

Westpark Corporate Campus

Emerald Street - Boise, ID

FLEX / OFFICE SPACE FOR LEASE

NEW
RATE!



Property Information:

| | |
|----------------------|-------------------------------------------------------------|
| Submarket: | West |
| Available: | Immediately |
| Bldg Type: | Office/Warehouse |
| Bldg Size: | Bldg A: 18,375 SF Bldg B: 20,230 SF Bldg C: 19,040 SF |
| Divisible: | Yes |
| Clear Height: | 14' - 16' minimum |
| Dock Doors: | No |
| Grade Level: | Yes |
| Power: | 3 Phase |
| Zoning: | M-1D |
| Parking: | Ample |

Listing Comments:

Excellent West Boise location in a professional park.

Easy access to major thoroughfares.

Close to restaurants and retail.

Tenant exposure on Emerald.

Quality tilt-up construction.

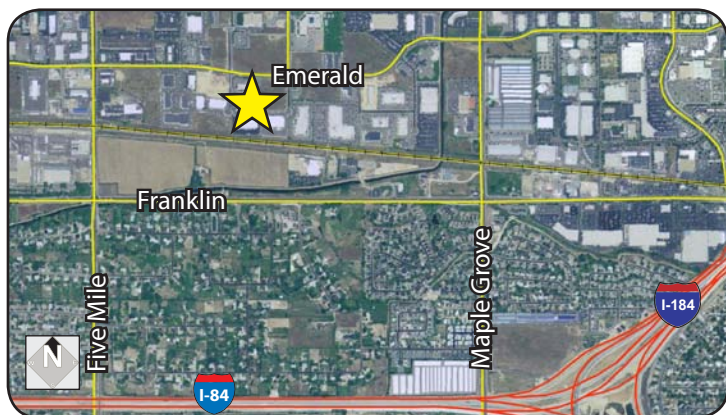
Flexible sizes.

Lease Terms:

| | |
|---------------------------|-----------------|
| Lease Term: | 3-5 years |
| Lease Type: | NNN |
| Whse Lease Rate: | \$0.45/SF + NNN |
| Office Lease Rate: | \$0.70/SF + NNN |

Available Space:

| Building: | Suite: | Office SF: | Whse SF: | Total SF: |
|-----------|--------|------------|----------|-----------|
| A | 9989 | 3,260 SF | 3,960 SF | 7,220 SF |
| B | 9941 | 7,000 SF | 703 SF | 7,703 SF |
| B | 9945 | 1,328 SF | 1,240 SF | 2,568 SF |
| B | 9955 | 3,233 SF | 1,732 SF | 4,965 SF |
| C | 9927 | 2,919 SF | 912 SF | 3,831 SF |
| C | 9931 | 0 SF | 2,813 SF | 2,813 SF |



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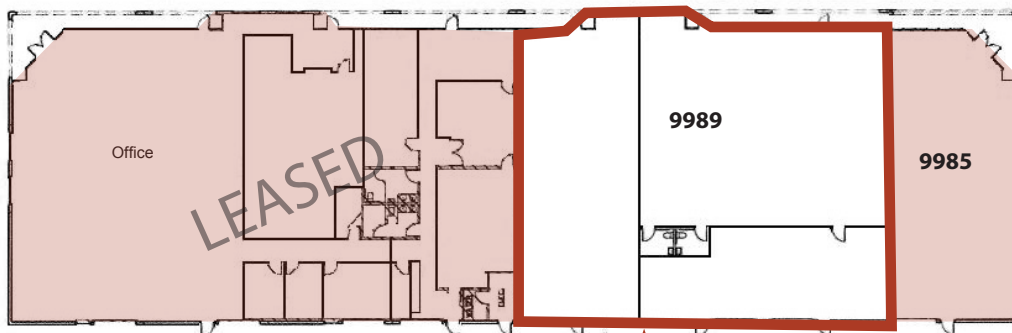


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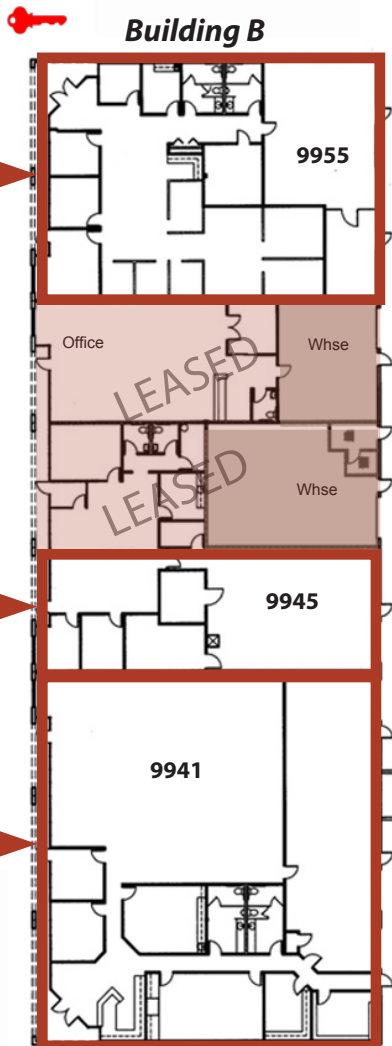
FLEX / OFFICE SPACE FOR LEASE

Building A



Ste 9989
Office 3,260 SF
Whse 3,960 SF
Total 7,220 SF

Building B



Ste 9955
Office 3,233 SF
Whse 1,732 SF
Total 4,965 SF

*Ste 9945
Office 1,328 SF
Whse 1,240 SF
Total 2,568 SF

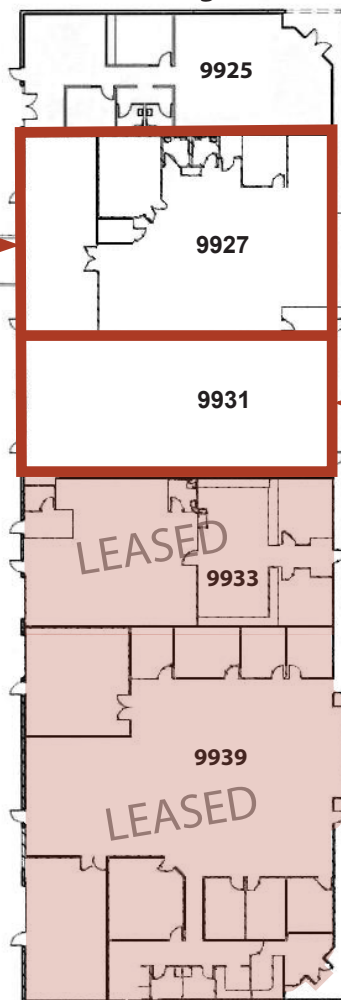
*Ste 9941
Office 7,000 SF
Whse 703 SF
Total 7,703 SF

**Ste 9927
Office 2,919 SF
Whse 912 SF
Total 3,831 SF

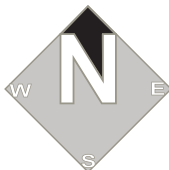
**Stes 9927 & 9931
May be combined
for a total of
2,919 SF Office
3,725 SF Whse

*Stes 9941 & 9945
May be combined
for a total of
8,328 SF Office
1,943 SF Whse

Building C



**Ste 9931
Office 0 SF
Whse 2,813 SF
Total 2,813 SF



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