



PROFESSIONAL OFFICE SUITES



PACIFIC
COMMERCIAL REALTY ADVISORS

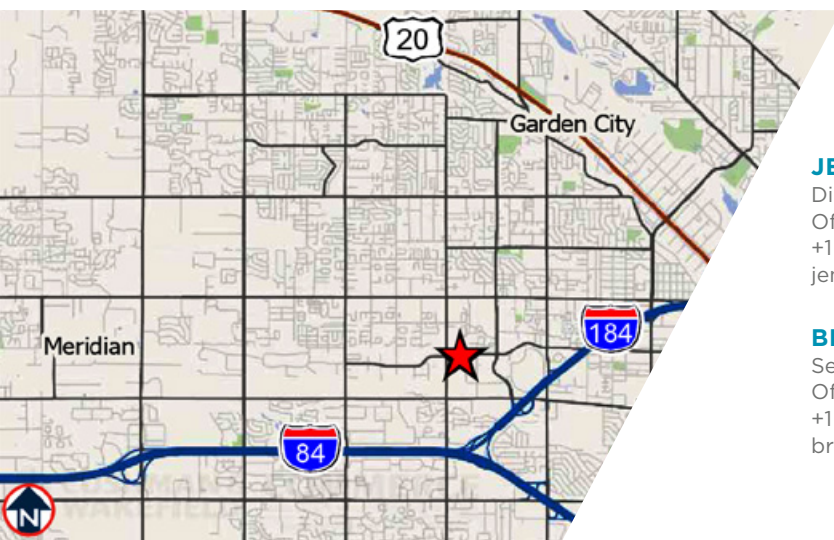
EMERALD CORPORATE PARK OFFICE SPACES

Emerald Street & Benjamin Lane
Boise, Idaho 83704

1,773 - 7,977 SF

PROPERTY HIGHLIGHTS

8601 Emerald Building 1	7,977 SF \$13.00/SF
8665 Emerald Building 2	1,773 SF \$13.00/SF
Lease Type	FSEJ
T.I. Allowance	Negotiable - Contact Agents
Zoning	City of Boise M-1D
Parking	Ample On-Site
LockBox	Yes, Master Key on Building 1



JENNIFER MCENTEE

Director
Office/Investment Specialist
+1 208 287 9495
jennifer.mcentee@paccra.com

BREE WELLS

Senior Associate
Office Specialist
+1 208 287 9492
bree.wells@paccra.com

DJ THOMPSON

Director
Office/Investment Specialist
+1 208 287 8438
dj.thompson@paccra.com

999 West Main Street, Ste 1300
Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501
paccra.com

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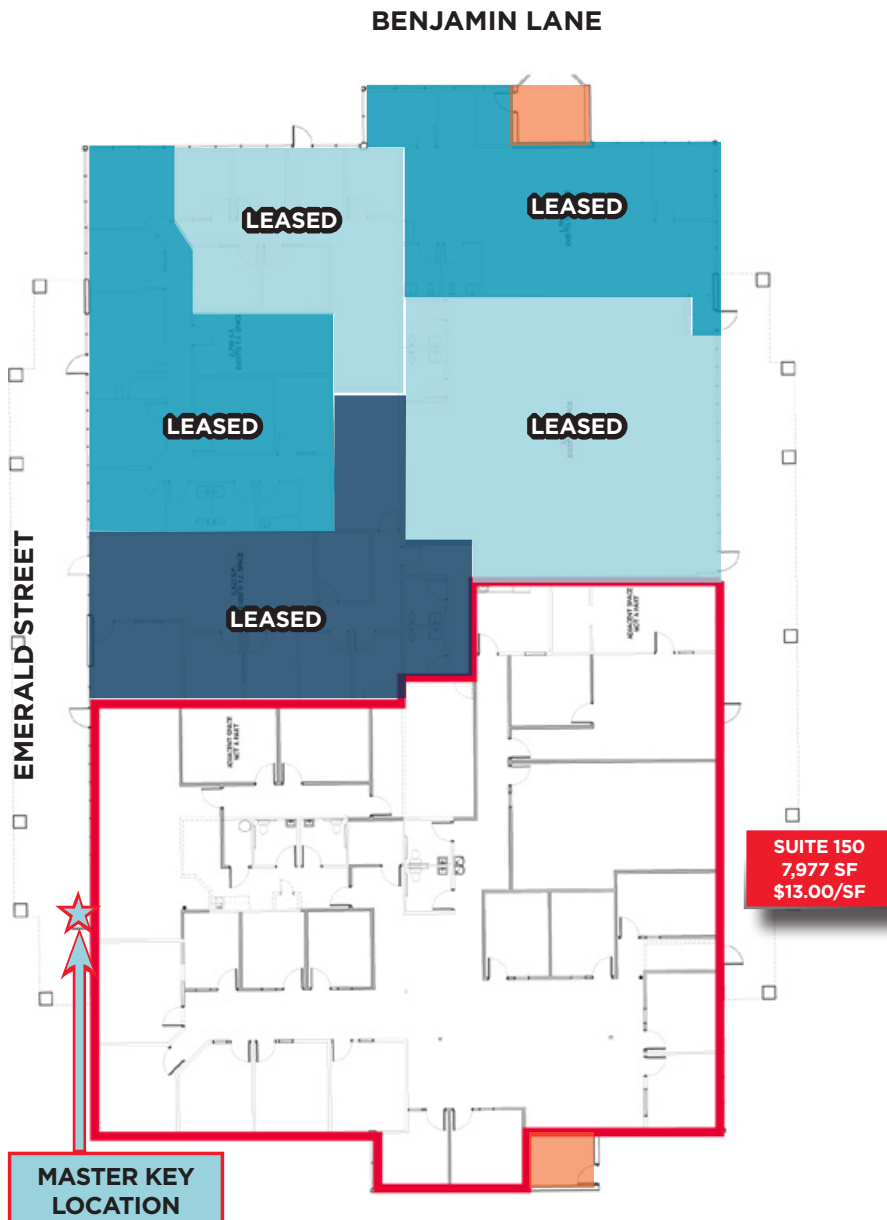
1,773 - 7,977 SF FOR LEASE



FLOOR PLAN - BUILDING 1

8601 WEST EMERALD STREET - BUILDING 1

7,977 SF Available - \$13.00/SF FSEJ





**CUSHMAN &
WAKEFIELD**

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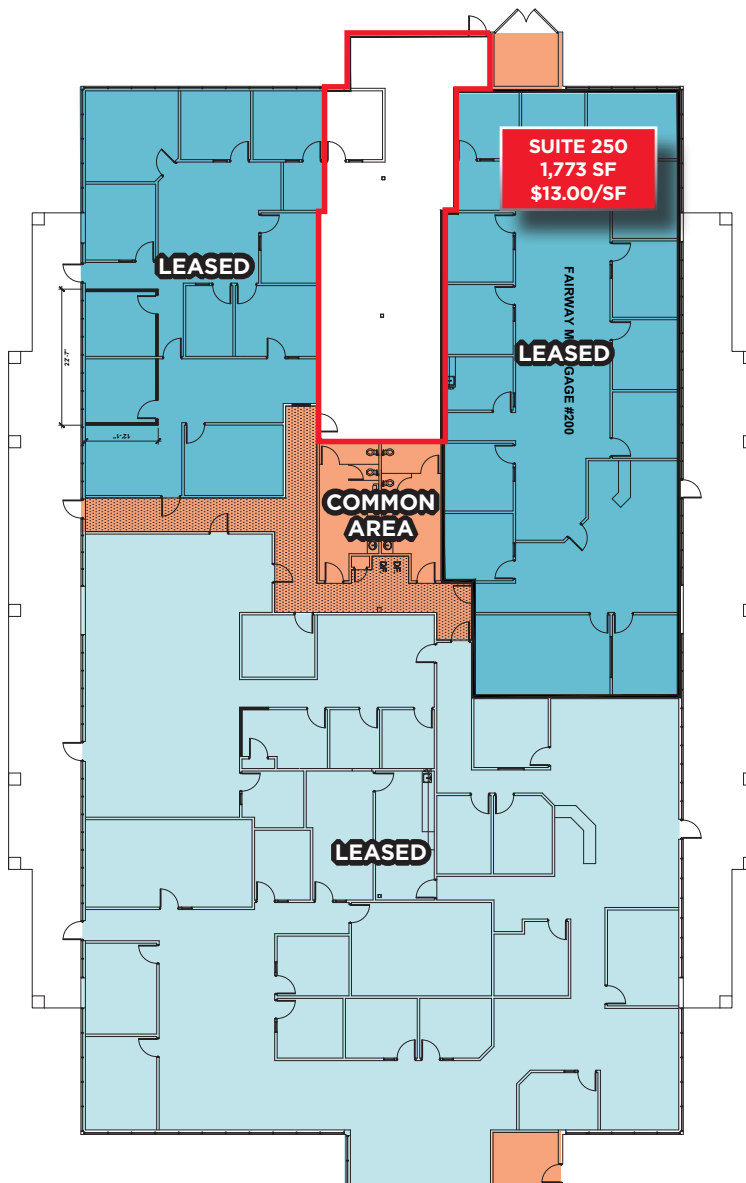


FLOOR PLAN - BUILDING 2

8665 WEST EMERALD STREET - BUILDING 2

1,773 SF Available - \$13.00/SF FSEJ

STEELHEAD WAY





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LISTING DETAILS



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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AERIAL/LOCATION MAP



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SURROUNDING BUSINESSES



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