

# Emerald Corporate Park Buildings 1, 2, 3 & 5

Emerald Street & Benjamin Lane, Boise, Idaho 83704

**FREE RENT FOR ANY LEASE SIGNED BEFORE JANUARY 2020**



## Property Highlights

|                        |                                                                                 |
|------------------------|---------------------------------------------------------------------------------|
| 8601 Emerald - Bldg 1  | 964 - 3,636 SF - \$8.00 - \$13.00/SF                                            |
| 8665 Emerald - Bldg 2  | 1,627 SF - \$13.00/SF                                                           |
| 600 Steelhead - Bldg 3 | 1,328 SF - Office<br>3,755 SF - Warehouse<br>5,083 SF - Total - \$11.00/SF FSEJ |
| 545 Benjamin - Bldg 5  | 1,268 SF - \$13.00/SF                                                           |
| Lease Type             | Full Service Excluding Janitorial                                               |
| T.I. Allowance         | Negotiable, Contact Agents                                                      |
| Zoning                 | City of Boise M-ID                                                              |
| Parking                | Ample - On-Site                                                                 |
| LockBox                | Yes, Master Key on Building 1                                                   |

## Listing Features

- Multiple professional office suites & storage space available in the Emerald Corporate Park
- Spaces can be combined & demised to fit almost any size user, see floor plans for details & configurations
- Negotiable tenant improvement allowance, contact agents for details
- Located in an industrial / professional office flex area in west Boise
- West of the intersection of Emerald and Milwaukee
- Easy access to Interstate 84 On/Off Ramp 1A

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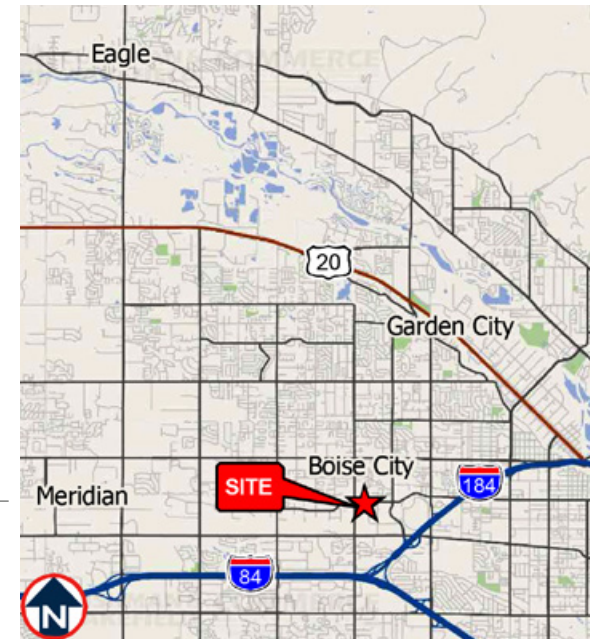
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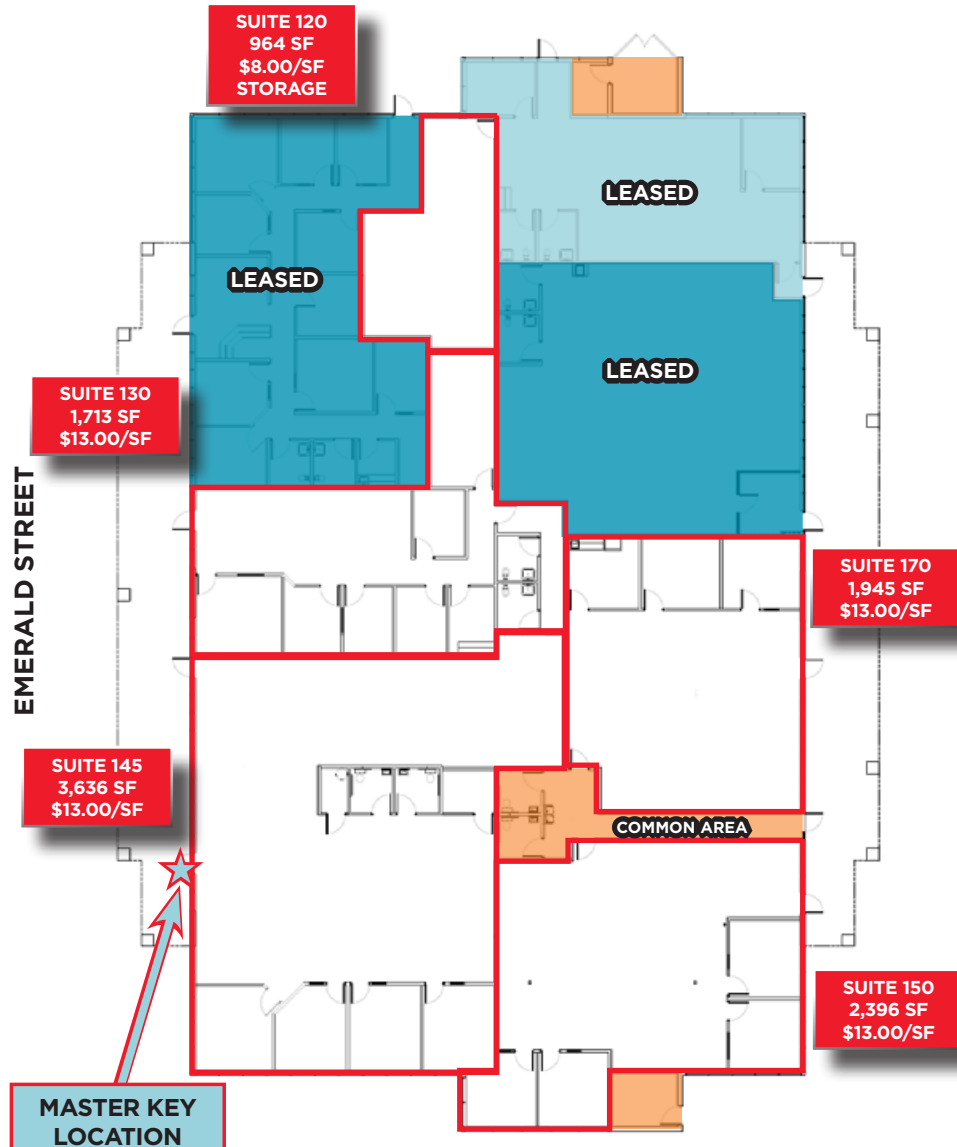
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## 8601 WEST EMERALD STREET - BUILDING 1

964 SF - 3,636 SF Available - \$8.00 to \$13.00/SF FSEJ

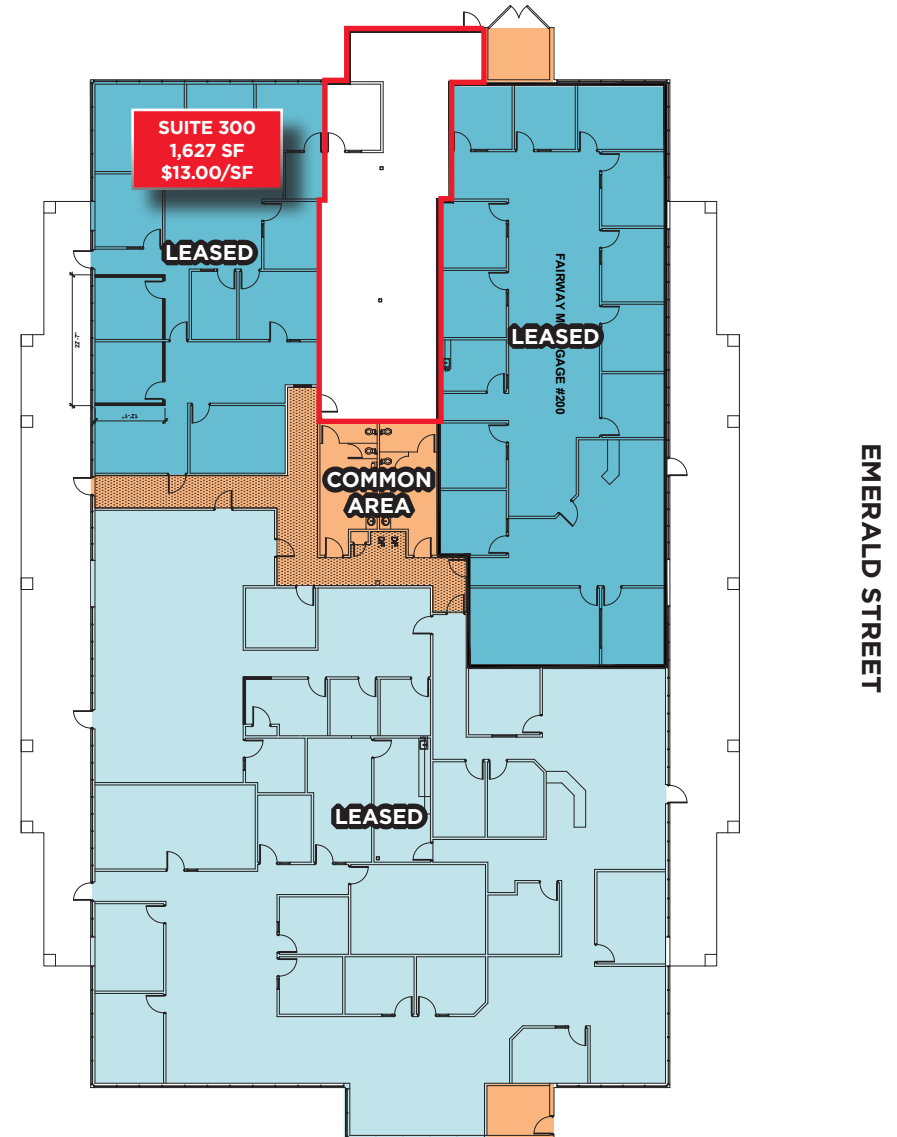
BENJAMIN LANE



## 8665 WEST EMERALD STREET - BUILDING 2

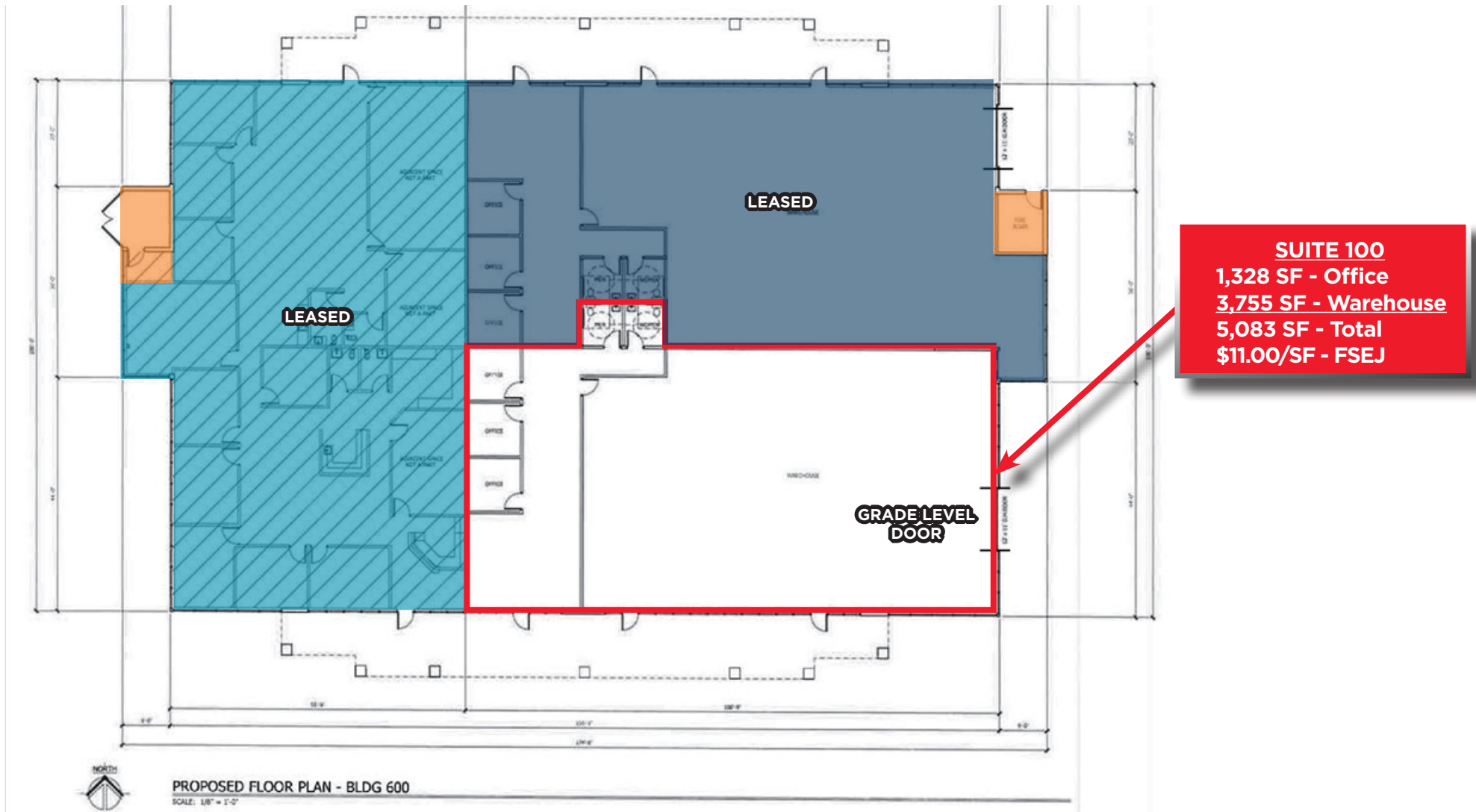
1,627 SF Available - \$13.00/SF FSEJ

STEELHEAD WAY



**600 NORTH STEELHEAD WAY - BUILDING 3 - FLEX SPACE**

**5,083 SF Available - Lease Rate \$11.00/SF FSEJ - One Grade-Level Overhead Door**  
**Tenant Improvement Allowance Available - Flexible Floor Plan Configuration, Contact Agent for Details**

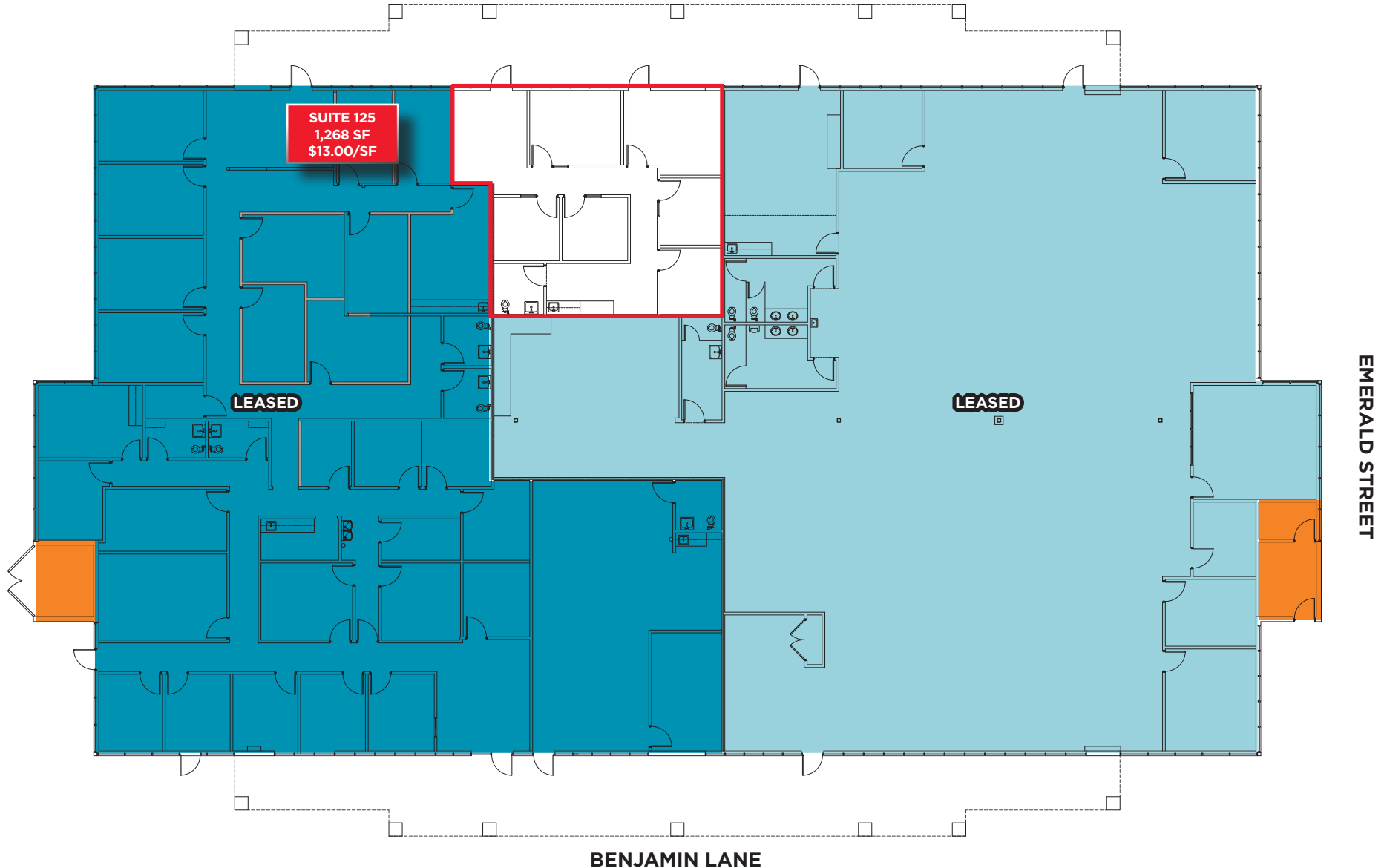


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## 545 NORTH BENJAMIN LANE - BUILDING 5

1,268 SF Available - \$13.00/SF FSEJ



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FOR LEASE

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