

THORNTON

OLIVER

KELLER

COMMERCIAL REAL ESTATE

Experience Results.

Investment Offering

Hillcrest Business Center

Multi-Tenant Office Building

4696 Overland Rd.

Boise, ID 83705

Sale Price: \$1,250,000.00 (\$47.80/SF)
Leasing Status: 79% occupied as of Feb. 28, 2012
Rentable Leasing Area: 26,082 SF

Contact Agent for Complete Investment Offering



Presented By:

Mark Cleverley
208.947.5507
markc@tokcommercial.com

Grove Hummert
208.947.0804
grove@tokcommercial.com

Patrick Shalz, SIOR
208.947.0834
pat@tokcommercial.com

Confidentiality Agreement

SIGN AND RETURN VIA EMAL OR FAX TO:

Thornton Oliver Keller Commercial, 250 S. 5th – 2nd Floor, Boise, ID 83702

Mark Cleverley ▪ Grove Hummert ▪ Patrick Shalz

Email: mark@tokcommercial.com ▪ grove@tokcommercial.com ▪ pat@tokcommercial.com

Fax: 208.947.0869

In connection with the offering of the multi-tenant office building located at 4696 W. Overland Rd., Boise, ID, 83705 (the "Property") for sale by Thornton Oliver Keller, the undersigned has requested copies of the investment offering package for the Property (such package, together with any other documents or information provided through Thornton Oliver Keller Commercial [its "Agent"] regarding the Property being referred to collectively below as the "Information").

Thornton Oliver Keller Commercial is or will be furnishing the Information to the undersigned on the condition that the undersigned will keep the information confidential.

In consideration of the foregoing and other good and valuable consideration, the undersigned hereby agrees that it will keep the Information confidential, and the Information shall not be disclosed to anyone other than the Potential Purchaser's partners, employees, legal counsel and institutional lender (who the undersigned shall require to keep the Information confidential, "Related Parties"), for the purpose of evaluating the potential purchase of the property. The undersigned further agrees to promptly return all original copies of the documents included in the Information received by the undersigned, and all photocopies of such documents made by the undersigned and its Related Parties, to Thornton Oliver Keller Commercial if requested to do so in writing.

Potential Purchaser hereby indemnifies and holds harmless Thornton Oliver Keller Commercial, Mark Cleverley, Grove Hummert, Patrick Shalz and Owner and their respective affiliates and successors and assigns against and from any damage, loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this agreement.

The undersigned certifies that all information relative to this offering will not be disseminated to or used by any principals, agents or parties other than those stated hereunder. Your signature below confirms that you have accepted this registration.

POTENTIAL PURCHASER:

By: _____

Address: _____

Print Name: _____

Title: _____

Telephone: _____

Date: _____

Fax: _____

Company: _____

Email: _____