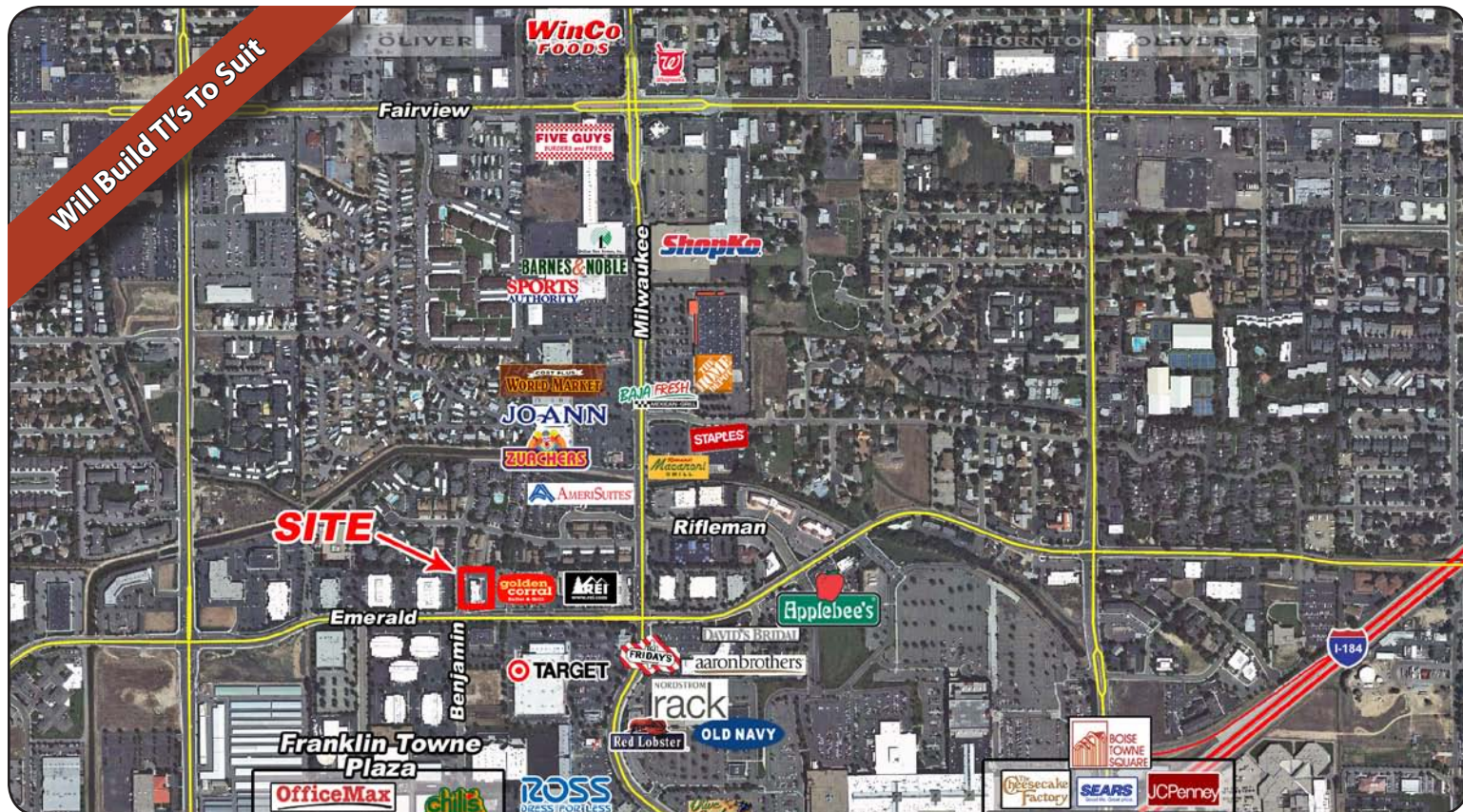


Emerald & Benjamin Retail

NE Corner of Emerald & Benjamin - Boise, ID 83704

RETAIL / OFFICE SPACE FOR LEASE



Demographics:

Population: 204,948 (5 mi.)
HH Income: \$62,558 (5 mi.)

Available Space:

SIZE:	RATE/SF:
997 SF	\$15.95
1,448 SF	\$14.95

Listing Comments:

Adjacent to REI, Golden Corral, Target, Lens Crafters and more.

Outstanding site for restaurant, retail or high-profile office.

Serving the Towne Square Mall and the Emerald/Executive Office/Professional Submarket.

Join REI, Port of Subs, Un Done Salon and new tenant - Salon Services!

Contact:

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Emerald & Benjamin Retail

NE Corner of Emerald & Benjamin - Boise, ID 83704

RETAIL / OFFICE SPACE FOR LEASE

Property Information:

Date Available:	Now
Building Size:	7,630 SF
Land Size:	36,764 SF
Zoning:	C2-D
Parking:	32 spaces
Traffic Counts:	14,144 vpd

Lease Terms:

Lease Term:	3 - 5 yrs
Lease Type:	NNN
Est. 2010 NNN:	\$5.00

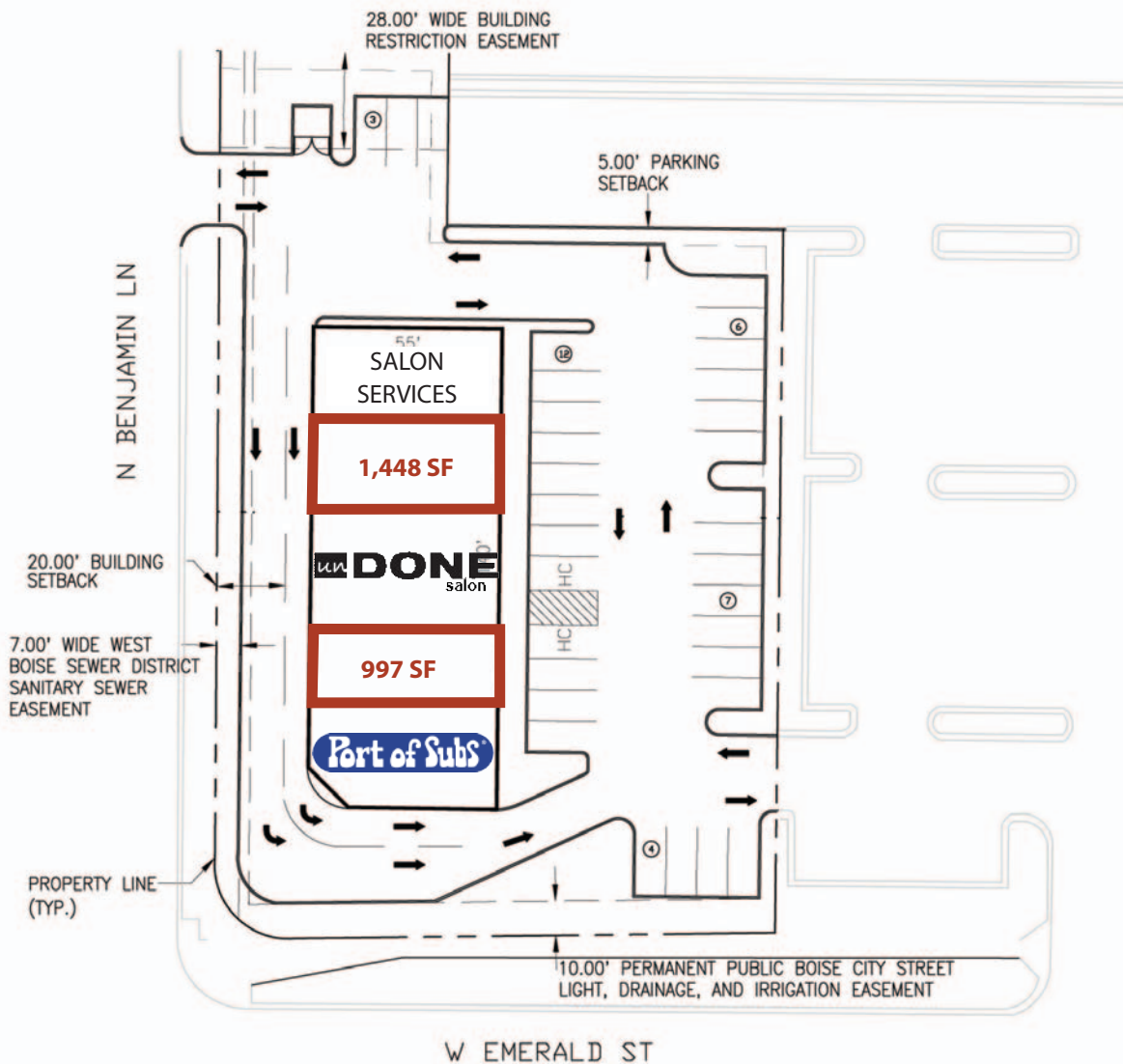


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Emerald & Benjamin Retail

NE Corner of Emerald & Benjamin - Boise, ID 83704

RETAIL / OFFICE SPACE FOR LEASE

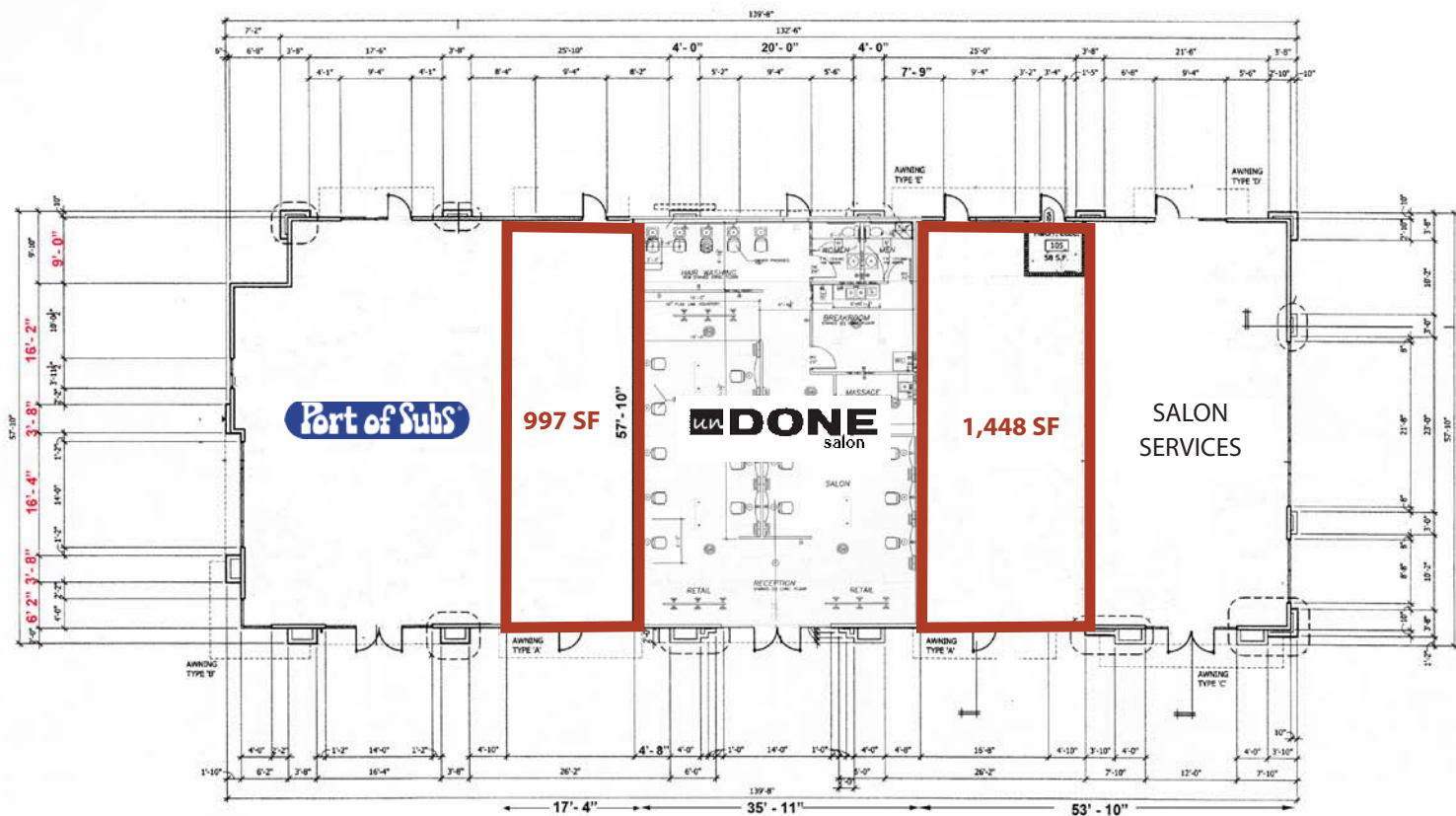


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Emerald & Benjamin Retail

NE Corner of Emerald & Benjamin - Boise, ID 83704

RETAIL / OFFICE SPACE FOR LEASE



FLOOR PLAN
SCALE: 1/8" = 1'-0"

916 SF SUITE



1,448 SF SUITE



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