrial markets and are equipped with extensive real time market data. We are Idaho's commercial brokerage market leader because of the results we deliver to clients like you, each and every day.

SEIZING MARKET OPPORTUNITIES

SITE SELECTION AND ANALYSIS: Selecting the right location for your business is crucial. We help you evaluate all of the factors which will significantly impact your success, including: location evaluation, accessibility, drive-time research, key amenities identification, space size and configuration options and advice on lease structure and terms.

MARKET STUDIES: We'll show you the properties that give your business the best exposure, access and capabilities that are key to your success. On your behalf, we will negotiate terms which positively impact your company's profitability.

SCOPE OF SERVICE

Our tenant representation will include:

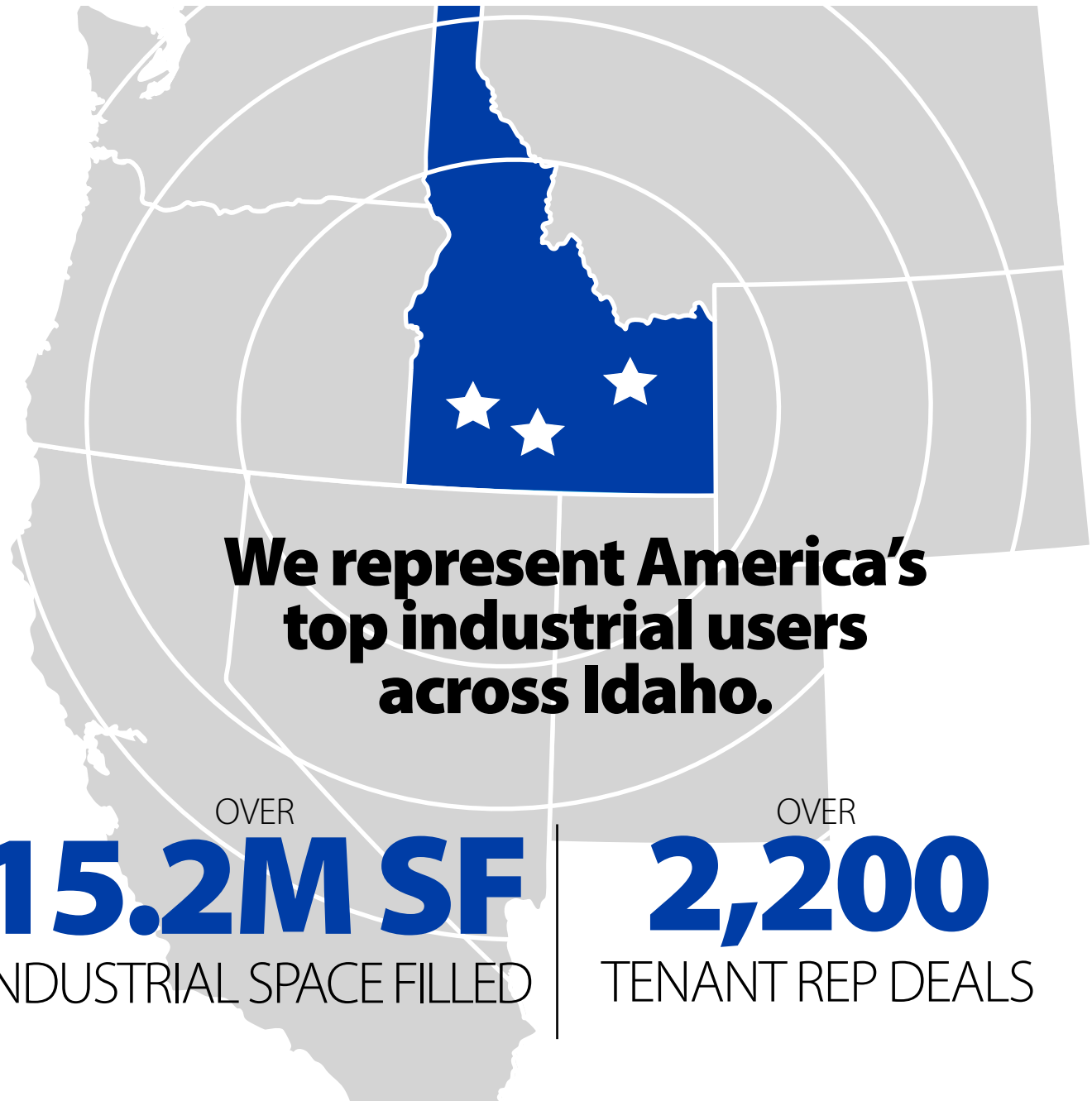
- Extensive examination of market conditions, powered by our proprietary database and updated in real time, by our Research team
- Custom tour books offering strategic analysis of all potential locations included in your market tour
- Landlord outreach, utilizing a variety of sources and channels, during the site selection process
- Management of the entire leasing transaction through contract negotiations and execution



INDUSTRIAL TENANT BROKERAGE

OUR REPRESENTATION **WORKS**

We represent
**local,
regional
and
national**
industrial
tenants who
operate
businesses
throughout
Idaho.



**We represent America's
top industrial users
across Idaho.**

OVER
15.2M SF

INDUSTRIAL SPACE FILLED

OVER
2,200

TENANT REP DEALS

INDUSTRIAL USERS

TENANT REP CLIENTS



Azek



Tesla



PCS-Edventures



Cintas



Sunbelt Rentals



Zoroco Packaging



Scentsy



Corporate Office Installations



Ace Co



Noorda BEC



Boise River Canning



Diversified Fluid Solutions

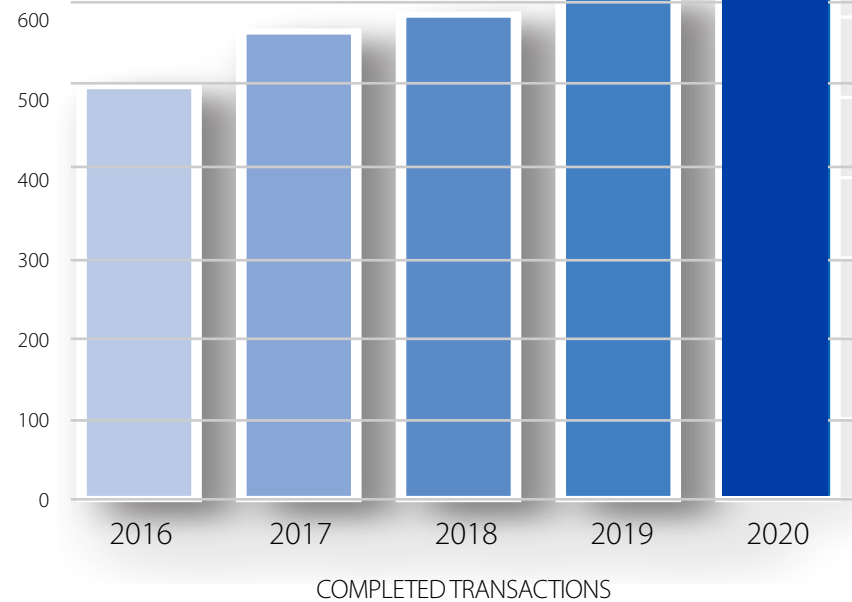
BROKERAGE SERVICES

OUR TEAM LEADS THE MARKET

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Market Milestones.

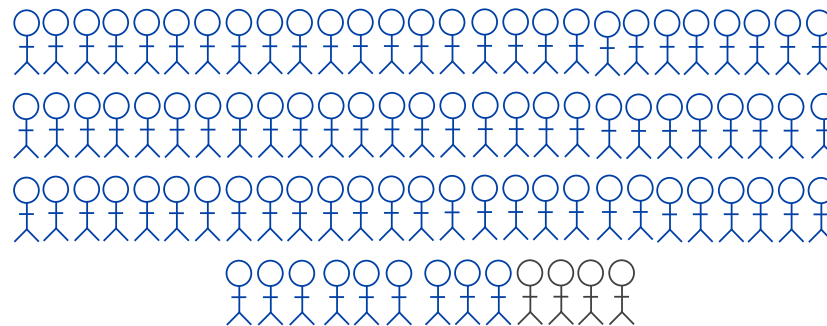
NEW CORPORATE RECORD



Client Satisfaction

96%

OF CLIENTS SURVEYED
WOULD RECOMMEND US TO THEIR COLLEAGUES



tokcommercial.com

INDUSTRIAL BROKERAGE Tenant Rep Team



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KRISTI LARSON
Brokerage Service Mgr.



MARC STIMPSON
VP of Operations

TENANT REPRESENTATION

CLIENT REFLECTIONS

MARY PAT THOMPSON MWI VETERINARY SUPPLY:

"TOK Commercial was very helpful in helping MWI assess our business needs and find an industrial building that was a great fit for us. TOK's team assisted us with all negotiations. Once we closed the transaction, they were a great resource for selecting an architect and general contractor. I can confidently recommend TOK Commercial as an expert in their field."

CYNDI KAY BRANCH MANAGER D.A. DAVIDSON & COMPANY:

"Throughout the process, TOK Commercial provided guidance and advice that ultimately led to a favorable lease for our downtown industrial. I would definitely recommend the company to other businesses for their commercial real estate needs."

DAVID MESSNER COSTCO:

"TOK Commercial has done an excellent job representing Costco's real estate interests in the Treasure Valley for the past 10 years. They have taken the time to learn how Costco operates and what makes for a successful warehouse. We work with topflight brokers across the U.S. and Canada. TOK Commercial's people and resources are among the best I have seen."

JAY K. FRANCIS EXECUTIVE V.P., LARRY H. MILLER MANAGEMENT CO.:

"TOK Commercial has been a great partner in the Boise-Caldwell area. It is comforting to know you have a team that is working for you and keeping your property in the forefront of those who are potential buyers."

CHRISTOPHER PETERSON THE FORGE:

"We worked closely with TOK Commercial in locating the perfect location for our training facility. Not only did they find an ideal location but it was largely due to their efforts that we have been able to focus on our business. TOK's team is professional, efficient and a pleasure to work with. I am confident that you will find TOK to be an asset and valuable partner in addressing commercial real estate needs and decisions."

KALEO NAWAHINE:

"We have been looking for industrial space in the Boise area for many years. We had a unique set of constraints that made the search more difficult. TOK Commercial's team was very diligent and very persistent in finding what we needed. Great service rendered. I would highly recommend TOK to any potential client I know."