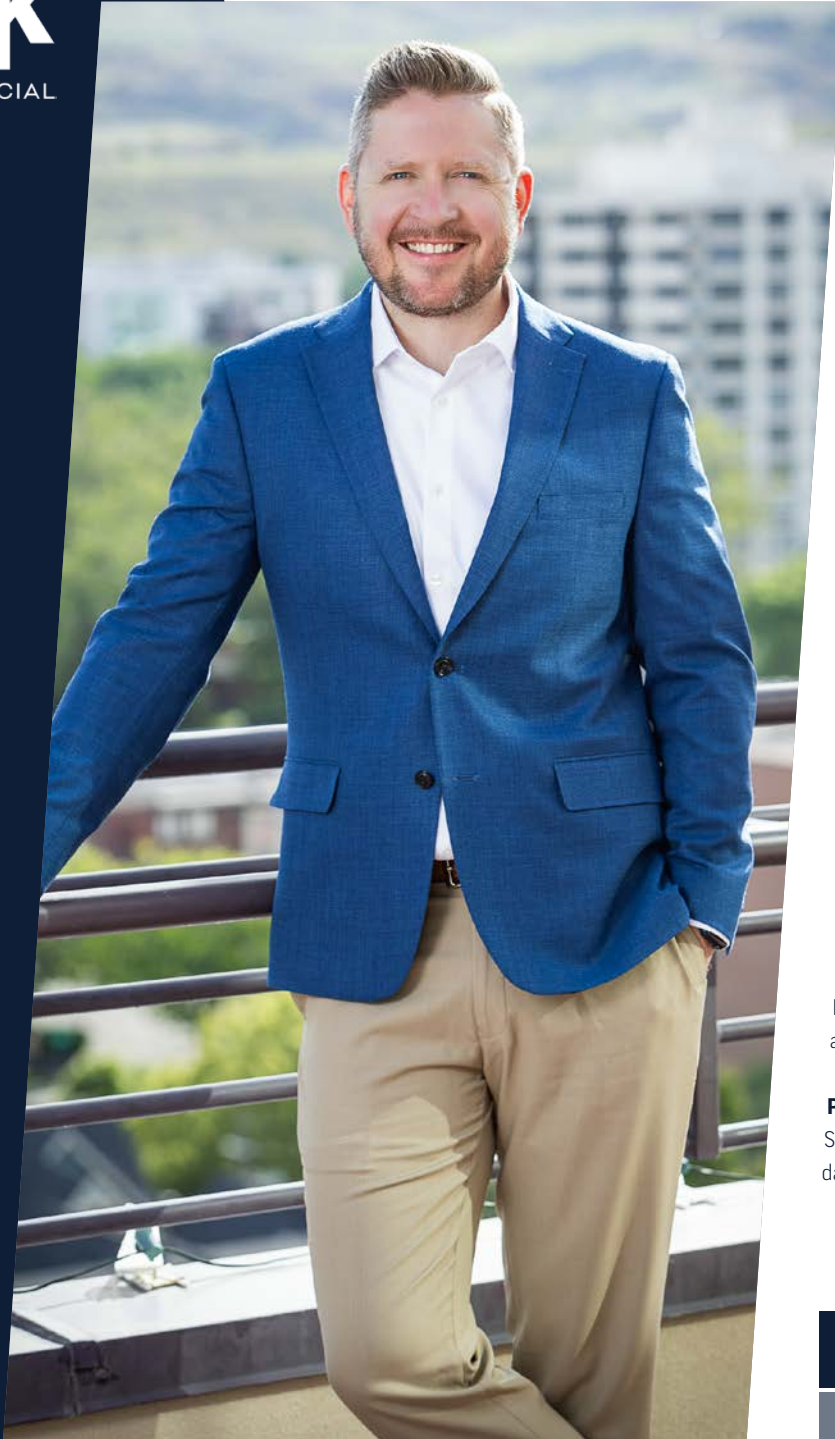




SEAN EDWARDS

Brokerage Services | SIOR - Member Associate
208.412.7763 | sean@tokcommercial.com

EXPERIENCE

Sean Edwards specializes in buying, selling, leasing, and developing commercial real estate throughout Canyon County and the greater Treasure Valley. Since joining TOK Commercial in 2023, he has successfully represented buyers, sellers, landlords, tenants, investors, and owner-users in transactions totaling more than \$76 million in consideration.

Drawing on nearly a decade of prior experience in commercial lending, Sean brings a financial and analytical perspective to every assignment. His clients rely on him for market insight, property positioning, valuation guidance, contract negotiations, and strategic transaction planning.

Sean's practice focuses on investment sales, industrial and flex properties, land, office, retail, and owner-user opportunities. He is particularly active in Canyon County, where he has built a reputation for market knowledge, responsiveness, and creative problem-solving.

- Investment Sales
- Industrial & Flex Properties
- Land Sales & Development Sites
- Owner-User Acquisitions & Dispositions
- Sale-Leaseback Transactions
- Buyer & Seller Representation
- Landlord & Tenant Representation
- Market Analysis & Valuation

EDUCATION

Sean received his Bachelors of Administration at Boise State University.

PROFESSIONAL & COMMUNITY

Sean holds the SIOR Member Associate credential, reflecting a commitment to the highest ethical standards, ongoing professional education, and a strong track record of successful transactions in the Industrial and Office sectors. 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

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.

TOTAL TRANSACTIONS

72

TOTAL CONSIDERATION

\$76.5M+

YEARS IN BROKERAGE

3

SELECT SALES HIGHLIGHTS



3605 & 3617 COMSTOCK

SALE | 9,900 SF

SELLER REPRESENTATION | APRIL 2025



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



CLUB STORAGE CONDOS

SALE | 73,100 SF

SELLER REPRESENTATION | JUNE 2025



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



BROADWAY RETAIL

SALE | 8,767 SF

BUYER REPRESENTATION | FEBRUARY 2026