

# OFFICE SPACE FOR LEASE

## 9288 EMERALD

9288 W. EMERALD STREET | BOISE 83704



### EMERALD CORRIDOR LOCATION

**FOR LEASE** | 11,400 SF

#### PROPERTY INFORMATION:

<b>Submarket:</b>	West	<b>Lease Term:</b>	3-5 years
<b>Bldg Type:</b>	Office   Flex	<b>Lease Type:</b>	NNN
<b>Bldg Size:</b>	21,060 SF	<b>Estimated NNN:</b>	\$0.38
<b>Parking:</b>	Ample On-Site	<b>TI Allowance:</b>	As-Is
<b>Available:</b>	Immediately		

#### AVAILABLE SPACE:

SPACE:	RSF:	RATE:
Suite 102	11,400 SF	\$7.00/SF + NNN

#### CONTACT:

**Pat Shalz, SIOR**

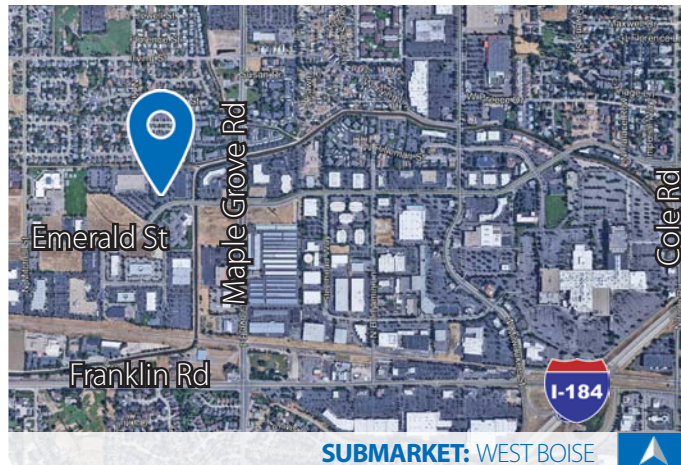
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**Chris Pearson, SIOR**

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SUBMARKET: WEST BOISE

#### LISTING COMMENTS:

Fully built-out space with 8 private offices, large open work area, break room, and training rooms.

Cubicles in space for new tenant.

Monument signage available on Emerald Street.

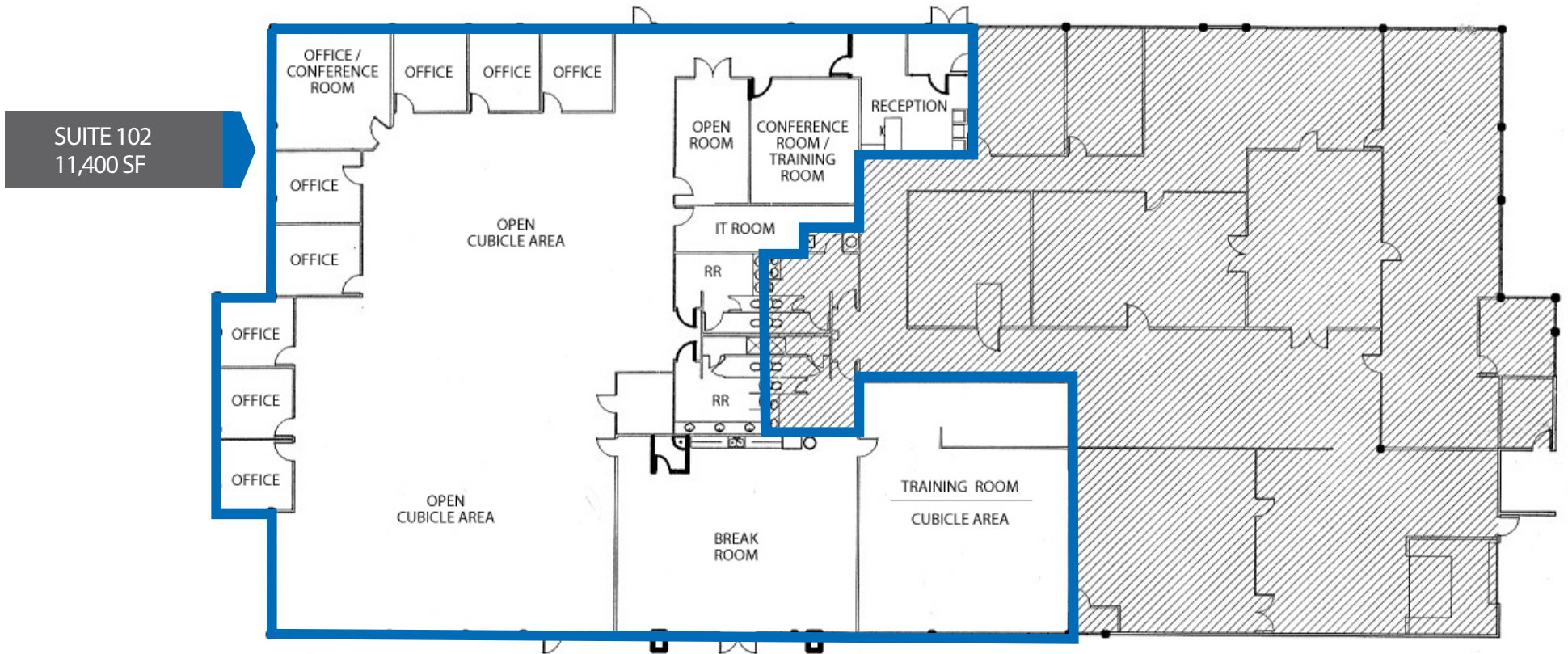
Great location along Emerald corridor just west of Maple Grove.

Valley Ride bus stop within 500 feet.

Close to shopping and professional services.

# FLOOR PLAN

11,400 SF AVAILABLE



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