

# OFFICE SPACE FOR LEASE EMERALD WEST

8660 W. Emerald Street | Boise, Idaho 83704



## PROPERTY INFORMATION:

<b>Submarket:</b>	West	<b>Lease Terms:</b>	3-5 Years
<b>Bldg Type:</b>	Office	<b>Lease Type:</b>	FLSVEJ
<b>Bldg Size:</b>	20,506 SF	<b>TI Allowance:</b>	Negotiable
<b># of Floors:</b>	1	<b>Available:</b>	Immediately
<b>Parking:</b>	4.2:1000	<b>Divisible:</b>	No

## AVAILABLE SPACE:

SPACE	RSF	RATE	AVAILABLE
Suite 182*	801 RSF	\$14.00/SF	30-day Notice
Suite 186*	1,768 RSF	\$14.00/SF	Immediately

\*Suite 182/186 can be combined for 2,569 RSF.

## CONTACT:

**Patrick Shalz, SIOR**

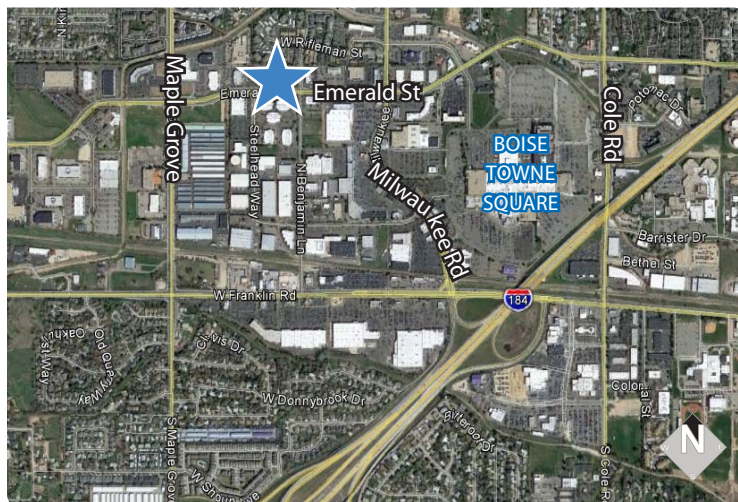
Ph: 208.947.0834

pat@tokcommercial.com

**Zack Stoddard**

Ph: 208.947.5509

zacks@tokcommercial.com



## LISTING COMMENTS:

Located near Boise Towne Square Mall, lodging, and restaurants.

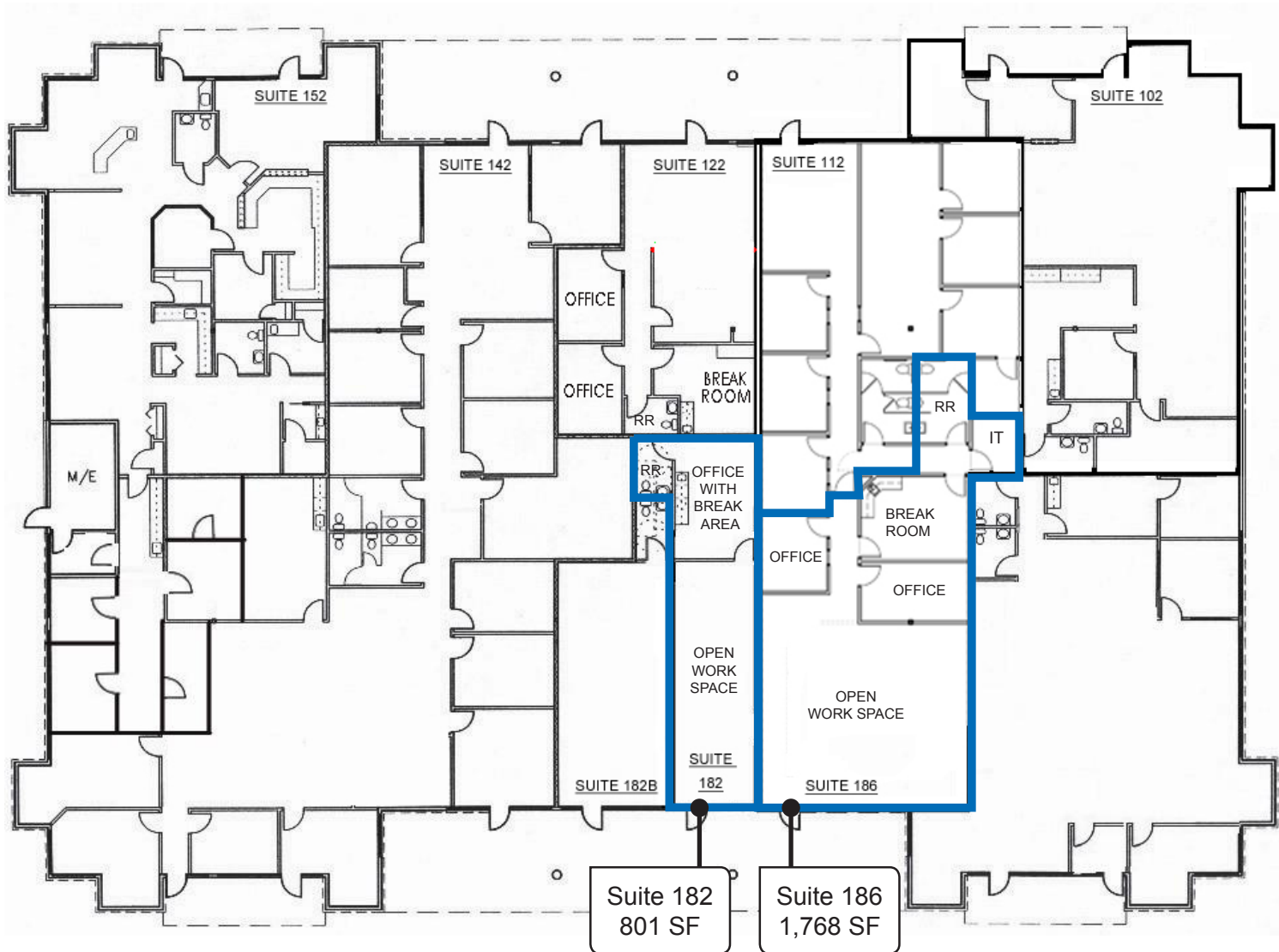
Located on Boise city bus line.

Easy access to I-84 and I-184.

Great signage.

13,756 vehicles per day on Emerald.

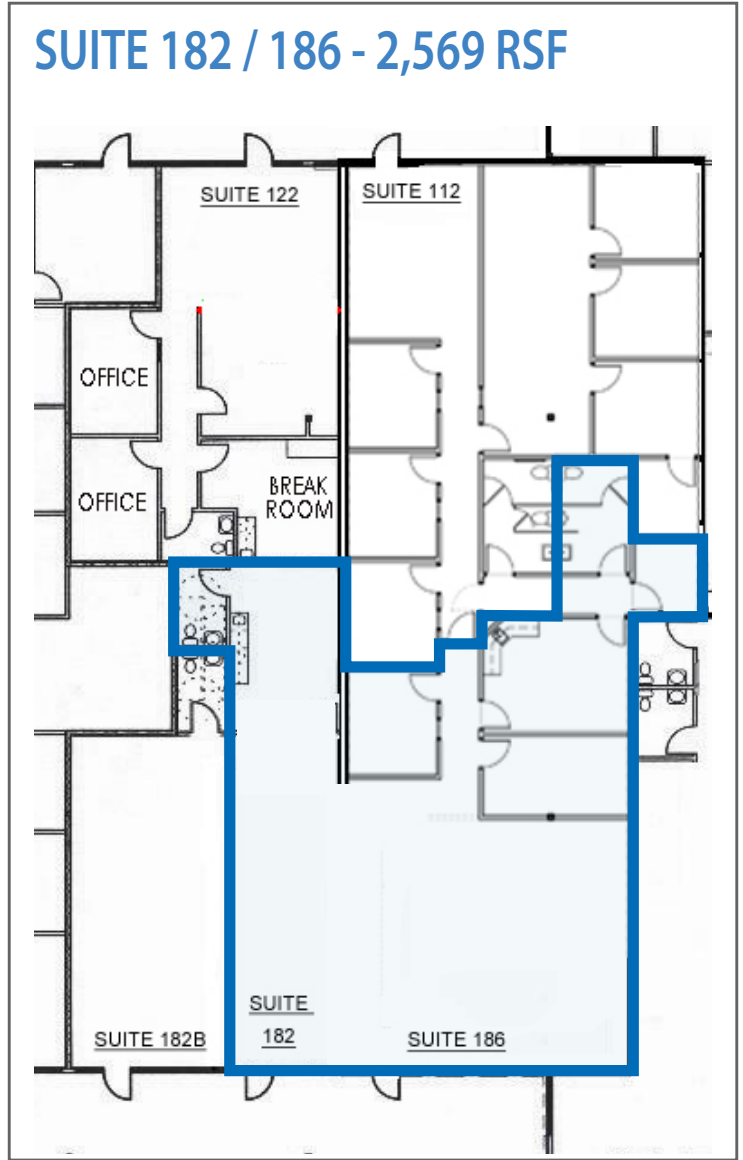
## FIRST FLOOR: ACTUAL LAYOUT



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



## FIRST FLOOR: ALTERNATE COMBINATION



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*Experience Results.*

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