

# OFFICE SPACE FOR SALE OR LEASE BRIGHTON PLAZA

12601 W EXPLORER • BOISE, IDAHO 83713



## PROPERTY INFORMATION:

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

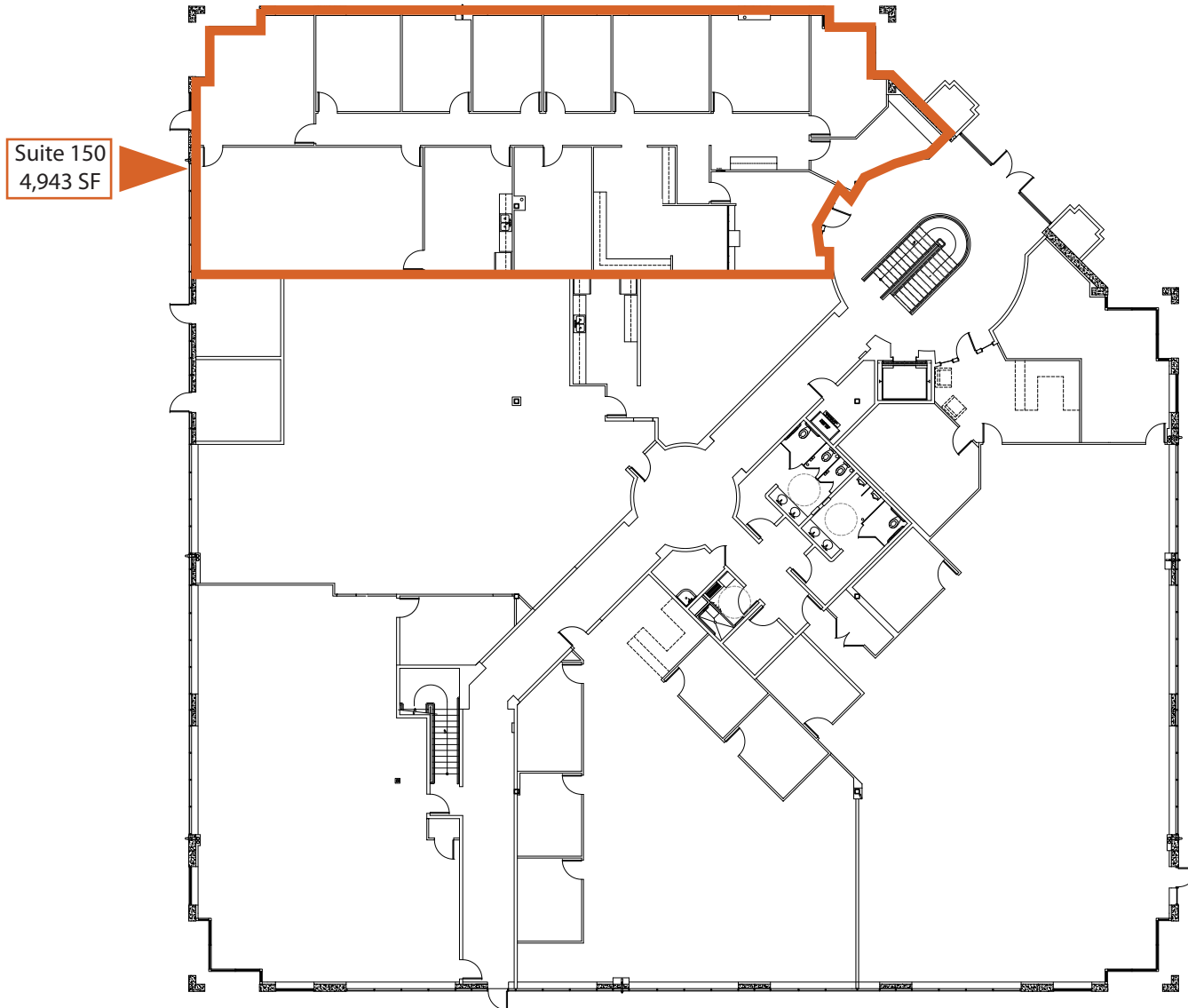
## LISTING COMMENTS:

- 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.
- Fiber to building (Integra and ATG/Voice).

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## FIRST FLOOR



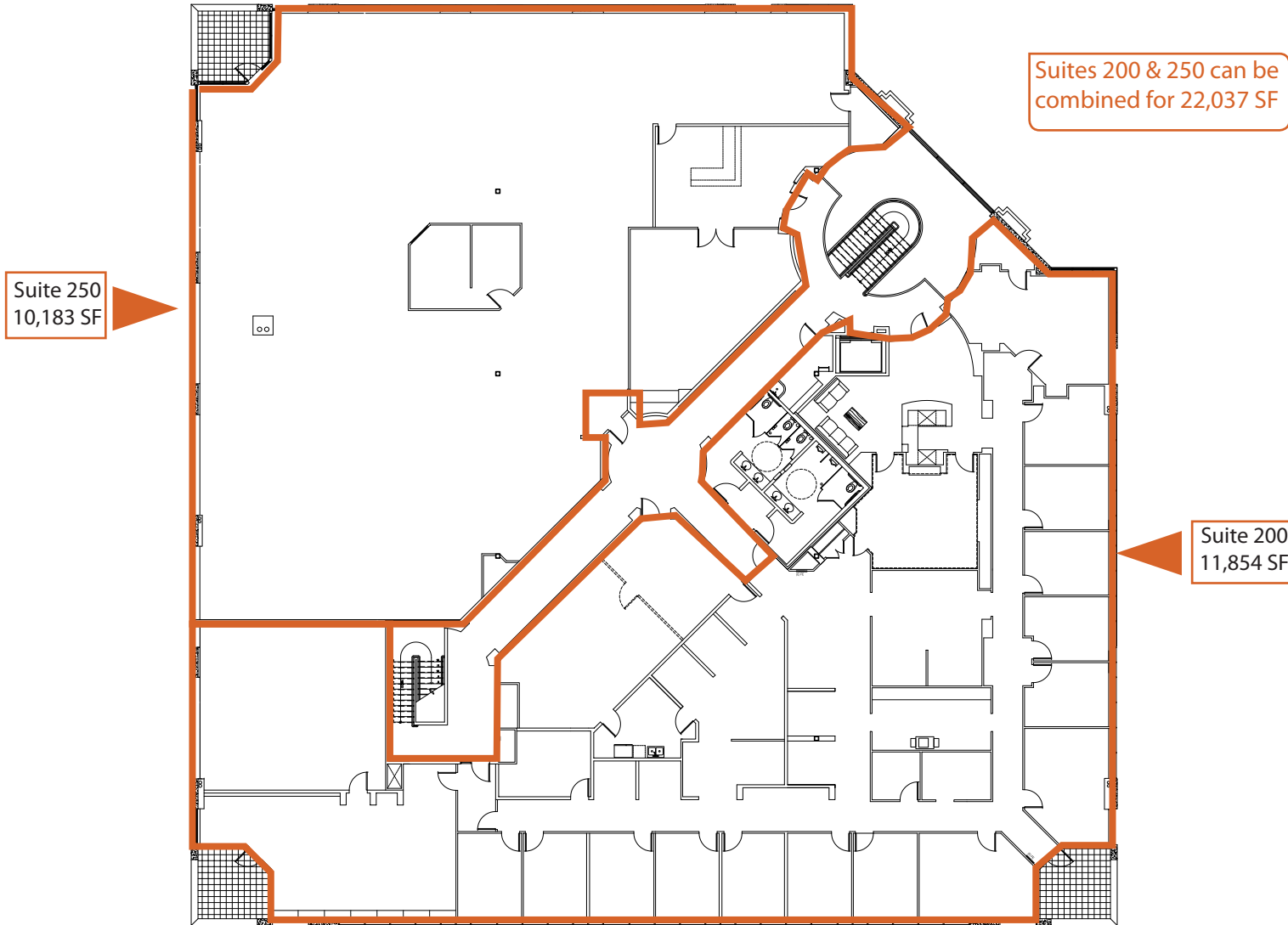
Suite 150  
4,943 SF

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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                       |
| <b>8. Brighton Plaza</b>   | 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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