

East Boise Business Park

6850 S Eisenman Road, Boise Idaho



For Sale or Lease

\$8 SF Lease NNN

Full 6% Commission to co-operating Broker

Land Area: 22.33 Acres or 972,696 SF.

Total Building Area: 162,291 SF

Building No. 1: 32,488 SF

Building No. 2: 32,628 SF

Building No. 3: 32,499 SF

Building No. 4: 32,069 SF

Building No. 5: 32,607 SF

Buildings are 90' in depth

Parking: Ample Parking.

Power: 3 phase available.

Zoning: C-4D.

Signage: Excellent Signage Available

Pylon, water tower and building

Open Shell space: Ready for build-out

Fire Sprinklers: Yes

HVAC

New Roof on all buildings

Welcome to the East Boise Business Park, located in Boise Idaho, available for purchase or lease. The park provides a corporate campus environment with excellent freeway access and visibility. The five building complex accommodates medium to large office, specific types of retail and flex space users at below market rates. Buildings can be leased or purchased individually or in groups, with separate tax parcels. Plans are available for potential upgrades. Buildings can be delivered in a shell condition ready for tenant, or tenant improvements can be provided. Coded Lockboxes on site for showing. Call for codes and locations.



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Woodhouse Group

Overview Summary

Property Name: East Boise Business Park
Property Address: 6850 S. Eisenman, Boise Idaho
Property Description: Corporate Campus
Price: \$8 SF/Lease NNN
Call Agent for Sales Price
Building Size: 22.33 Acres or 972,696 SF



Site features:

Ample Parking

Outdoor picnic seating

Freeway exposure

Open green space

Next to Freeway on/off ramp

4.4 miles from the Boise Airport

Freeway Signage

Room to expand building sq ft

Quick occupancy possible

Below market rates

Attractive, mature landscaping

Covered walkways

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Corporate Business Park

6850 S. Eisenman, Boise, Idaho



1 Minute to freeway on/off ramp and 15,000 cars per day using on/off ramp

Surrounding Corridor

- ◆ Burger King
- ◆ Subway
- ◆ Jack in the Box
- ◆ Taco Del Mar
- ◆ McDonalds
- ◆ Beans & Brew Coffee
- ◆ TK Bar
- ◆ I-Hop
- ◆ Blimpies
- ◆ Best Western
- ◆ Micron
- ◆ Albertsons
- ◆ Ice World
- ◆ Shopko Distribution
- ◆ Fed Ex
- ◆ ADESA Boise
- ◆ Idaho Stat
- ◆ MQ Whiteman
- ◆ Treasure Valley Steel
- ◆ 2A Armaments
- ◆ Utility Trailer Sales Boise
- ◆ SE Boise RV Storage
- ◆ Dixon Container
- ◆ Sysco
- ◆ Simplot Sports Complex
- ◆ Trinity Manufacturing
- ◆ Jackson Group



- I-84 Exposure
- Excellent **Water Tower, Pylon, and Building** signage visible for 4 mile.
- 22.33 Acres
- **Rapidly Growing Market**, with stable economy.
- Ample Parking.
- Zoning C-4D
- Built in 1994.



Water Tower Available for Company Signage



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- Options Available:**
- Open or drop ceiling
 - Overhead roll-up doors,
 - Buildings devisable
 - Purchase or lease
 - Lease to purchase
 - TI's available



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