



BROKERAGE SERVICES

SEAN EDWARDS

208.412.7763 | sean@tokcommercial.com

COMMERCIAL

EXPERIENCE

Sean joined TOK Commercial's brokerage team in 2023. Bringing an armed skillset with a background in commercial lending, he uses his professional expertise to serve the Canyon County area of the Treasure Valley and beyond. His broad commercial knowledge and customer service background provide him with the necessary tools to serve his clients with top-notch skill and precision.

Sean has successfully represented a broad range of clients in both sales and leasing transactions throughout Canyon County and the greater Treasure Valley. His proven ability to identify market opportunities, provide strategic property consultation, and guide clients through complex negotiations has led to successful results and long-term client relationships.

Sean excels in the analysis of trending market data, workspace optimization, and competitive property positioning. Some other skills of his are of but not limited to:

- Market competition studies
- Seller & Landlord representation
- Prospecting
- Broker price opinions
- Buyer & Tenant representation
- Lease renewals and negotiations
- Contract negotiation
- Developing relationships

TOTAL TRANSACTIONS

50

TOTAL CONSIDERATION

\$59.9M

YEARS IN BROKERAGE

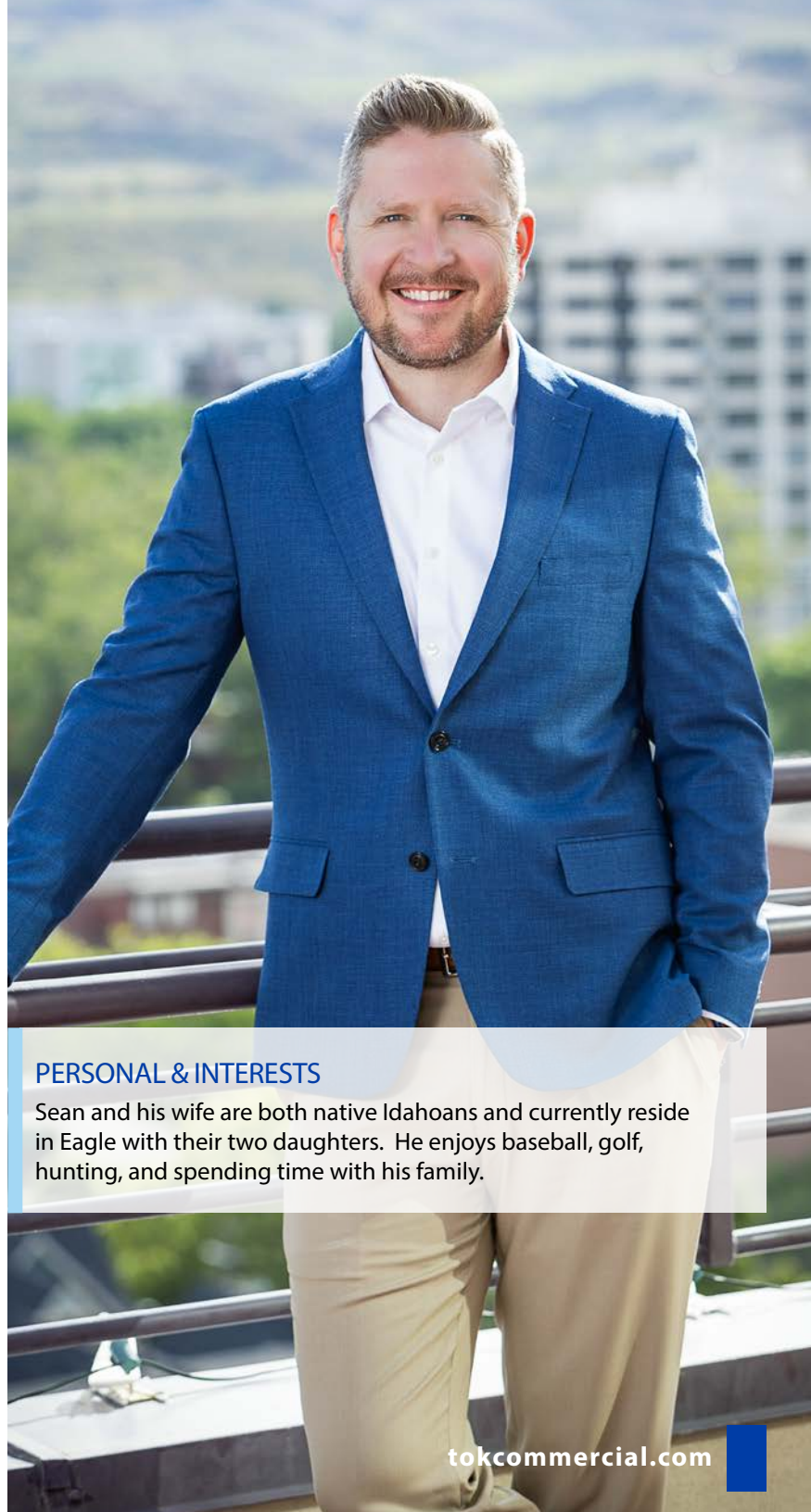
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EDUCATION

Sean received his Bachelors of Administration at Boise State University.

PROFESSIONAL & COMMUNITY

Sean is a committed community member and thoroughly enjoys the opportunity he has had working in Canyon County. Sean is an Nampa Leadership Alum (class of 2018), an active participant in the Nampa Chamber of Commerce and on the Loan Committee for the Panhandle Area Council (PAC.)



PERSONAL & INTERESTS

Sean and his wife are both native Idahoans and currently reside in Eagle with their two daughters. He enjoys baseball, golf, hunting, and spending time with his family.

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COMMERCIAL

SEAN EDWARDS SELECT SALES HIGHLIGHTS

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4919 LASTER STREET

LEASE | 2,250 SF
TENANT REPRESENTATION | DECEMBER 2023



NORTH RANCH INDUSTRIAL

SALE | 26,040 / 16,900 SF
SELLER REPRESENTATION | OCTOBER 2024



3341 BLACK BUTTE COURT

SALE | 4,000 SF
BUYER REPRESENTATION | APRIL 2024



312 SIMPLOT

SALE | 146,900 SF
SELLER REPRESENTATION | JUNE 2024



STARBUCKS MERIDIAN

SALE | 2,300 SF
BUYER REPRESENTATION | DECEMBER 2024



312 SIMPLOT

LEASE | 24,000 SF
TENANT REPRESENTATION | OCTOBER 2024



CASTLEBURY WEST

SALE | 3,558 SF
BUYER & SELLER REPRESENTATION | MARCH 2024



10619 MEYERING LANE

SALE | 0.79 ACRES
SELLER REPRESENTATION | MARCH 2024



WENDY'S CALDWELL / KUNA

SALE | 2,727 SF / 2,468 SF
BUYER REPRESENTATION | OCTOBER 2024



CLOUD GATE INDUSTRIAL PARK

SALE | 14,366 SF
BUYER REPRESENTATION | MAY 2024



KARCHER INDUSTRIAL PARK

SALE | 35,200 SF
SELLER REPRESENTATION | SEPTEMBER 2024



FALCON STORAGE CONDOS

SALE | 2,391 SF
BUYER REPRESENTATION | OCTOBER 2024