



PINNACLE SQUARE FOR LEASE

9196 W Emerald Street, Boise, ID
SF AVAILABLE: 2,070 SF
BUILDING SIZE: 33,331 SF

PROPERTY HIGHLIGHTS

- Negotiable TI Allowance
- Available Immediately
- Parking: 5/1000
- 3-5 Year Lease Terms
- Very Central Boise Location Close to the Interstate, Boise Towne Square Mall, and several Restaurants.



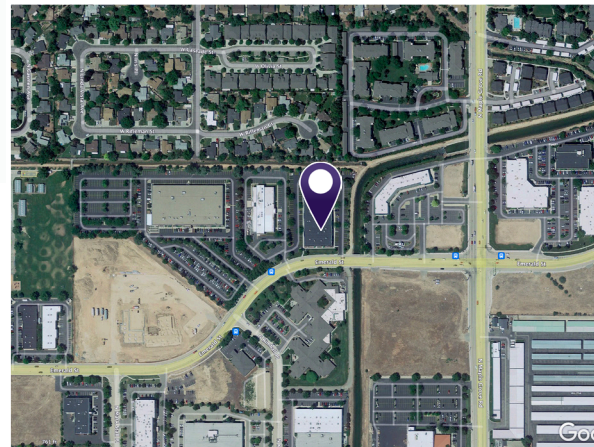
AVAILABLE SPACE
2,070 SF



BUILDING SIZE
33,331 SF



ASKING RATE
\$15.95 SF/YR



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

Available SF: **2,070 SF**

Lot Size: **2.81 Acres**

Zoning: **M-1D w/ Office Overlay**

Lease Rate: **\$15.95 SF/YR**

Building Size: **33,331 SF**

Market: **Boise**

Lease Type: **Full Service - Excluding Janitorial**

Building Class: **A**

Cross Streets: **Emerald Street & N Maple Grove Road**

Year Built: **2002**

Description

Class A Office Spaces Available Immediately. New Building Monument Sign Identifying Building and Tenants. Ability to Install Highly Visible Exterior Signage on Building. Ample Free Parking.

Location

Central Location on the Emerald Corridor with Great Access to I-84, Restaurants, Banks, Retail, Etc.

