

# Emerald Business Center B

8100 Emerald Street - Boise, ID  
**OFFICE SPACE FOR SALE OR LEASE**



### Property Information:

**Submarket:** West  
**Available:** Immediately  
**Bldg Type:** Office  
**Quality:** Class B  
**Bldg Size:** 17,500 SF  
**Divisible:** Yes  
**# of Floors:** 1  
**Parking:** 4:1000

### Lease Terms:

**Lease Term:** 3-5 years  
**Lease Type:** FLSVEJ  
**TI Allowance:** Negotiable

### Listing Comments:

- Great visibility.
- Centrally located.
- Space can be demised to approximately 2,000 SF.
- Great owner/user opportunity.

### Available Space:

SPACE:	RSF:	RATE:
Suite 100	6,000 SF	\$11.00/SF
Can be demised to 2,000 SF.		

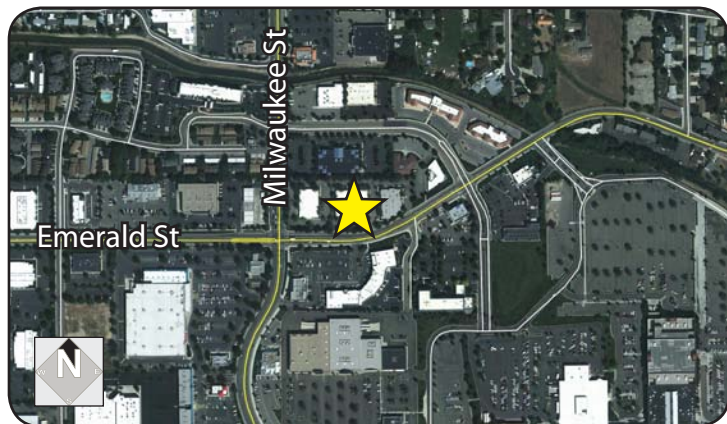
### Sale Price:

Sale Price: \$1,800,000.00

Affinity Inc. occupies 11,500 SF. Lease runs through March 31, 2013.

### Contact:

**Mark Cleverley**  
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 www.tokcommercial.com



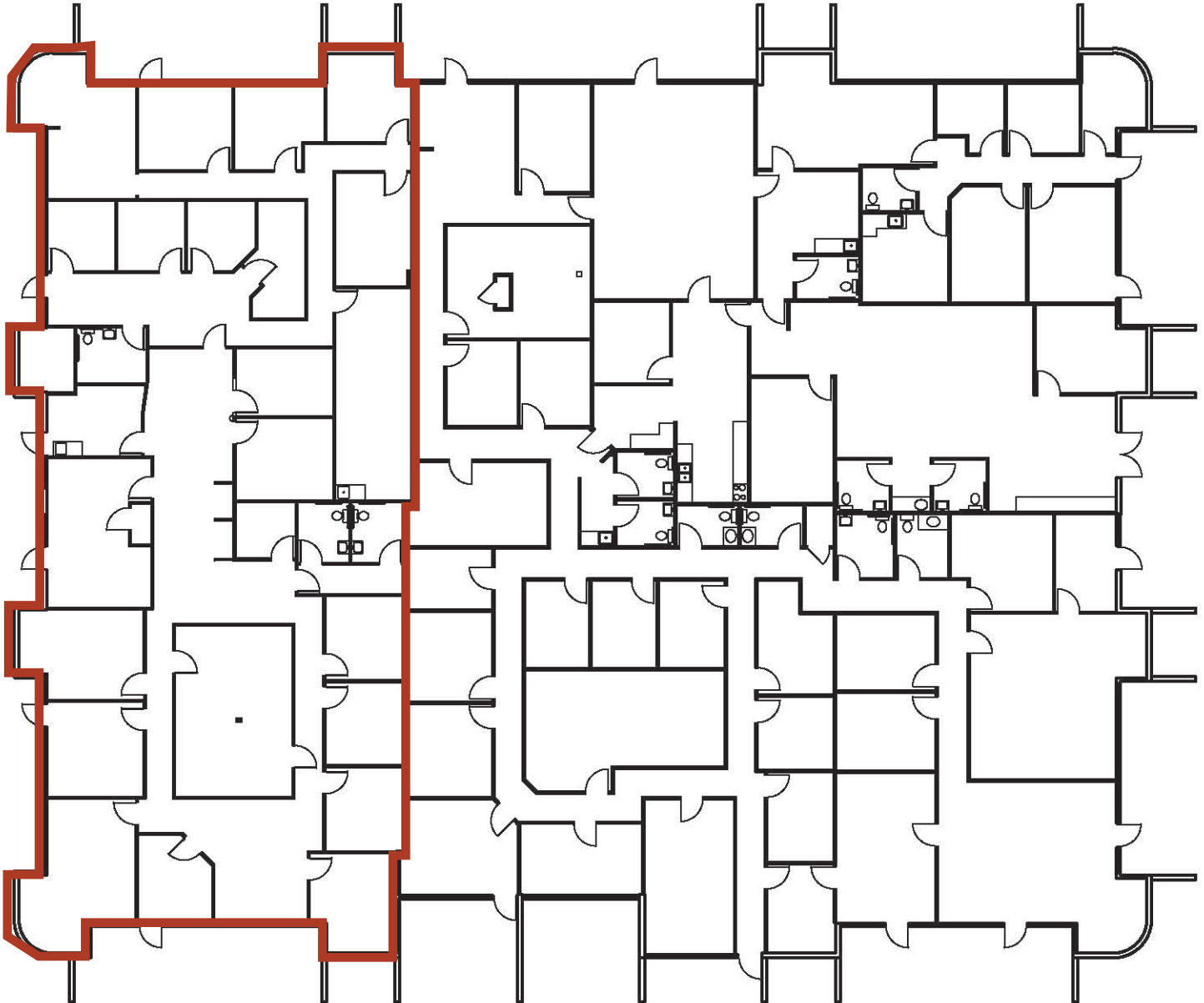
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