

OFFICE SPACE FOR SALE OR LEASE

BRIGHTON PLAZA

12601 W EXPLORER • BOISE, IDAHO 83713



PROPERTY INFORMATION:

Submarket:	West	Term:	3-5 Years
Available:	See Below	TI Allowance:	Negotiable
Bldg Type:	Office	Lease Type:	Triple Net
Quality:	Class A	Est. NNN's:	\$6.21/SF (Incl. all utilities & janitorial)
Bldg Size:	43,335 SF		
Divisible:	Yes, to \pm 2,500 SF		
# of Floors:	2		
Parking:	4.6/1,000		

AVAILABLE SPACE:

SPACE:	RSF:	RATE:	AVAILABLE
Suite 150	4,943 SF	\$12.75/SF	Immediately
Suite 250*	10,183 SF	\$12.75/SF	Immediately
Suite 200*	11,854 SF	\$13.75/SF	Contact Agent

*Suites can be combined for a total of 22,037 SF.

CONTACT:

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SALE TERMS:

Sale Price: **\$7,150,275 (\$165/SF)**

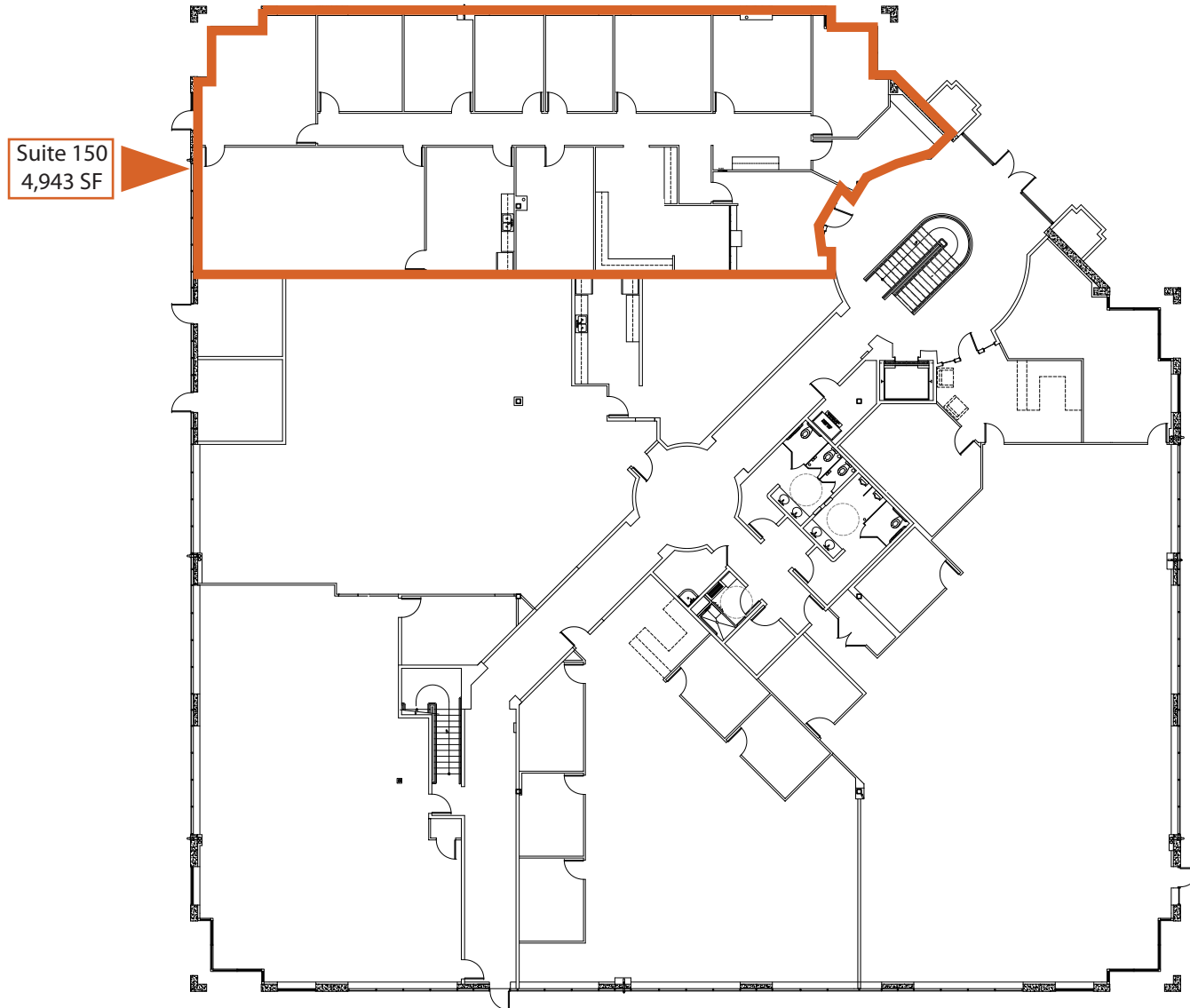
LISTING COMMENTS:

- Close to all services.
- Showers in building.
- Monument signage.
- Prominent corner location.
- Walking distance to West YMCA.
- Prime Boise Research Center location.
- High quality improvements throughout.

Updated: 06/21/2017

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

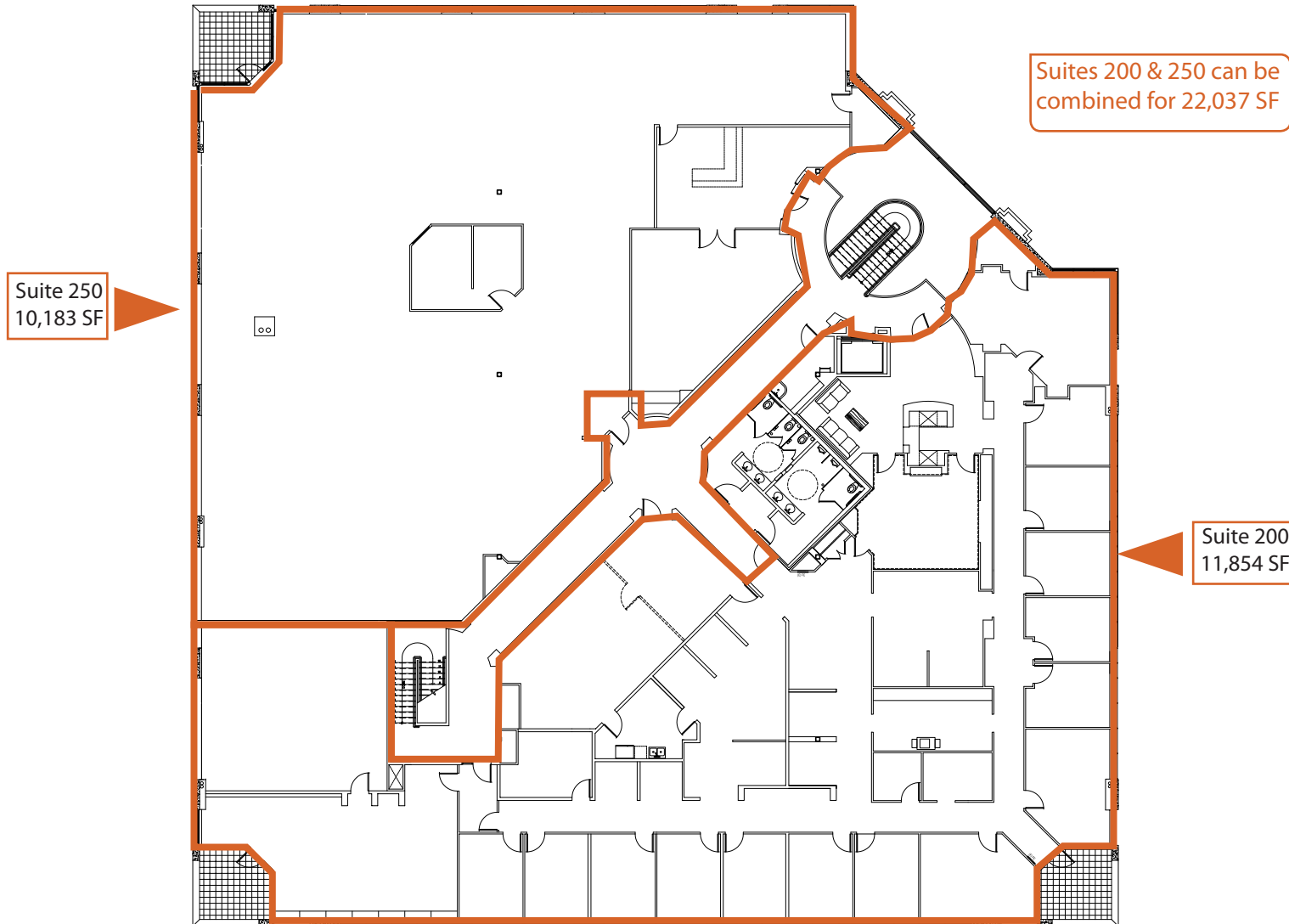
FIRST FLOOR



Suite 150
4,943 SF

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SECOND FLOOR



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Boise Research Center Campus



- | | | | |
|----------------------------|-----------------------|-----------------------------|-----------------------------------|
| 1. Park Pointe I | 11. BCA Building | 21. Idaho Power Parking Lot | 31. Springhill Suites Hotel |
| 2. Park Pointe II | 12. Apollo Building | 22. DirectTV | 32. Lindy's |
| 3. Burger King | 13. Columbia Building | 23. Syringa Networks | 33. BRC Plaza I |
| 4. Discovery Pointe | 14. Explorer Campus | 24. ITT Building | 34. BRC Plaza II |
| 5. LaSalle Place | 15. Discovery Plaza | 25. Advantage Building | 35. Capital Development |
| 6. New Horizon's Childcare | 16. Alpine Building | 26. Solitude Building | 36. The Human Bean Coffee |
| 7. Explorer Pointe | 17. Bridger 3 | 27. Alta Building | 37. Meineke |
| 8. Brighton Plaza | 18. Bridger 2 | 28. Olympus Building | 38. IMT Building |
| 9. TMS Building | 19. Bridger 1 | 29. H & W Systems | 39. ICON Credit Union |
| 10. 6220 Discovery | 20. Idaho Power | 30. Fremont Place | 40. bodybuilding.com Headquarters |
| | | | 41. HC Company |

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