



EMERALD TECH BUILDING 5 FOR LEASE

423 N Ancestor Place, Boise, ID
Suites 100 & 140
SF AVAILABLE: 2,897 - 15,092 SF

PROPERTY HIGHLIGHTS

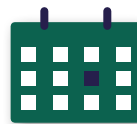
- Available Immediately.
- Functional, 2nd Generation Office/Flex Space Including a Shipping/Retrieving Area with a Grade Level Roll-Up Door.
- Centrally Located at the Emerald Tech Center, on the South Side of Emerald Street Between Mitchell St. and Five Mile Rd.
- Redundant Fiber Optics.
- Excellent Location in the West Boise Emerald Street Corridor.
- Close to I-84, Banks, Restaurants, and Shopping Centers.
- Ample Free On-Site Parking.
- Suite 140 can be Demised to Approximately 5,000 SF.
- Parking Ratio 4.5/1000



AVAILABLE SPACE
STE 140 - 12,174 SF
STE 100 - 2,897 SF



BUILDING SIZE
15,092 SF



LEASE TERM
5 - 10 Years



ASKING RATE
\$14.50 SF/yr
(NNN)



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EXECUTIVE SUMMARY

Available SF: **2,897 - 15,092 SF**

Lease Rate: **\$14.50/Annual**

Lease Type: **NNN**

Building Size: **15,092 SF**

Building Class: **B**

Year Built: **2003**

Zoning: **M-1D**

Market: **West Boise**

Cross Streets: **Emerald St &
Five Mile Rd**



