

Emerald Business Center C

8030 W Emerald - Boise, ID

OFFICE SPACE FOR LEASE OR SALE

**BEST
DEAL!**



Property Information:

Submarket: West
Available: Immediately
Bldg Type: Office
Quality: Class B
Bldg Size: 11,613 SF
Divisible: No
of Floors: 1
Parking: 4:1000

Lease Terms:

Lease Term: 1-5 years
Lease Type: Full Service
TI Allowance: As-Is

Listing Comments:

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.

Available Space:

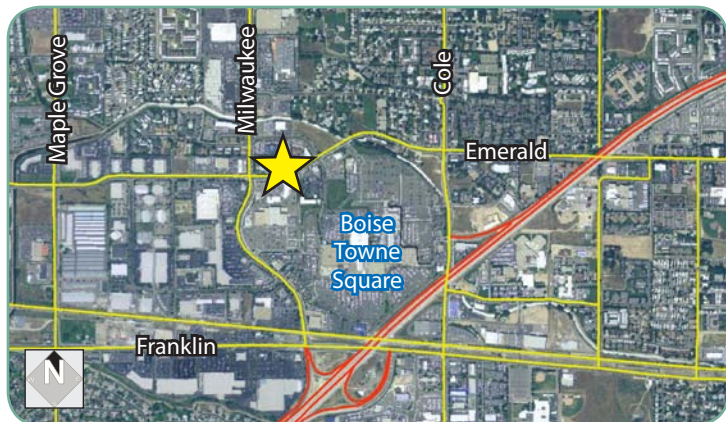
SPACE:	RSF:	RATE:
Suite 155	2,100 SF	\$10.25/SF
Suite 170	970 SF	\$10.25/SF

Sale Terms:

Sale Price: \$900,000

Contact Agent for rent roll.

Owner financing possible.



Contact:

Patrick Shalz, SIOR

Ph: 208.947.0834

Fx: 208.947.0869

pat@tokcommercial.com

www.tokcommercial.com



Grove T. Hummert

Ph: 208.947.0804

Fx: 208.947.0869

grove@tokcommercial.com

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Emerald Business Center Complex



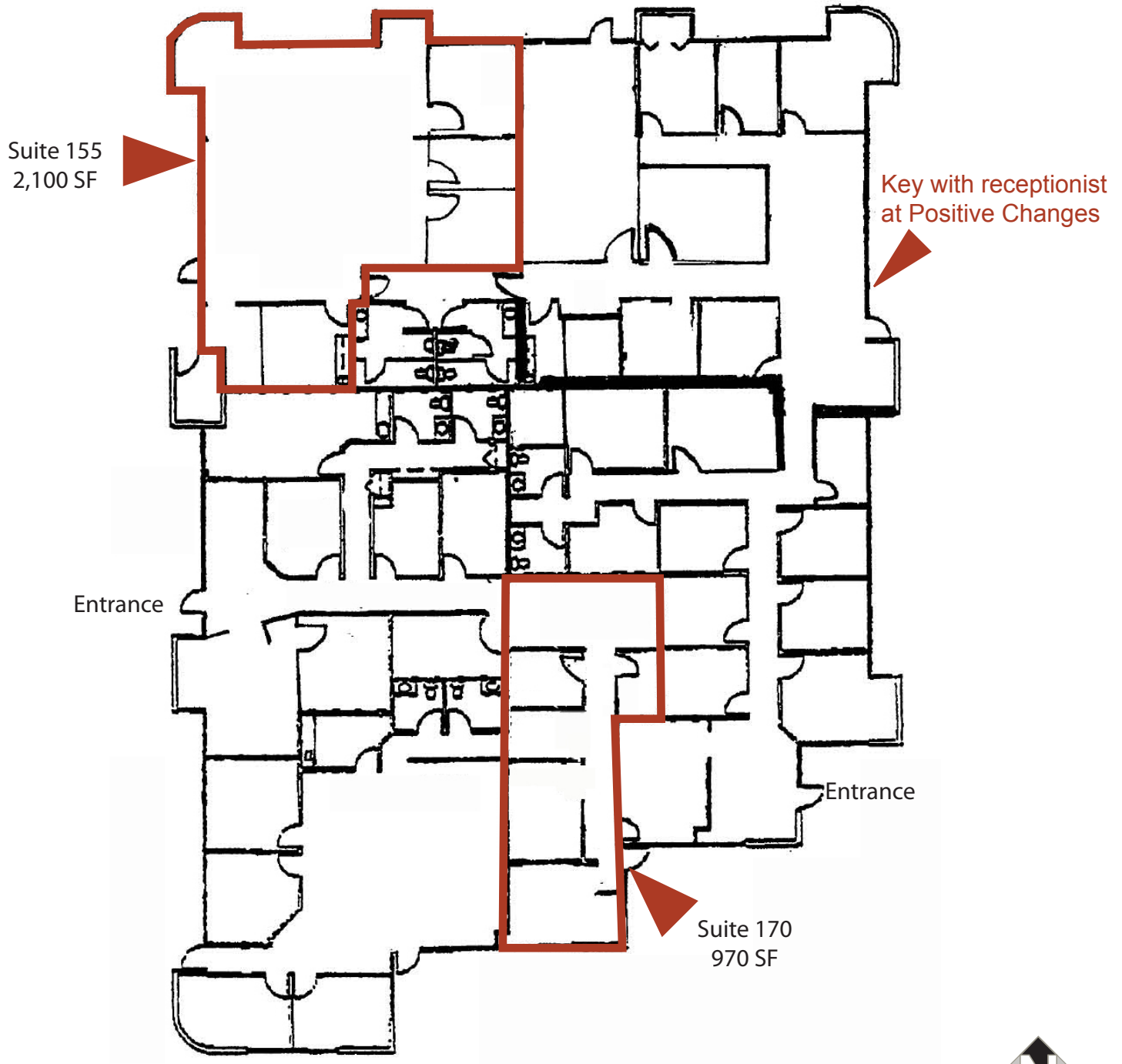
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Floor Plan

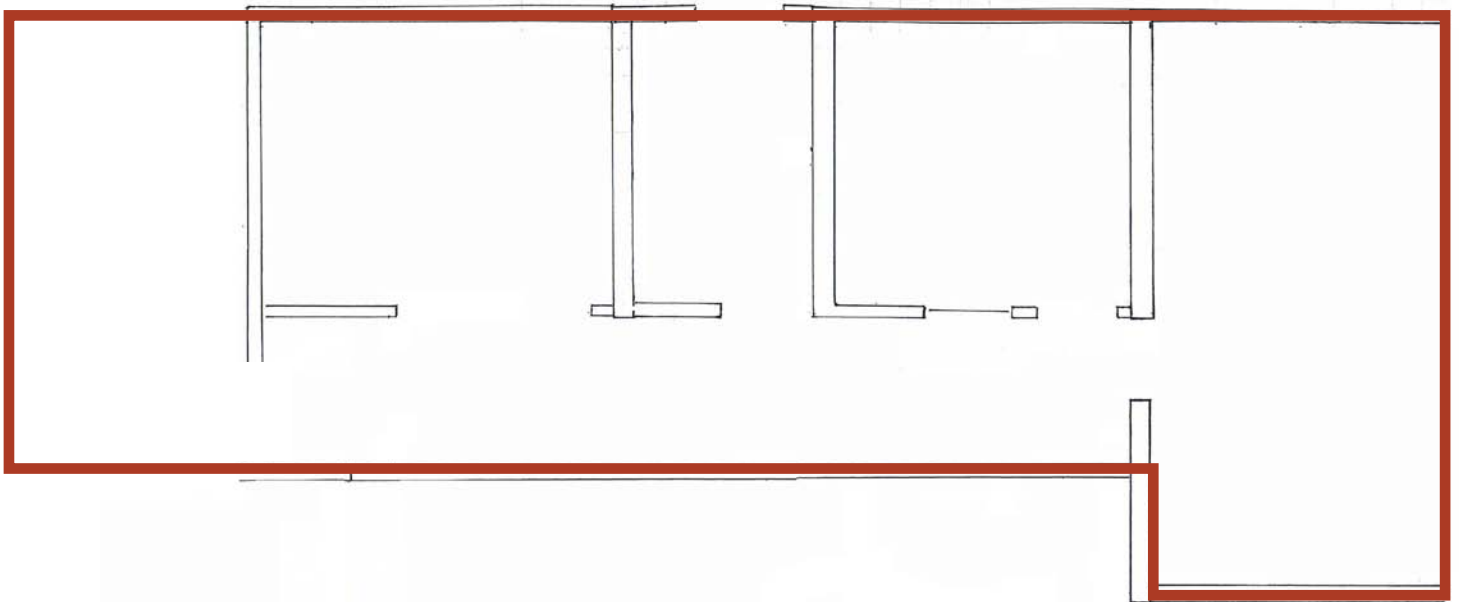


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Suite 170
970 SF



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