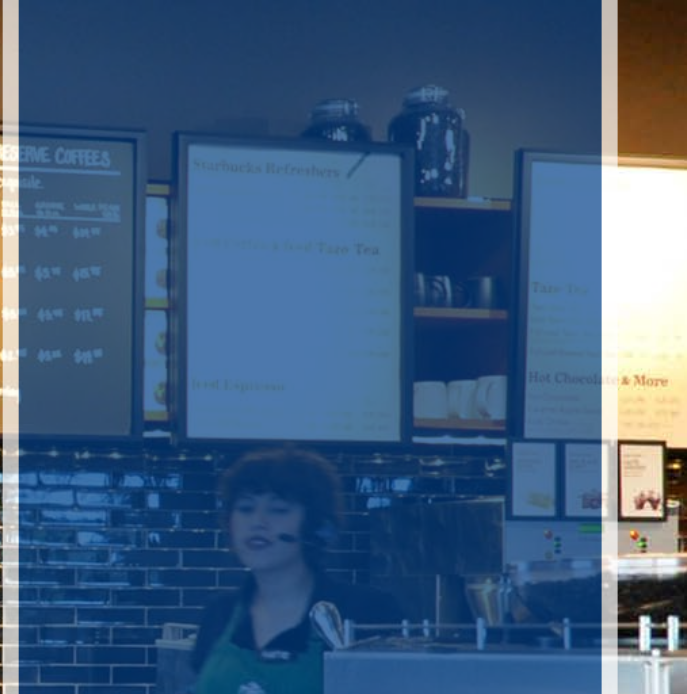




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COMMERCIAL



RETAIL 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, cutting edge demographics reporting and proprietary real-time 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 retail market and are equipped with the market data and insights that matter. We are Idaho's market leader because of the results we deliver to our clients, large, small, national, regional and local — 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, accessibility, drive-time research, space size and configuration options and lease structures.

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

The scope of your tenant representation will include:

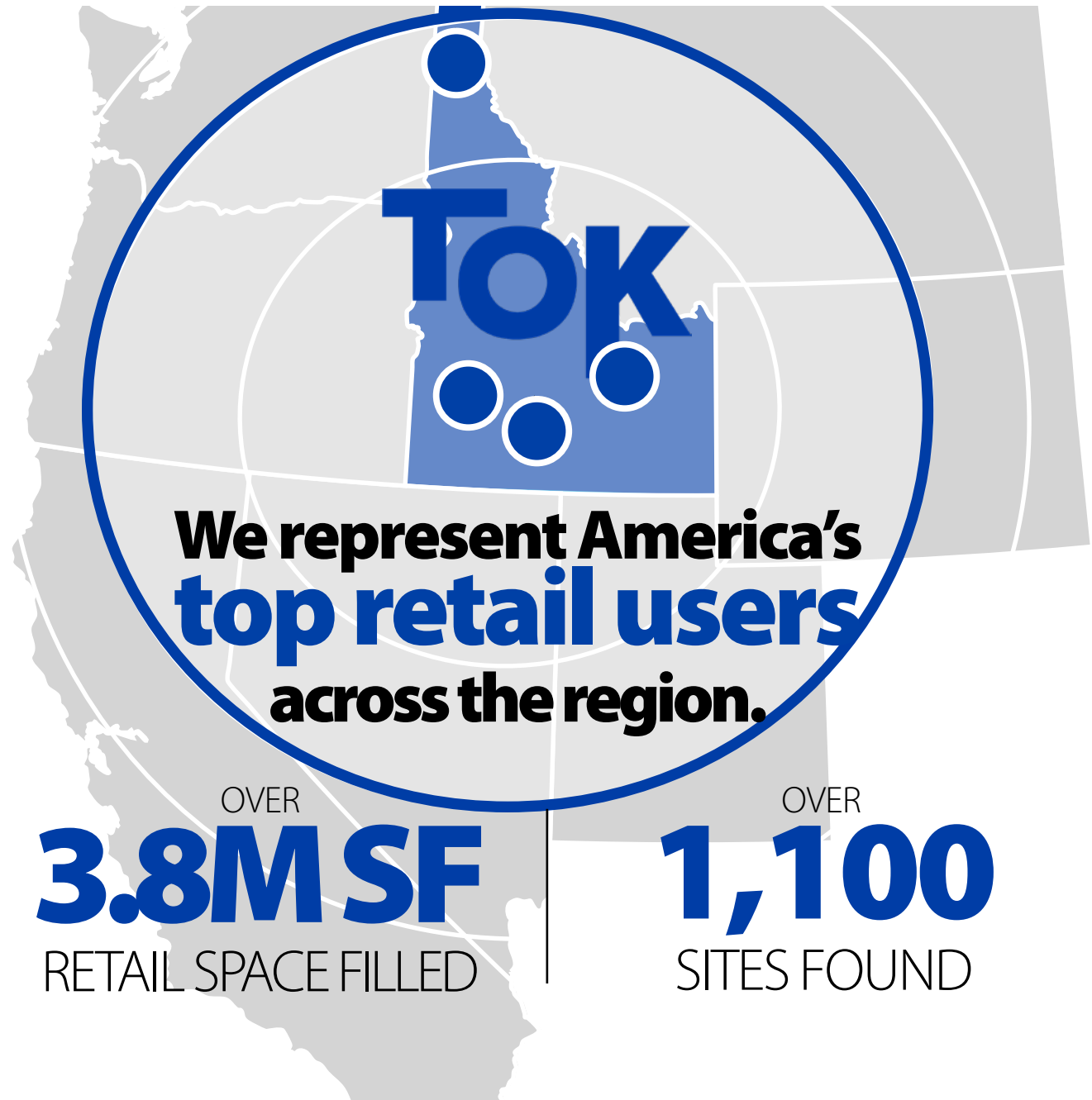
- Extensive market conditions due diligence, powered by our proprietary database and updated in real time, by our Research team
- Custom tour books offering strategic analysis of all potential locations included in your market tour
- Landlord outreach, utilizing a variety of sources and channels, during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



RETAIL TENANT BROKERAGE

OUR REPRESENTATION **WORKS**

We represent **local, regional and national** retail tenants who operate businesses across the Northwest.



ACTIVE ASSIGNMENTS (PARTIAL LIST)

TENANT REP CLIENTS



Black Rock



Firehouse Subs



Starbucks



Costco



Grease Monkey



Crisp & Green



Sports Clips



Lowe's



Half Price Books



Dutch Bros Coffee



Kids Empire



Killer Burger



Capriotti's Sandwiches



Chip



Snapology



The Little Gym



Golden Corral



Mattress Land



Elements Massage



Restore Hyperwellness



Spring Education Group



Kidstrong



Restore



Walk Ons Sports Bistreaux

TOK

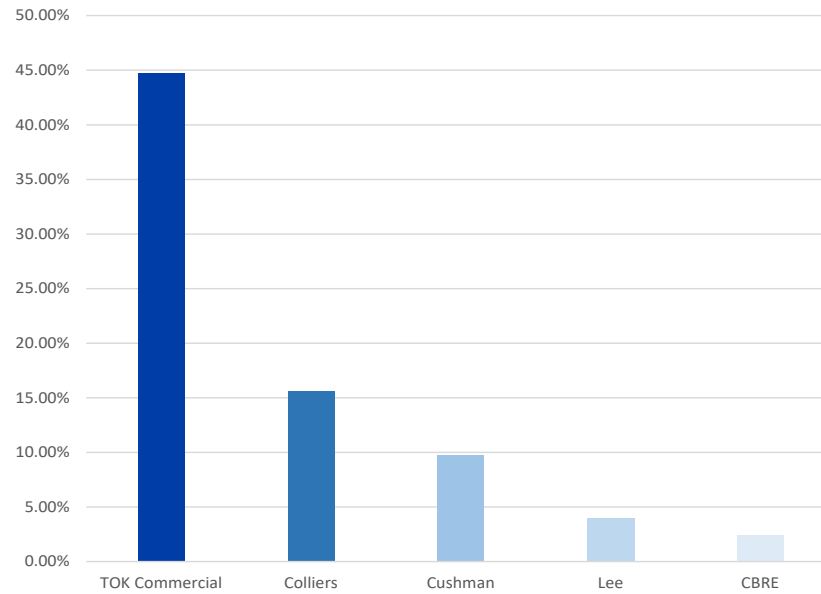
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BROKERAGE SERVICES

OUR TEAM LEADS THE MARKET

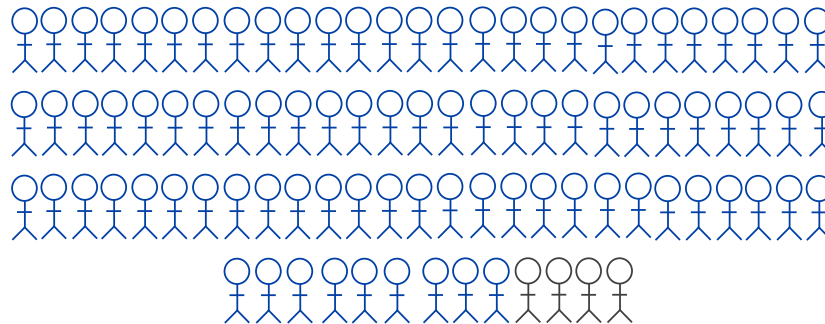


Idaho Market Share.



Client Satisfaction

96% OF CLIENTS SURVEYED
WOULD RECOMMEND US TO THEIR COLLEAGUES



(BASED ON CLIENT SURVEYS)

TENANT REP TEAM

BOISE MSA



John Stevens
CCIM



Holly Chetwood
CCIM



JP Green
CCIM



Brianna Miller
CCIM, CLS



Moses Mukengezi

MAGIC VALLEY



Grayson Stone
SIOR, CCIM



Jesse Sutherland



Dave Nixon

EASTERN IDAHO



Brent Wilson
CLS



Brian Wilson
CCIM



Darren Puetz



Nick Terry



Blake Phippen

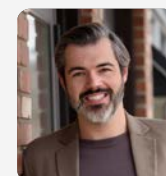


Bradley Nicoll

INLAND NORTHWEST



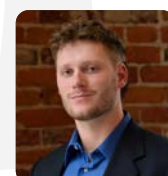
Don Crawford



Danny Davis
CCIM



Drew Ulrick
SIOR



Brennen Crawford

TENANT REPRESENTATION

CLIENT REFLECTIONS

MARY PAT THOMPSON MWI VETERINARY SUPPLY:

"TOK Commercial was very helpful in helping MWI assess our business needs and find a retail 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 retail. 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 a retail 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."