

OFFICE FOR LEASE EMERALD CORRIDOR

9465 W. Emerald Street, Boise, ID 83709



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

SUITE: 202
LEASE RATE: \$16.50 SF/Yr
LEASE TYPE: Full Service Excluding Janitorial (FSEJ)
AVAILABLE SF: 4,733 SF

PROPERTY INFORMATION

COUNTY: Ada
MARKET: Boise City/Nampa
SUBMARKET: West Boise

BUILDING DATA

TOTAL BUILDING SF: 38,874 SF
YEAR BUILT: 2005
ZONING: M-1D
LOT SIZE: 2.089 AC

LISTING DATA:

PARKING: 177 Spaces
TRAFFIC COUNT: 17,794 VPD

SHOWING INSTRUCTIONS: CALL AGENT

Chase Erkins | Principal
chasee@leeidaho.com
C 208.789.4900

PROPERTY OVERVIEW

Lee and Associates is pleased to present this attractive class "A" building in the Emerald Corridor. This space provides an ideal office layout with an open floor plan, three built in conference rooms, large break room, storage area, and large IT room. It provides great natural light that floods through the office creating a inviting and productive atmosphere.

PROPERTY HIGHLIGHTS

- Large Monument Sign
- 17,794 Vehicles Per Day on W. Emerald Street
- Freeway On-Ramp 1.5 Miles
- Open Floor Plan
- Tenant Improvements Negotiable

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

**EXTERIOR PHOTOGRAPHS
EMERALD CORRIDOR**
9465 W. Emerald Street, Boise, ID 83709



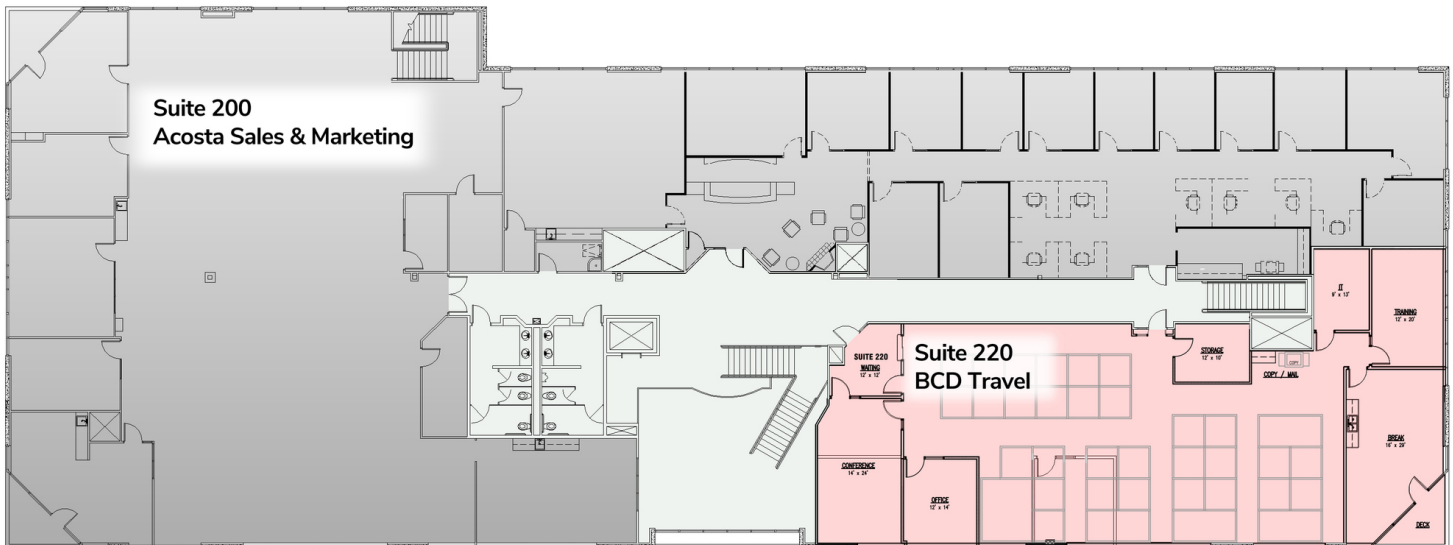
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FLOOR PLAN EMERALD CORRIDOR

9465 W. Emerald Street, Boise, ID 83709

9465 W. Emerald 2nd Floor



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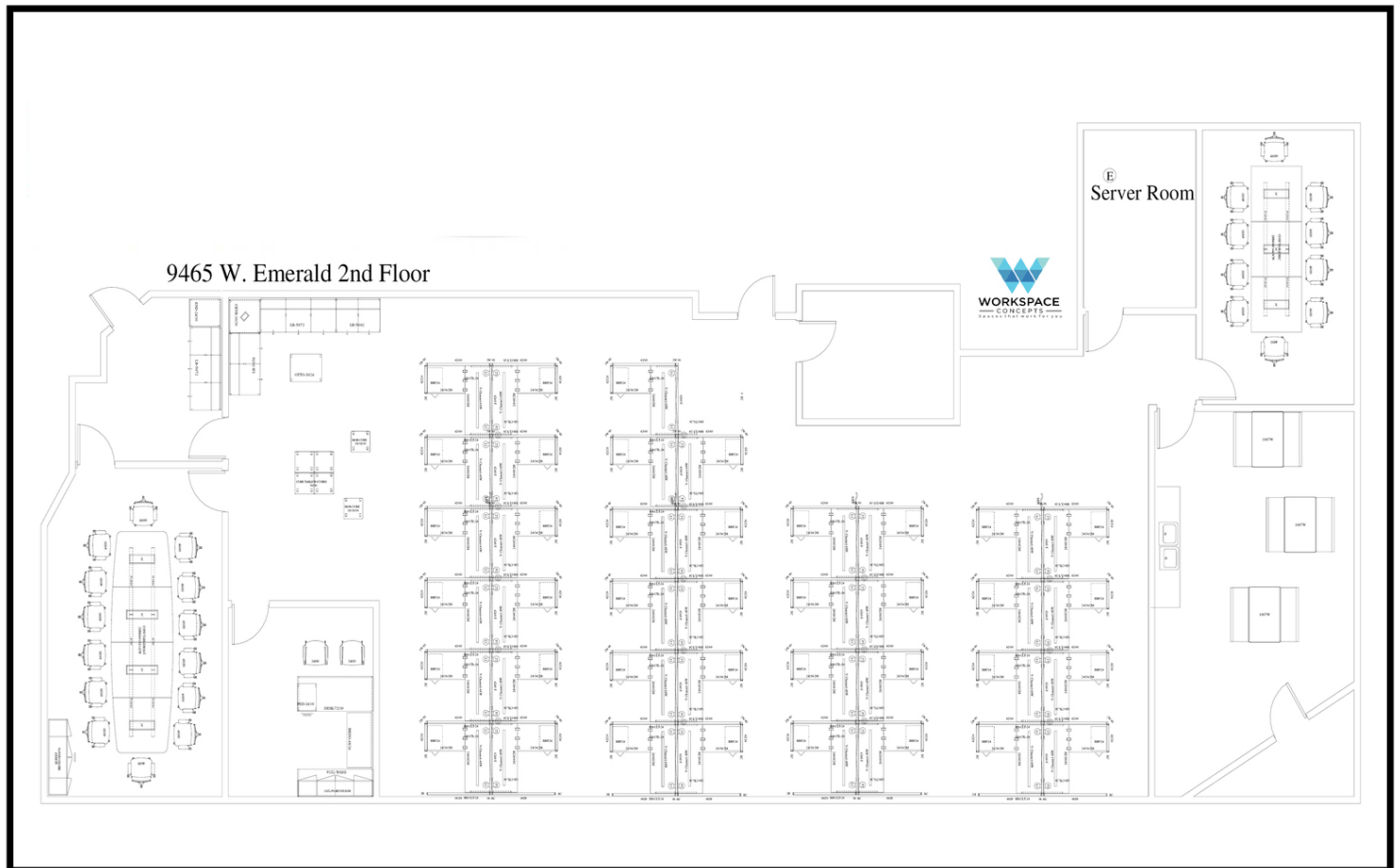
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CONCEPTUAL FLOOR PLAN EMERALD CORRIDOR

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INTERIOR PHOTOGRAPHS EMERALD CORRIDOR

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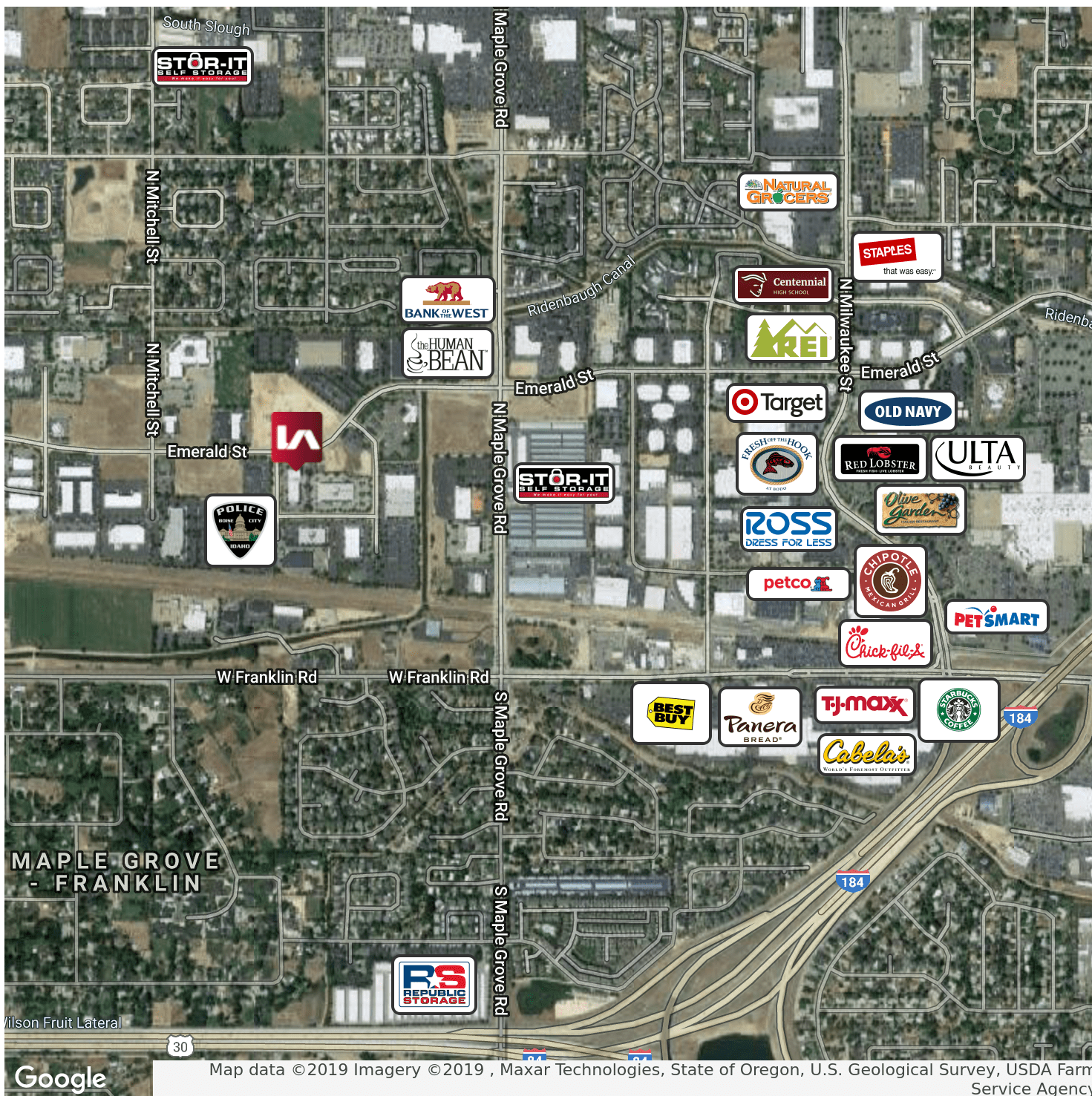
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RETAIL MAP EMERALD CORRIDOR

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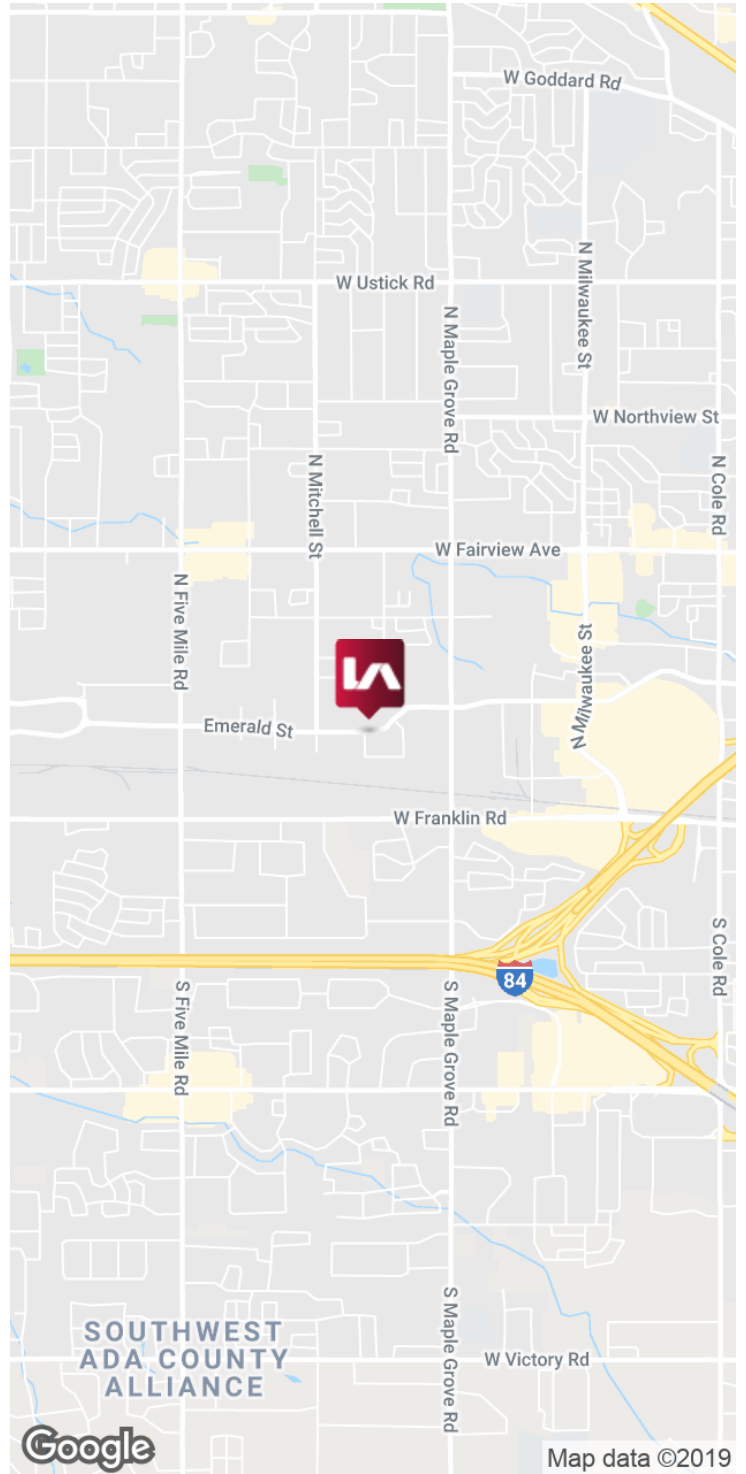
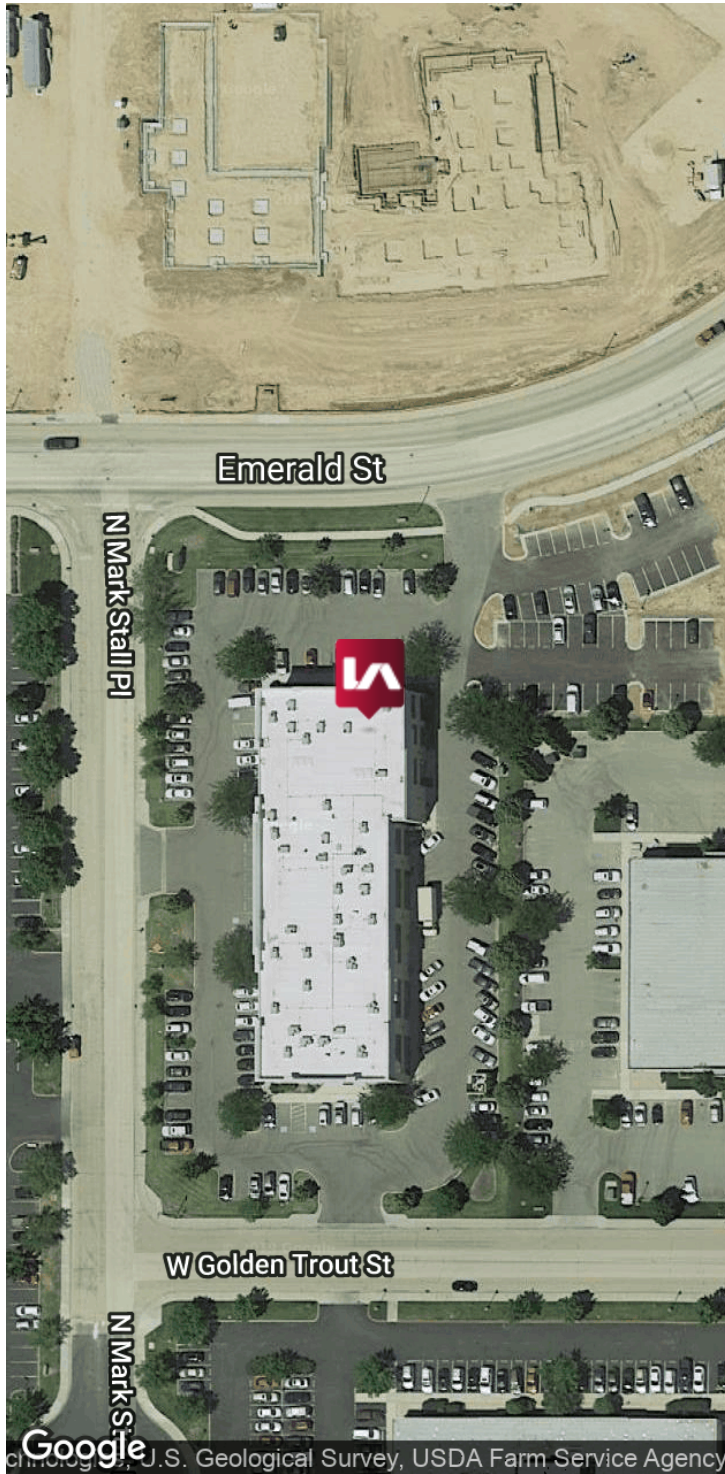
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LOCATION MAP EMERALD CORRIDOR

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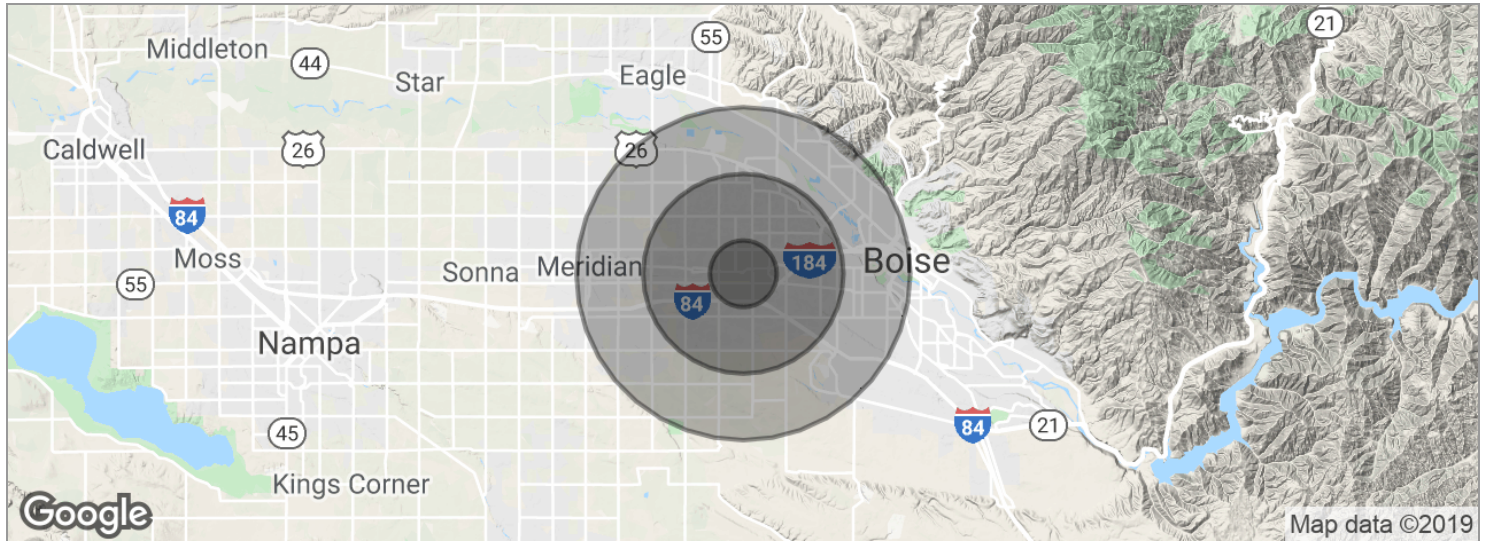
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DEMOGRAPHIC MAP EMERALD CORRIDOR

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,085	90,852	200,946
Median age	36.5	35.6	35.4
Median age (Male)	34.6	34.7	34.6
Median age (Female)	38.7	36.3	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,576	35,431	79,822
# of persons per HH	2.5	2.6	2.5
Average HH income	\$56,333	\$60,178	\$62,373
Average house value	\$145,527	\$200,481	\$210,315

* Demographic data derived from 2010 US Census

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BOISE INFORMATION EMERALD CORRIDOR

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BOISE, IDAHO

Boise, Idaho is the state capital, the third largest city in the Pacific Northwest, and the county seat of Ada County. Located on the Boise River in southwestern Idaho, the population of Boise is currently 241,368. Once a hub for extraction industries, the city is now a center for high tech, agribusiness, food processing, shared services, manufacturing and state government. The major employers located in Boise include Albertsons, J.R. Simplot Company, Idaho Pacific Lumber Company, Idaho Timber, WinCo Foods, Bodybuilding.com and Clearwater Analytics. Other major industries have a presence in Boise such as Hewlett Packard and Wal-Mart.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2017 Total Population:	5,987	10,039	28,937
2022 Population:	6,719	11,236	32,259
Pop Growth 2017-2022:	12.23%	11.92%	11.48%
Average Age:	36.10	36.00	35.60
HOUSEHOLDS			
2017 Total Households:	2,062	3,423	9,522
HH Growth 2017-2022:	12.80%	12.50%	11.97%
Median Household Inc.:	\$70,025	\$70,622	\$74,147
Avg Household Size:	2.90	2.90	3.00
2017 Avg HH Vehicles:	2.00	2.00	2.00
HOUSING			
Median Home Value:	\$277,809	\$277,622	\$268,513
Median Year Built:	2004	2004	2004

LOCATION HIGHLIGHTS

- Boise is ranked number 8 on the safest cities in the world
- 2nd lowest property tax in the country, 6th best economic outlook
- Unemployment 1.5% lower than the national average
- 3rd most improved state for business, and 1st most friendly state for small business
- 6th in the nation for low cost of living
- #1 lowest cost of doing business in the Pacific U.S.

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