

WEST BOISE OFFICE BUILDING

For Sale or Lease



MARK BOTTLES
REAL ESTATE SERVICES



PROPERTY INFORMATION:

Address:	10200 W Emerald Street Boise, Idaho 83704
Location:	Just East of Five Mile Rd on Emerald Street
Building Size:	± 15,498/SF
Zoning:	City of Boise-1-MD
Available:	± 6,037 SF (potential for ± 7,779 SF)
Lease Rate:	\$16.00/SF FSEJ
Sale Price:	\$2,014,740 (\$130/SF)

COMMENTS:

- Great opportunity for owner-user or investor
- Centrally located on heavily-traveled Emerald Street
- High-end finishes
- Large, 10-seat conference room
- Beautiful mature landscaping
- New roof and HVAC
- Tenant improvements negotiable

839 S. Bridgeway Place
Eagle, Idaho
P(208) 377-5700 F(208) 377-0035
www.markbottles.com

Ron Brodien

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John Bottles

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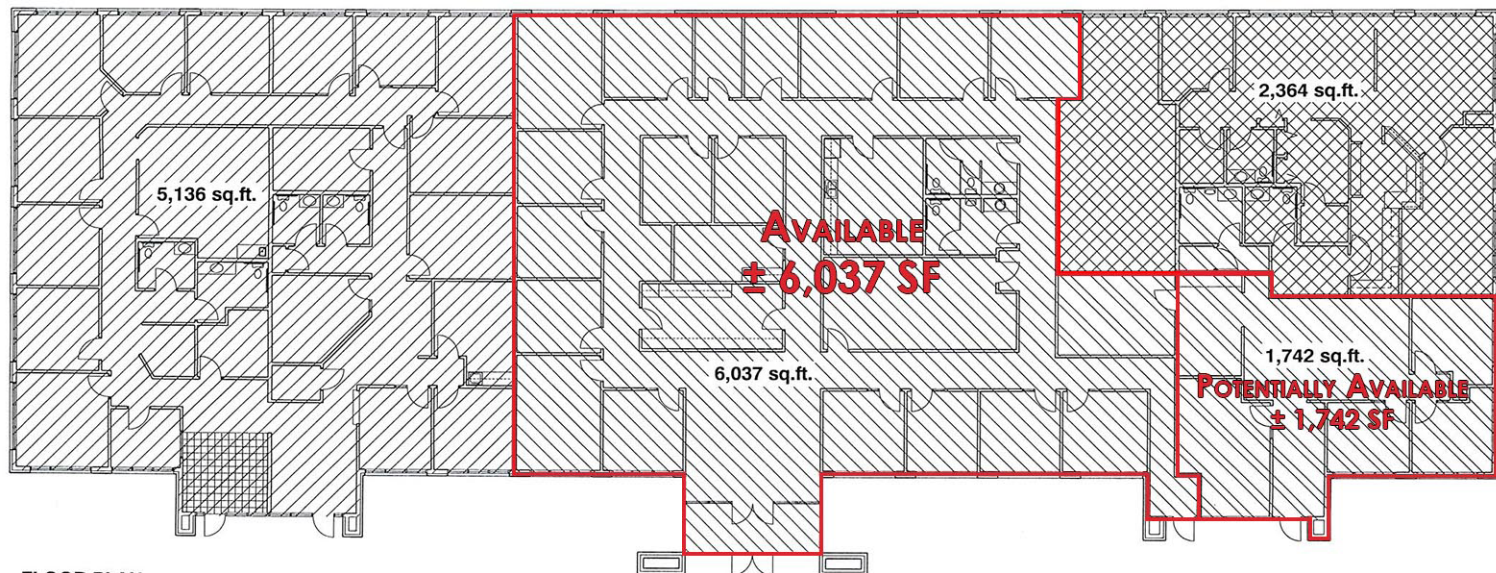
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MB FLOOR PLAN

10200 W EMERALD ST, BOISE, ID



FLOOR PLAN
1/8" = 1'-0"



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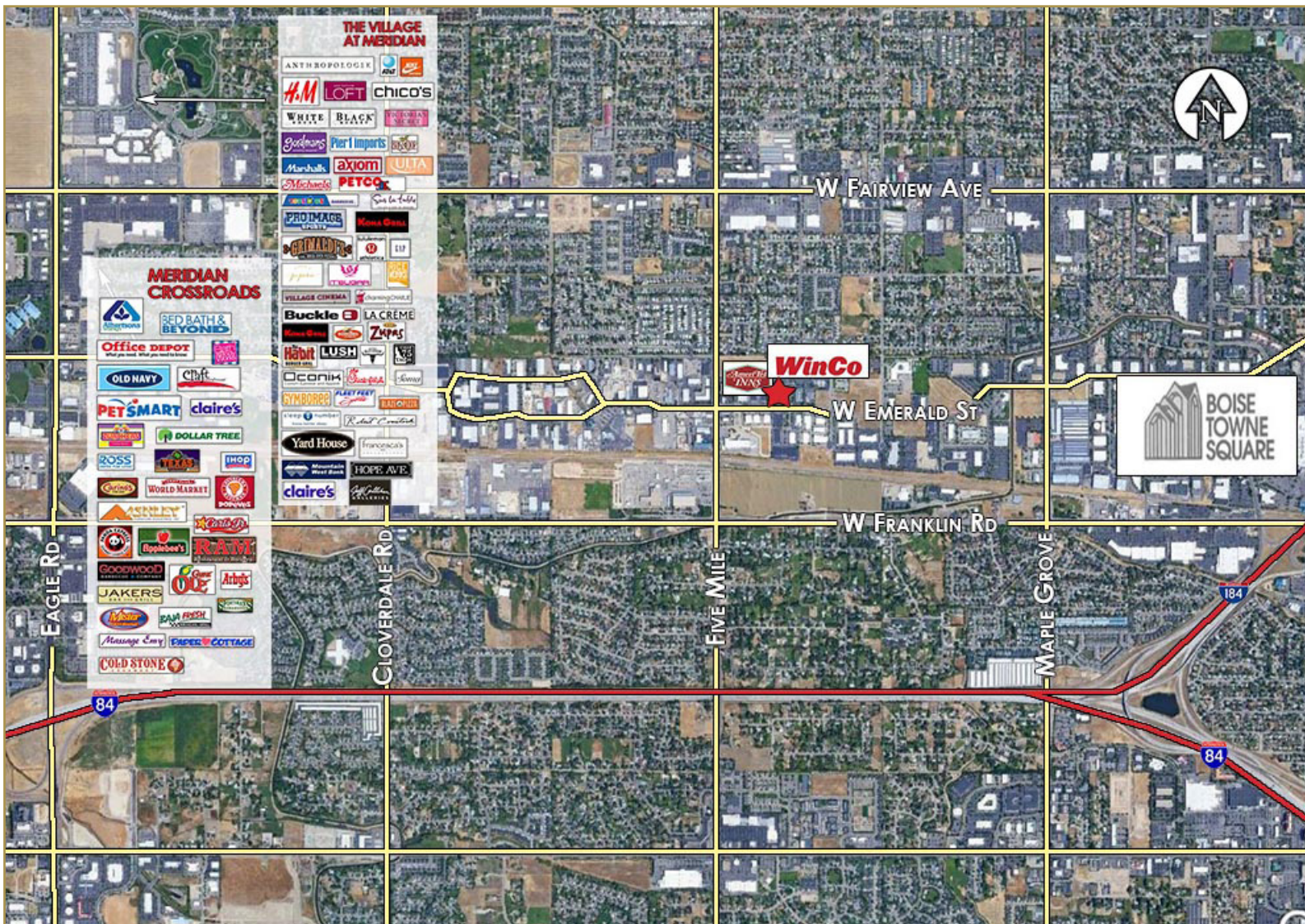


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