

RETAIL | SHOWROOM | INDUSTRIAL SPACE FOR LEASE  
**COLE ROAD PLAZA**

60 - 85 N. COLE ROAD | BOISE 83704

**RATE REDUCED!**



**FOR LEASE** | 6,850 SQUARE FEET

**PROPERTY INFORMATION:**

<b>Available:</b>	Immediately	<b>Zoning:</b>	C-2D
<b>Submarket:</b>	West	<b>Parking:</b>	123 Stalls
<b>Bldg Type:</b>	Retail/Shwrm/Indst	<b>Lease Type:</b>	NNN
<b>Bldg Size:</b>	40,800 SF	<b>Est. NNN:</b>	\$0.18/SF/MO
<b>Doors:</b>	Dock	<b>Lease Term:</b>	5 years
<b>Power:</b>	3 Phase / 120-208	<b>Condition:</b>	As Is
<b>Ceiling Height:</b>	24'		

**AVAILABLE SPACE:**

SPACE:	RSF:	RATE/SF:	RATE/Mo:
Suite 76	6,850 SF	<del>-\$0.65/SF</del> <b>\$0.55/SF</b>	\$3,768.00/Mo., NNN

**LISTING COMMENTS:**

- Excellent location near Boise Towne Square Mall.
- High visibility on Cole and Franklin Roads.
- Building signage available.
- Perfect for showroom retail, home furnishings, home improvement, fitness equipment, outdoor gear.
- Traffic counts of over 46,000 vpd.

**CONTACT:**

**Mark Schlag, CCIM, CLS**

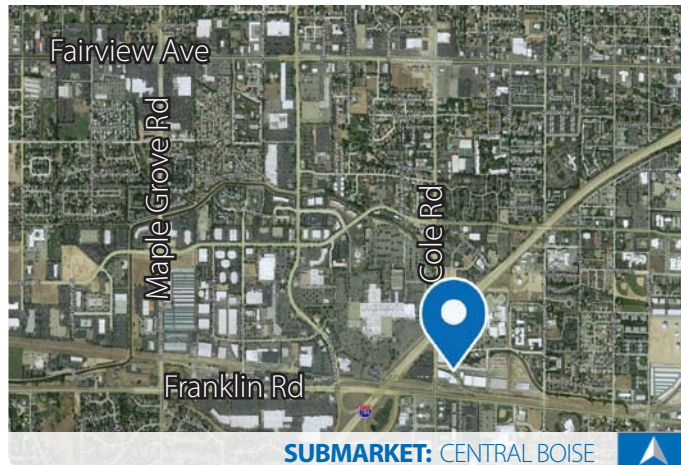
208.947.0817

✉ marks@tokcommercial.com

**Gavin Phillips**

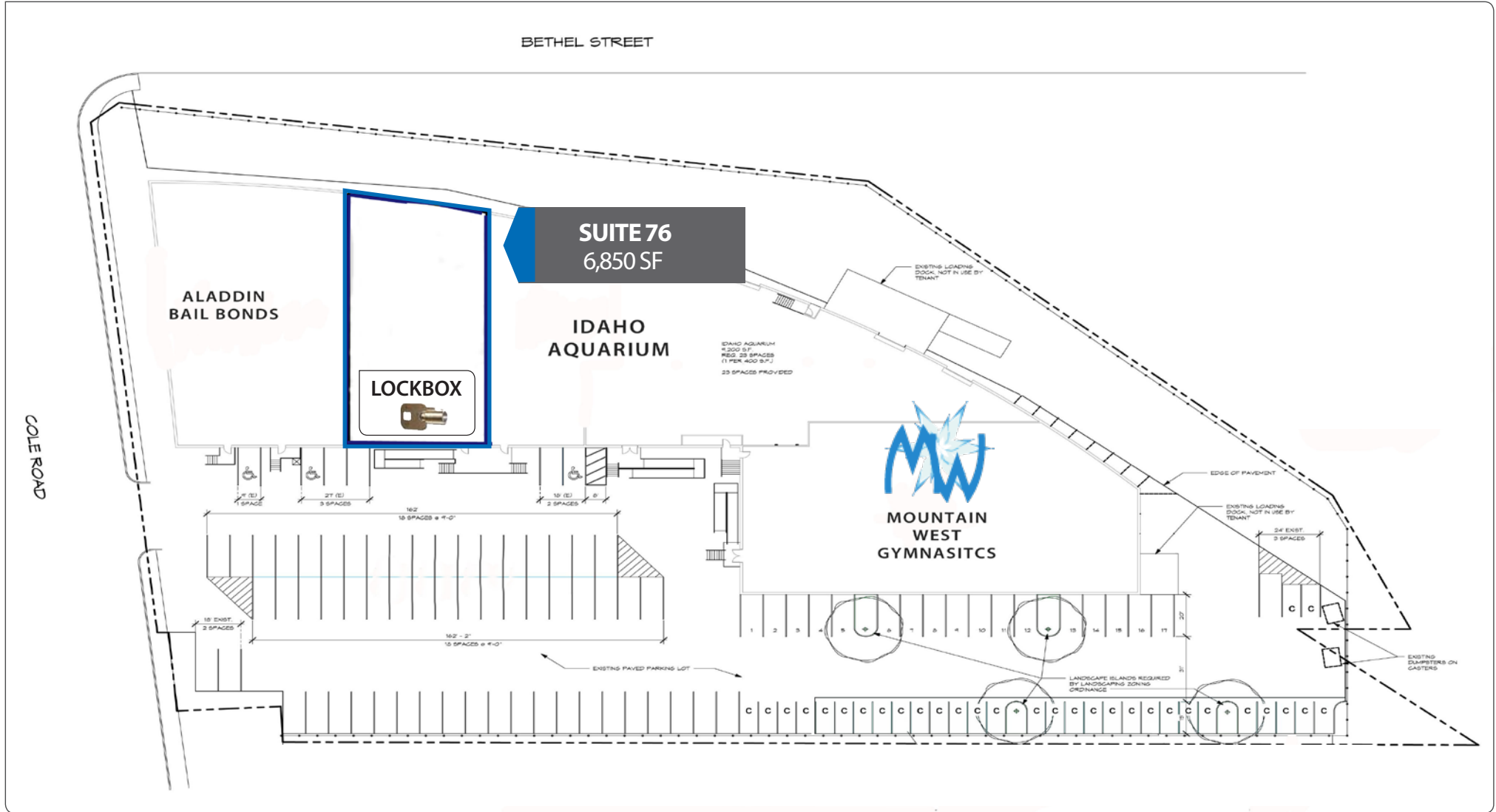
208.947.0812

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**SUBMARKET:** CENTRAL BOISE

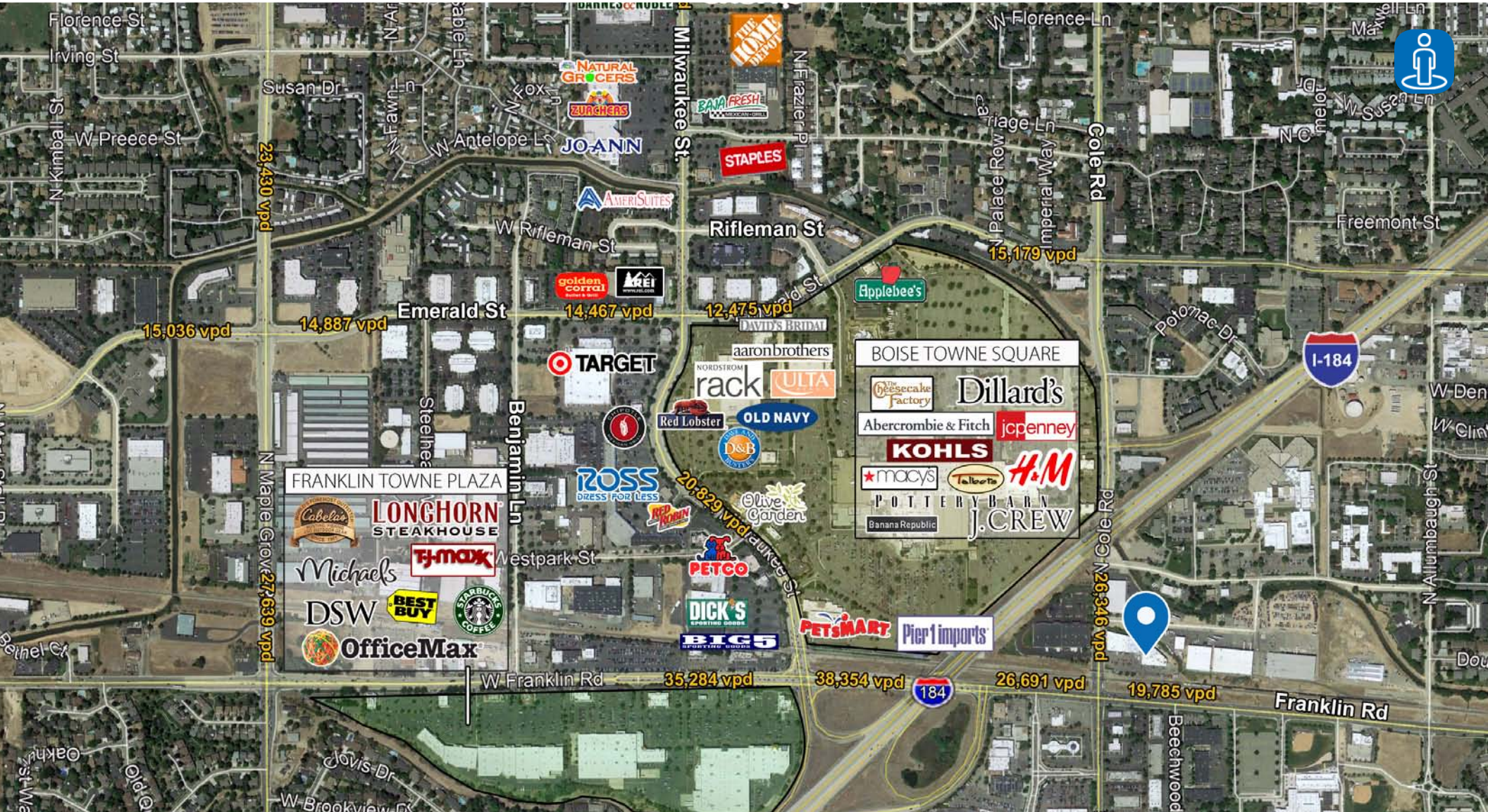
SITE PLAN



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LOCATOR AERIAL



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PROPERTY PHOTOS



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