

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:

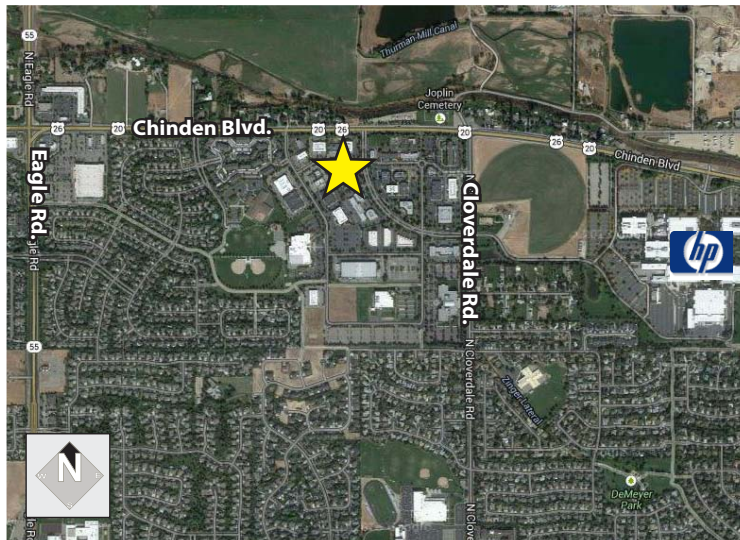
SPACE:	RSF:	RATE:	AVAILABLE
Suite 150	4,943 SF	\$12.75/SF	Immediately
Suite 250*	10,183 SF	\$12.75/SF	Immediately
Suite 200*	11,854 SF	\$13.75/SF	Contact Agent

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

CONTACT:

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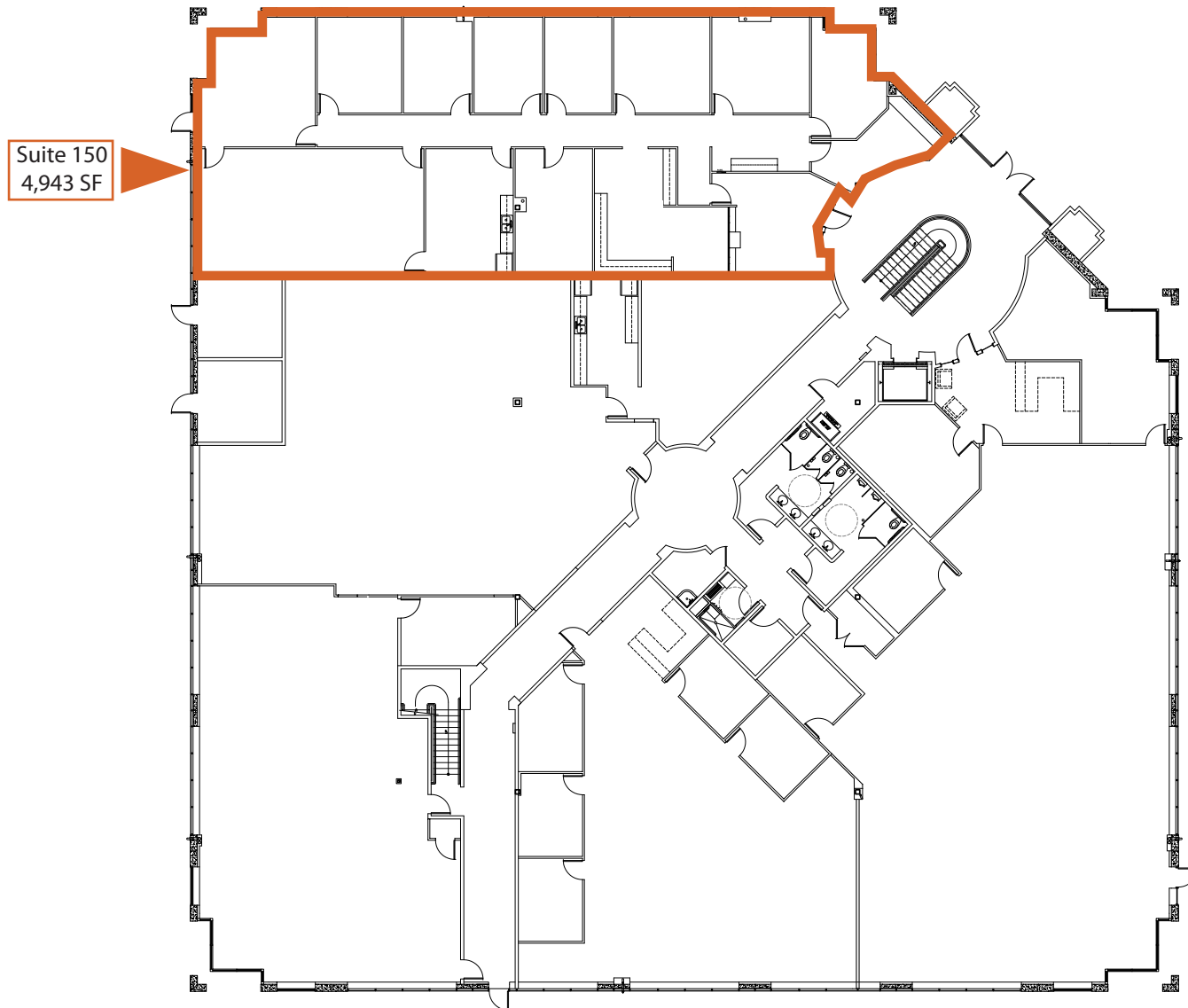
SALE TERMS:

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.

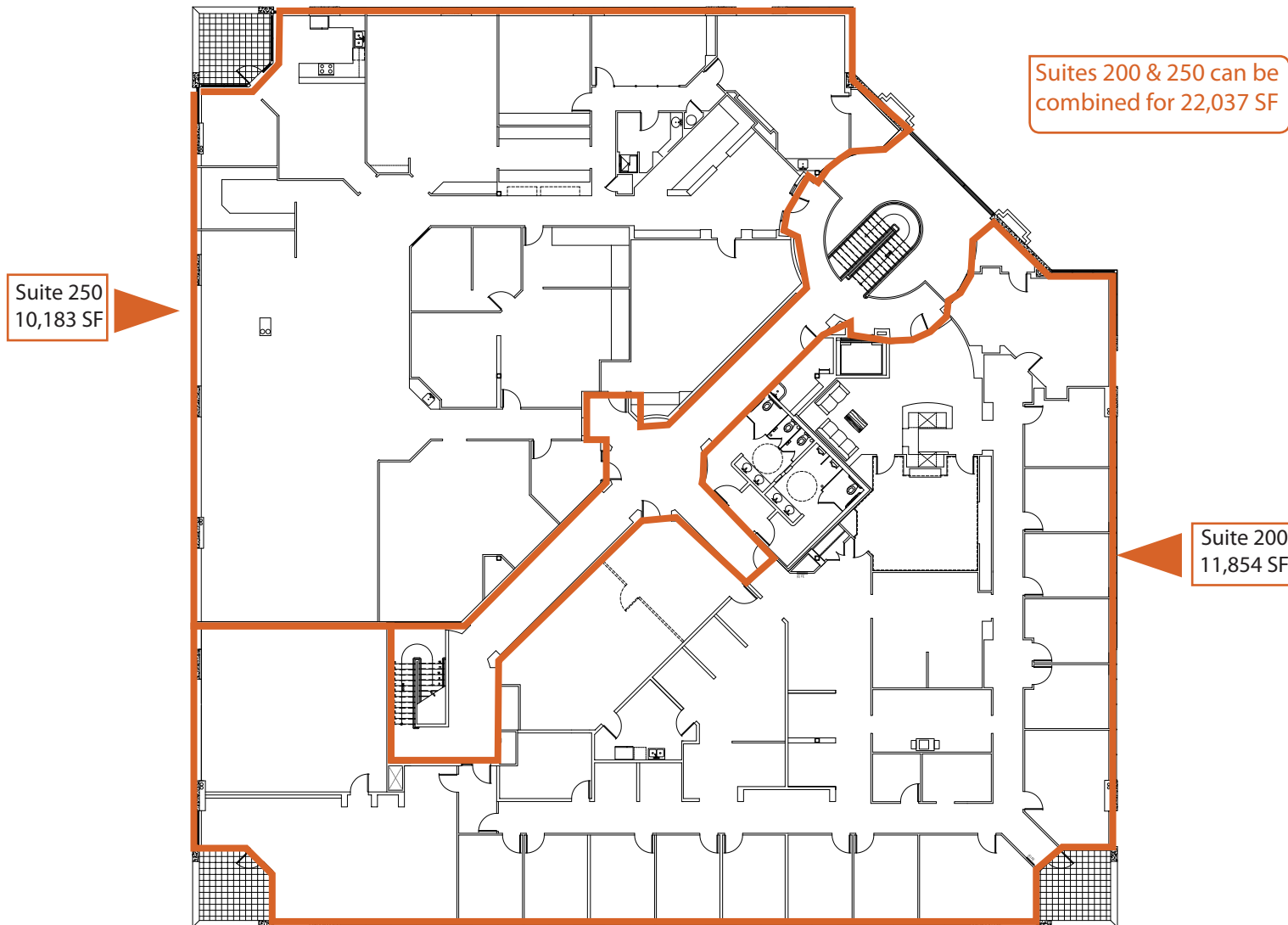
FIRST FLOOR



Suite 150
4,943 SF

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

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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