

WESTPARK CORPORATE CAMPUS

BUILDING C | 9925 W EMERALD STREET | BOISE, ID 83704

HIGH QUALITY, FLEX/WAREHOUSE SPACE FOR LEASE

LEASE DETAILS

TYPE	Office/Flex	LEASE TYPE	NNN
SUBMARKET	West	LEASE TERM	3-5 Years
AVAILABLE	11/01/2026	EST NNN EXPS	\$0.37/SF
		CLEAR HEIGHT	14'-16'

AVAILABLE SPACE

SPACE	SIZE	RATE/MONTH
Building C - Suite 9925	2,418 SF	\$1.50/SF NNN

PROPERTY HIGHLIGHTS

- Open office and warehouse space.
- Excellent West Boise location in a professional park.
- Easy access to major thoroughfares.
- Close proximity to restaurants and retail.
- Ample on-site parking.



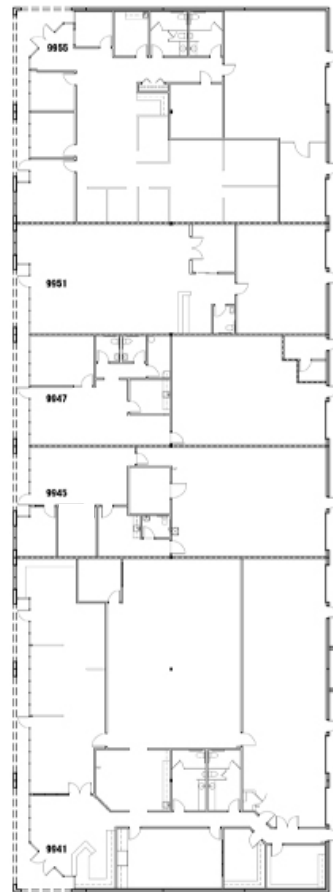
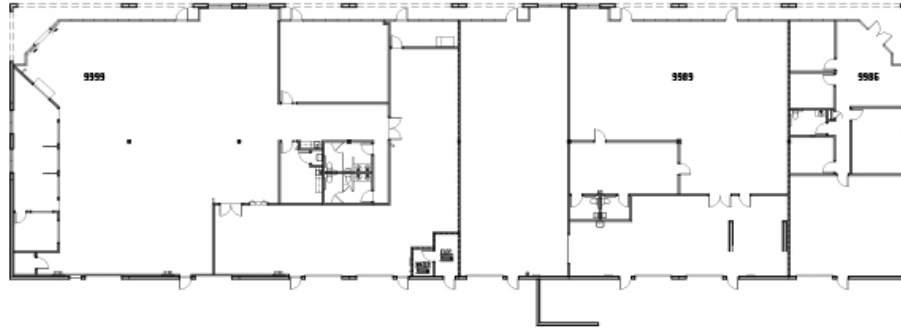
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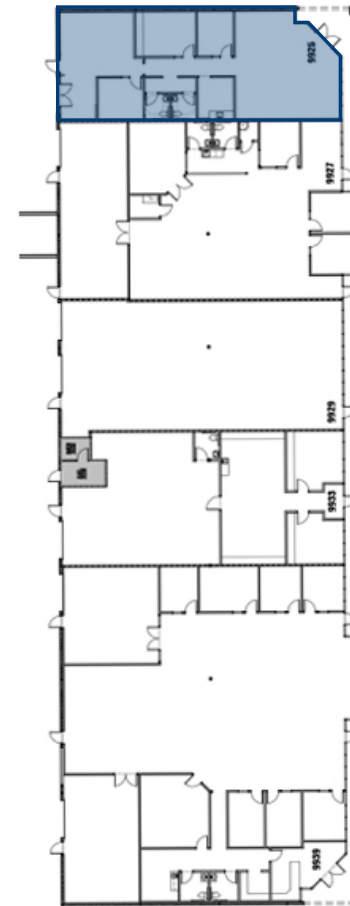
SITE PLAN



BUILDING A



BUILDING B



BUILDING C

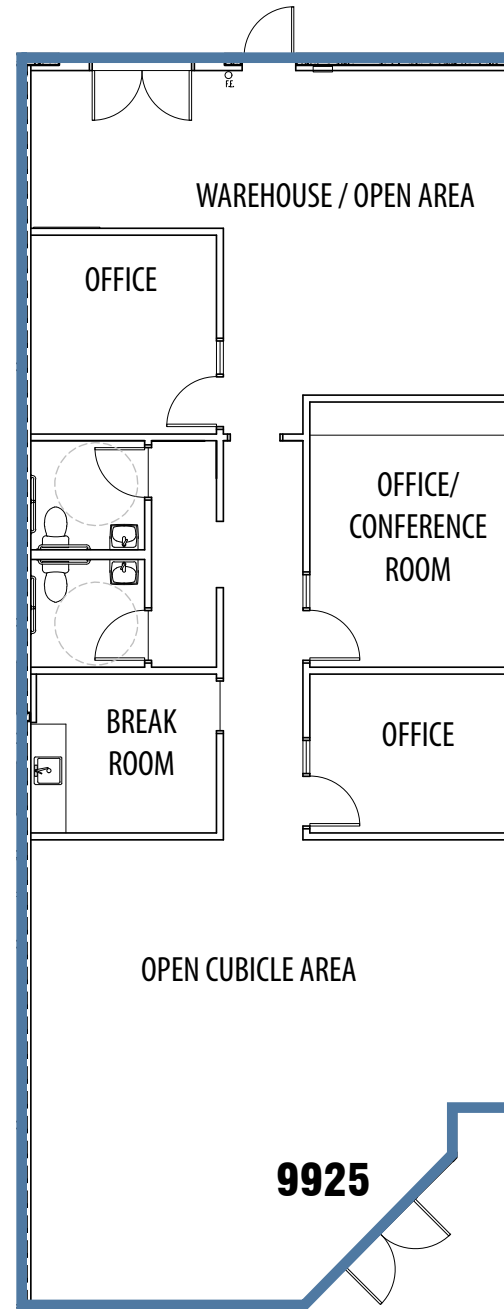
SUITE 9925
Total Size 2,418 RSF
Available 11/01/2026

BUILDING C

SUITE 9925*

Office	1,899 RSF
Warehouse	519 RSF
Total	2,418 RSF

*Available 11/01/2026



TOX

COMMERCIAL



WESTPARK CORPORATE CAMPUS

BUILDING B

BUILDING C

BUILDING A

Five Mile Road

Ancestor Place

Emerald Street

Mitchell Street

