

# 4720 Emerald

Boise, ID

OFFICE SPACE FOR SALE OR LEASE

NEWLY  
RENOVATED!



## Property Information:

**Submarket:** Central  
**Available:** Immediately  
**Bldg Type:** Office  
**Quality:** Class B  
**Bldg Size:** 16,292 SF  
**Divisible:** Yes, to 1,500 SF  
**# of Floors:** 2  
**Parking:** 4:1000

## Lease Terms:

**Lease Term:** Negotiable  
**Lease Type:** FLSVEJ  
**TI Allowance:** Negotiable

## Listing Comments:

- Close in location on Bench.
- Includes adjacent parcel.
- Great visibility and signage on Emerald.
- Divisible to approximately 1,500 SF.
- Close proximity to a variety of amenities.
- New ADA restrooms.

## Available Space:

SPACE:	RSF:	RATE:
Suite 101	1,657 SF	\$10.00/SF
Suite 102	2,455 SF	\$10.00/SF
Suite 103	2,528 SF	\$10.00/SF
Suite 104	1,506 SF	\$10.00/SF
Suite 201	2,153 SF	\$10.00/SF
Suite 202	1,953 SF	\$10.00/SF
Suite 203	2,536 SF	\$10.00/SF
Suite 204	1,504 SF	\$10.00/SF

## Sale Terms:

Sale Price: \$1,300,000.00 (\$79.00/SF)  
 Below replacement cost



## Contact:

**Mike Greene, CCIM**  
 Ph: 208.947.0835  
 Fx: 208.947.0869  
 mikeg@tokre.com  
 www.tokre.com



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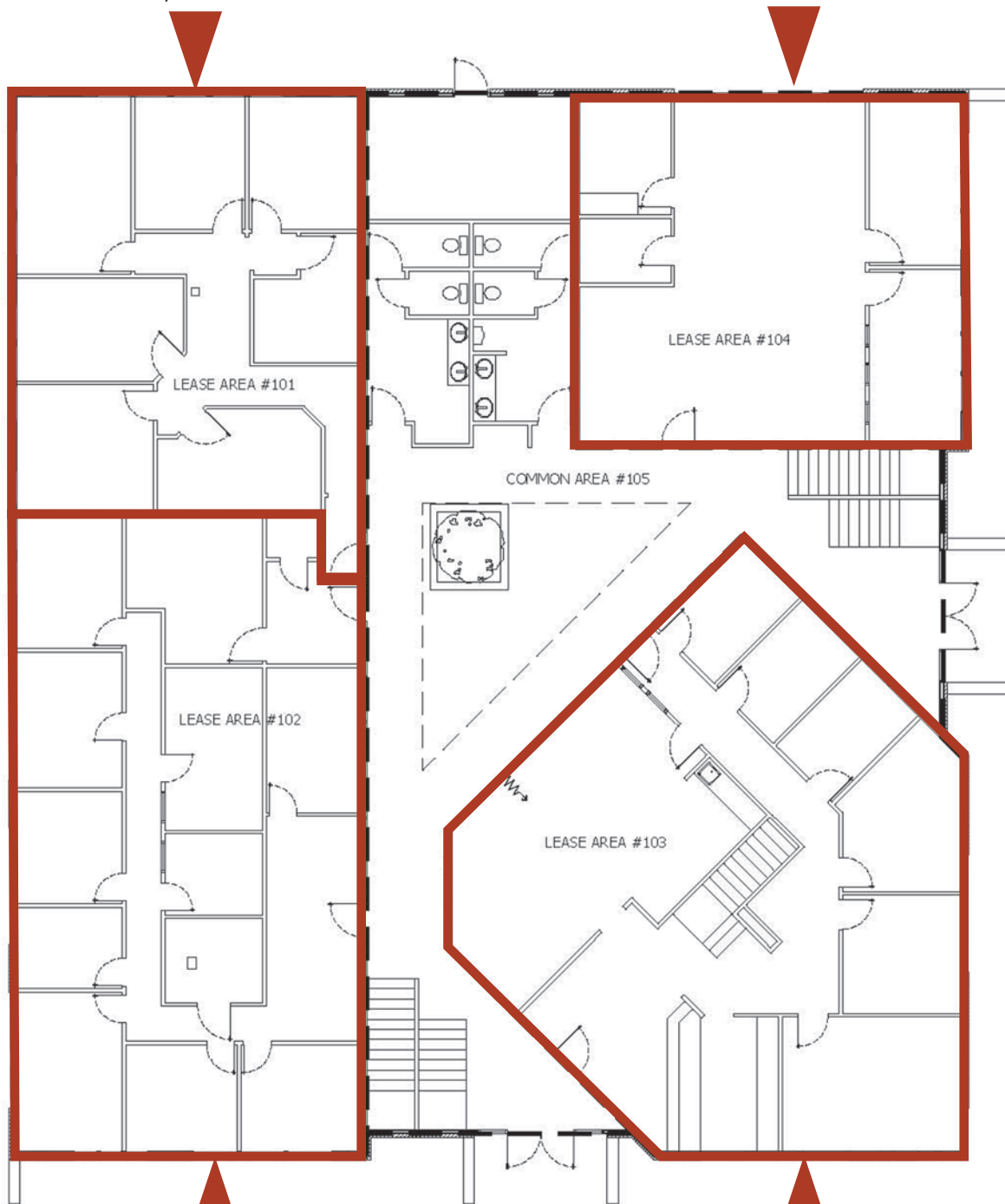
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## 1st Floor Multi-Tenant Option

Suite 101\*  
1,657 SF

Suite 104  
1,506 SF



Suites 101 & 102\*  
can be combined  
for 4,112 SF

Suite 102\*  
2,455 SF

Suite 103  
2,528 SF

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

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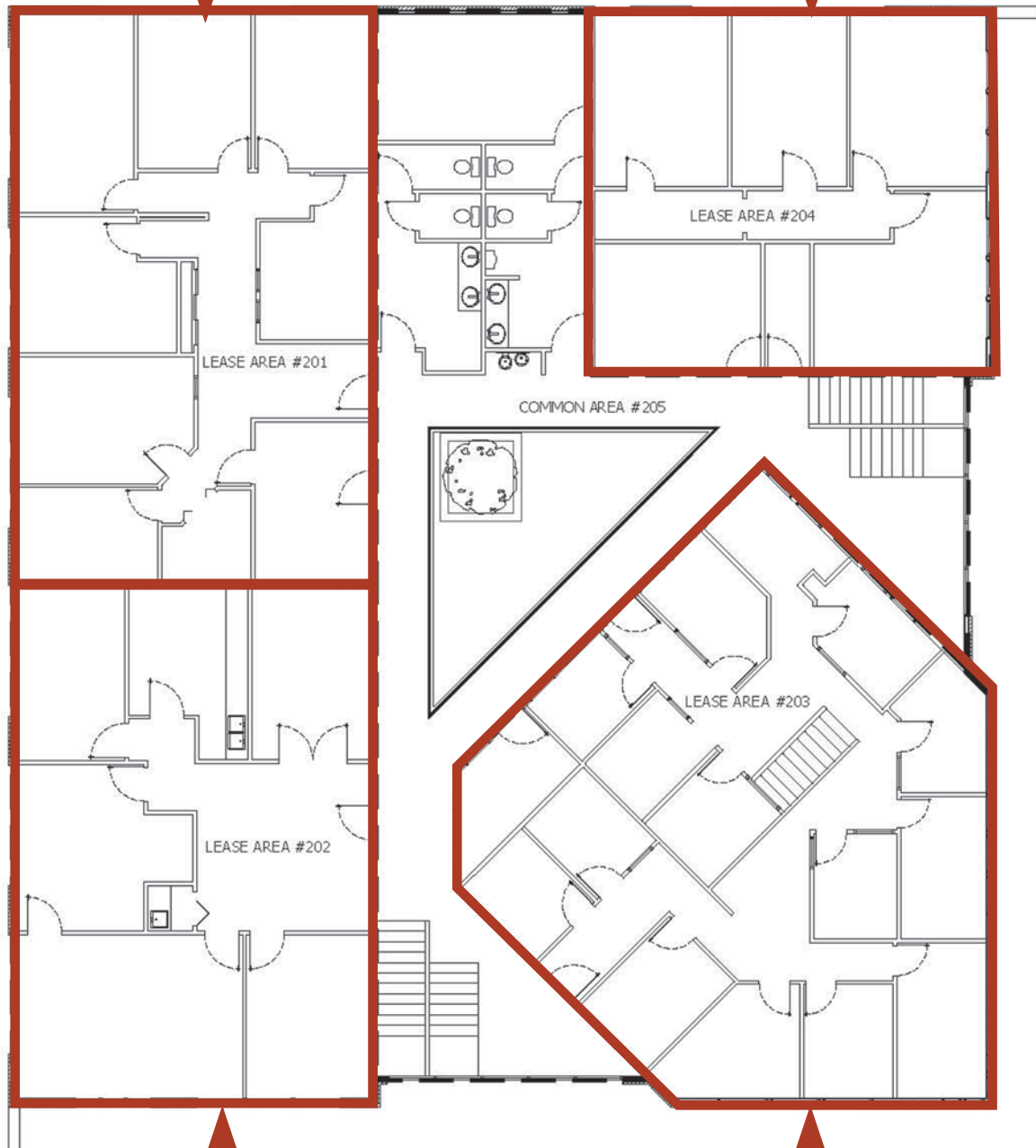
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## 2nd Floor Multi-Tenant Option

Suite 201\*  
2,153 SF

Suite 204  
1,504 SF



Suites 201 & 202\*  
can be combined  
for 4,106 SF

Suite 202\*  
1,953 SF

Suite 203  
2,536 SF

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## INTERIOR



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## SITE PLAN



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