



COMMERCIAL

BROKERAGE SERVICES

BRIANNA MILLER CCIM, CLS

(208) 761-9373 | briannam@tokcommercial.com

EXPERIENCE

Brianna Miller is an experienced member of TOK Commercial's Retail Brokerage Team since 2011. As a retail advisor, Brianna's passion resides in guiding her clients through the acquisition, lease-up, and disposition of quality retail investment properties.

Brianna takes special interest in activating and revitalizing retail activity of urban and downtown cores and has extensive experience with mixed use buildings in those areas. In recent years she has enjoyed helping developers early in their planning stages when commercial and retail amenities will be the focus of the project. She believes that when executed well, these areas serve as primary gathering places for the greater community and growth that Idaho is welcoming.

TOTAL TRANSACTIONS

339

TOTAL CONSIDERATION

\$132M

SF LEASED

627K

EDUCATION

Brianna has earned the Certified Leasing Specialist (CLS) designation from the International Council of Shopping Centers (ICSC). She also holds the prestigious Certified Commercial Investment Member designation (CCIM), signifying her advanced coursework in financial and market analysis, and extensive experience in the commercial real estate industry.

Brianna attended the College of Idaho, graduating cum laude with a B.A. in Business Administration, emphasis in Marketing. She played for the C of I Women's Basketball team. As a C of I Yote, who married a Crusader (NNU Nampa), one of her passion projects has become boosting the retail amenities throughout Canyon County.

PROFESSIONAL & COMMUNITY ACTIVITIES

- Retail Brokers Network, member
- Leadership Boise, graduate - 2015
- International Council of Shopping Centers (ICSC), member
- Certified Commercial Investment Member (CCIM)
- Idaho Youth Ranch, Wine Women & Shoes 2015 - 2017
- Deliberate Directions, Whetstone Member 2021 - Present
- Urban Land Institute Member 2023
- CREW Idaho Board Member



PERSONAL

An Idaho native, Brianna loves to remain active and soak up time with her family. Brianna spends her weekends with her husband, daughter Alivia and son Carson in Nampa, Idaho.

One of her greatest joys, currently, is immersing her free time in supporting her kids in their sporting events and traveling when time permits.

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NNN LEASED INVESTMENT TRANSACTIONS

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INDIAN CREEK RETAIL
CALDWELL

Lease-Up to Investment Sale
Landlord/Seller & Tenant Representation
12,210 SF Historic Retail Building | Three Tenants



MAJESTIC MARKETPLACE EAST
MERIDIAN

Lease-Up to Investment Sale
Landlord/Seller & Tenant Representation
17,000 SF Retail Center | Six Tenants



3018 CLEVELAND
NAMPA

Lease-Up to Investment Sale
Landlord/Seller & Tenant Representation
5,500 SF Retail Strip | Four Tenants



AMANO RESTAURANTE
CALDWELL

Lease-Up to Investment Sale
Landlord/Seller & Tenant Representation
2019-2024



SHOPS AT SPECTRUM POINTE
BOISE

Lease-Up to Investment Sale
Landlord/Seller Representation
10,000 SF Retail Center



BRIDGETOWER CROSSING
BOISE

Investment Property Acquisition
Buyer Representation
Fully-Leased, Multi-Tenant Office Investment

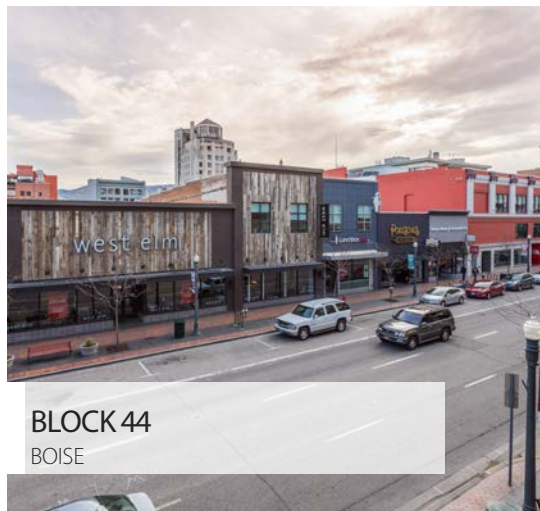
BRIANNA MILLER CCIM, CLS LANDLORD REPRESENTATION TRANSACTIONS

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11TH & IDAHO | DOWNTOWN BOISE

10,000 SF Downtown Retail in New 191,000 SF Office Bldg.
2021-2022



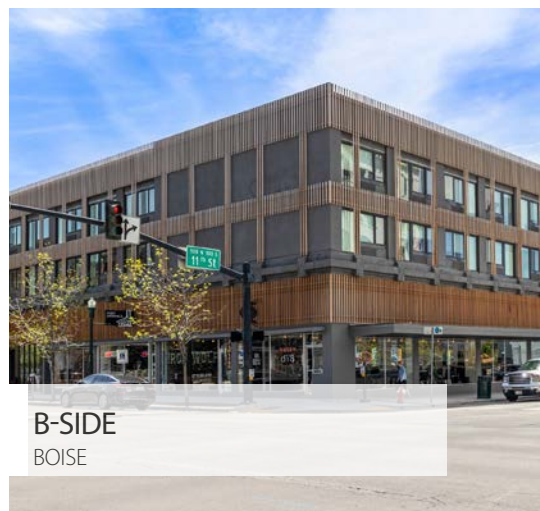
BLOCK 44
BOISE

(20+) New leases on Primary DT Retail Block
2013 - 2023



TILIAN CALDWELL
CALDWELL

New Mixed-Use Downtown Development
2022-2024 | 6,973 SF Fully Leased



B-SIDE
BOISE

Retail Space in the Heart of Downtown Boise
September 2022 - Present



TENTH & MAIN
BOISE

Lease-Up of 1st Floor Suites in Renovated Building
2017 - 2018

TOK

COMMERCIAL



ZAO MODERN ASIAN CAFE

Corporate Representation
Coming Soon - Idaho

BRIANNA MILLER CCIM, CLS TENANT REPRESENTATION EXPERTISE

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2 locations opened



5 locations opened



2 locations opened; 1 pending



3 locations opened



4 locations opened; seeking additional sites