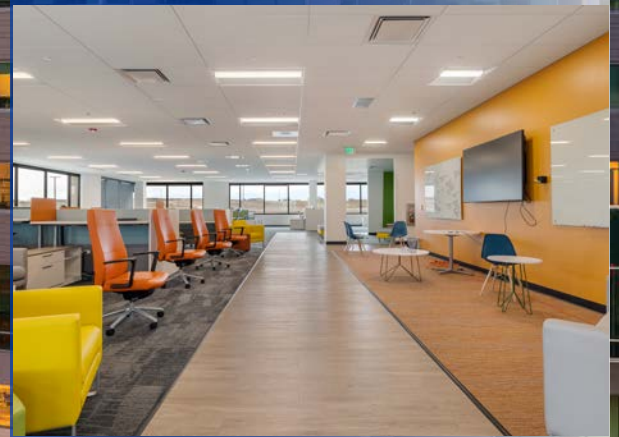




TOX

COMMERCIAL



OFFICE BROKERAGE

Tenant Representation

SITE SELECTION | COMPETITION ANALYSIS | MARKET STUDIES | DEMOGRAPHICS TARGETING | 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 a tenant, as we implement successful representation strategies for your commercial real estate requirements.

Our experienced professionals are specialists in the office market and are equipped with extensive market data. We are Idaho's market leader because of the results we deliver to our clients 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 business, including: location evaluation, demographics analysis, drive-time research, space size options and lease structures.

COMPETITION STUDIES: We'll show you where your competition is located and offer insight concerning the properties that give your business the best exposure, access and position. On your behalf, we will negotiate terms which positively impact your company's profitability.

SCOPE OF SERVICE

The scope of your tenant representation will include:

- Extensive market conditions due diligence, 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

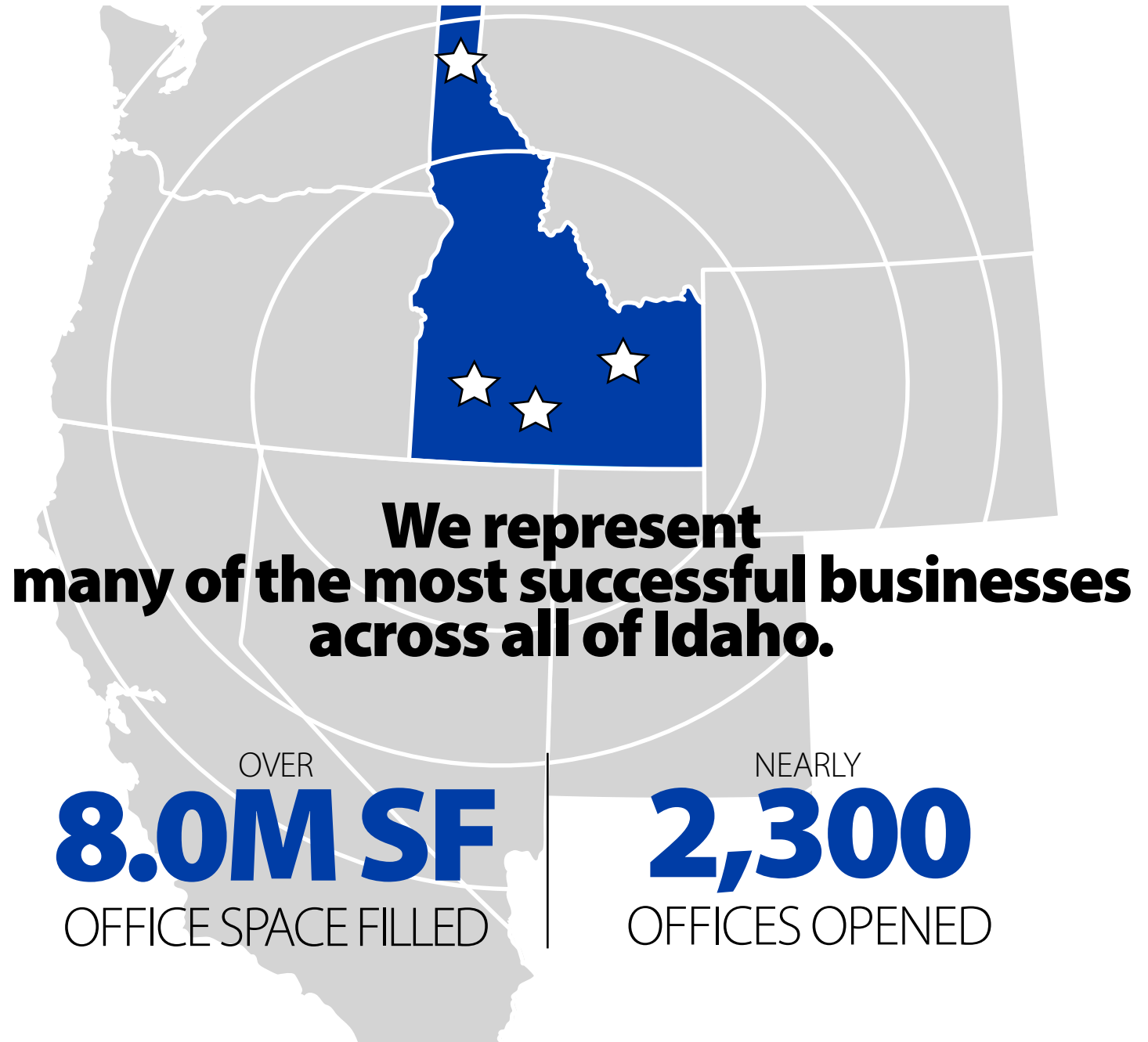




OFFICE TENANT BROKERAGE

OUR REPRESENTATION **WORKS**

We represent
local,
regional
and
national
office tenants
who occupy
space across
the Northwest.



OFFICE USERS
TENANT REP
CLIENTS



StagedotO



LOVEVERY.



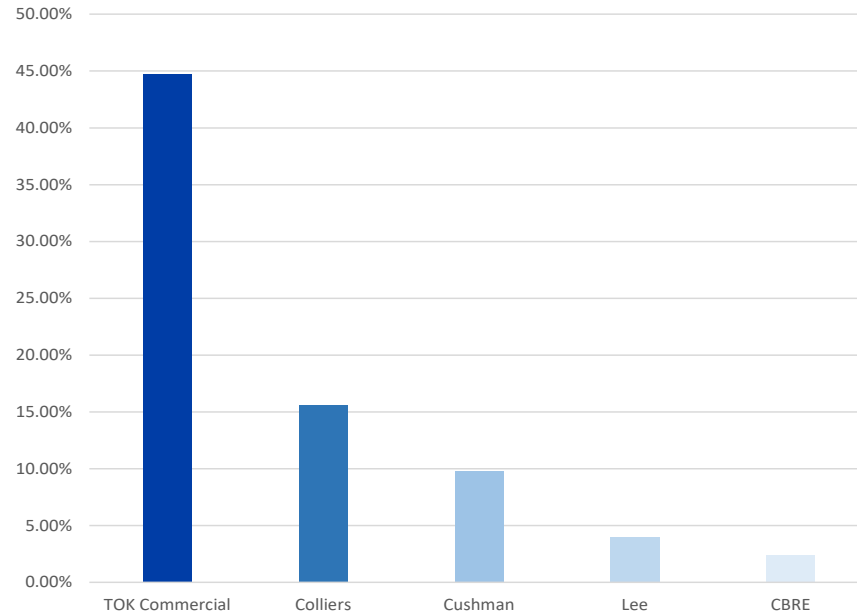
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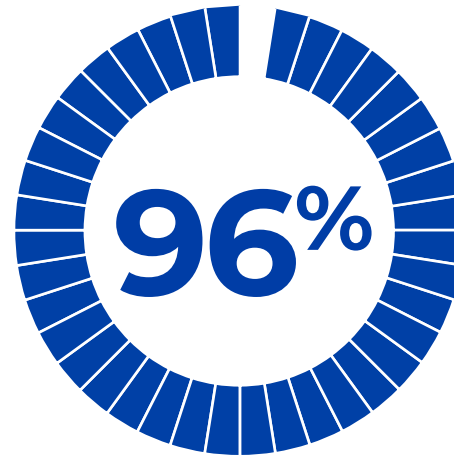
BROKERAGE SERVICES

OUR TEAM LEADS THE MARKET

Idaho Market Share



Client Satisfaction



OF CLIENTS SURVEYED WOULD
RECOMMEND US TO THEIR COLLEAGUES



BOISE BROKERAGE
OFFICE TENANT REP TEAM



AL MARINO SIOR

Phone: 208.947.0811
al@tokcommercial.com



PATRICK SHALZ SIOR

Phone: 208.947.0834
pat@tokcommercial.com



LAURIE REYNOLDSON CCM CLS

Phone: 208.947.5514
laurie@tokcommercial.com



KEKAULA KANIHO

Phone: 208.947.0853
kekaula@tokcommercial.com



DEB WALTERS
Sr. Transaction Coordinator



WHITNEY SPRUTE
Sr. Marketing Specialist



TAYLOR HILL
Research Manager



KRISTI LARSON
Director of Operations



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 office 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 office. 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 an office 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."