



**TWO SPACES REMAINING - 1ST & 2ND FLOORS**



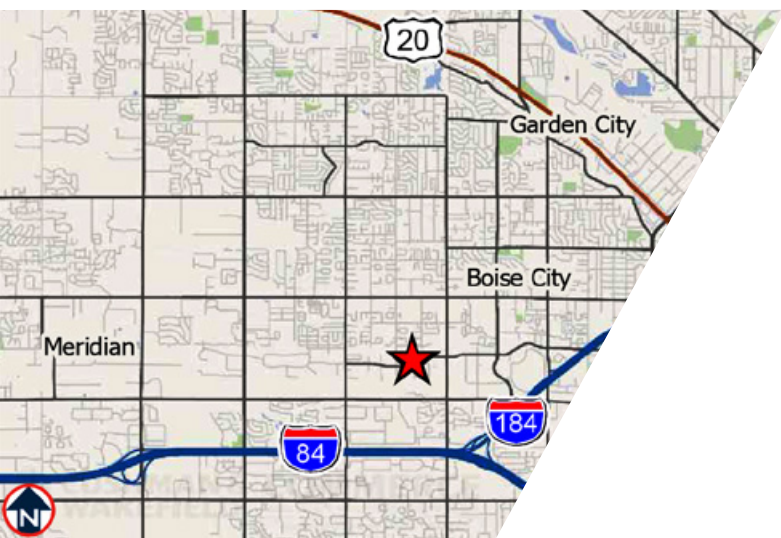
# Emerald Flex Building Space

**9543 West Emerald Street  
Boise, Idaho 83704**

**497 - 1,590 SF**

## PROPERTY HIGHLIGHTS

Suite 104	1,590 SF Includes OH Door
Suite 202	497 SF
Lease Rate	\$16.00/SF FSEJ & MODG
Total Building	23,356 SF
Lot Size	1.528 Acres
Zoning	City-of-Boise M-1D
Amenities	Fiber Optic Internet Service, New Elevator, Easy I84 Access
Parking	Ample - On-Site Parking
LockBox	Yes, On Vacant Suites



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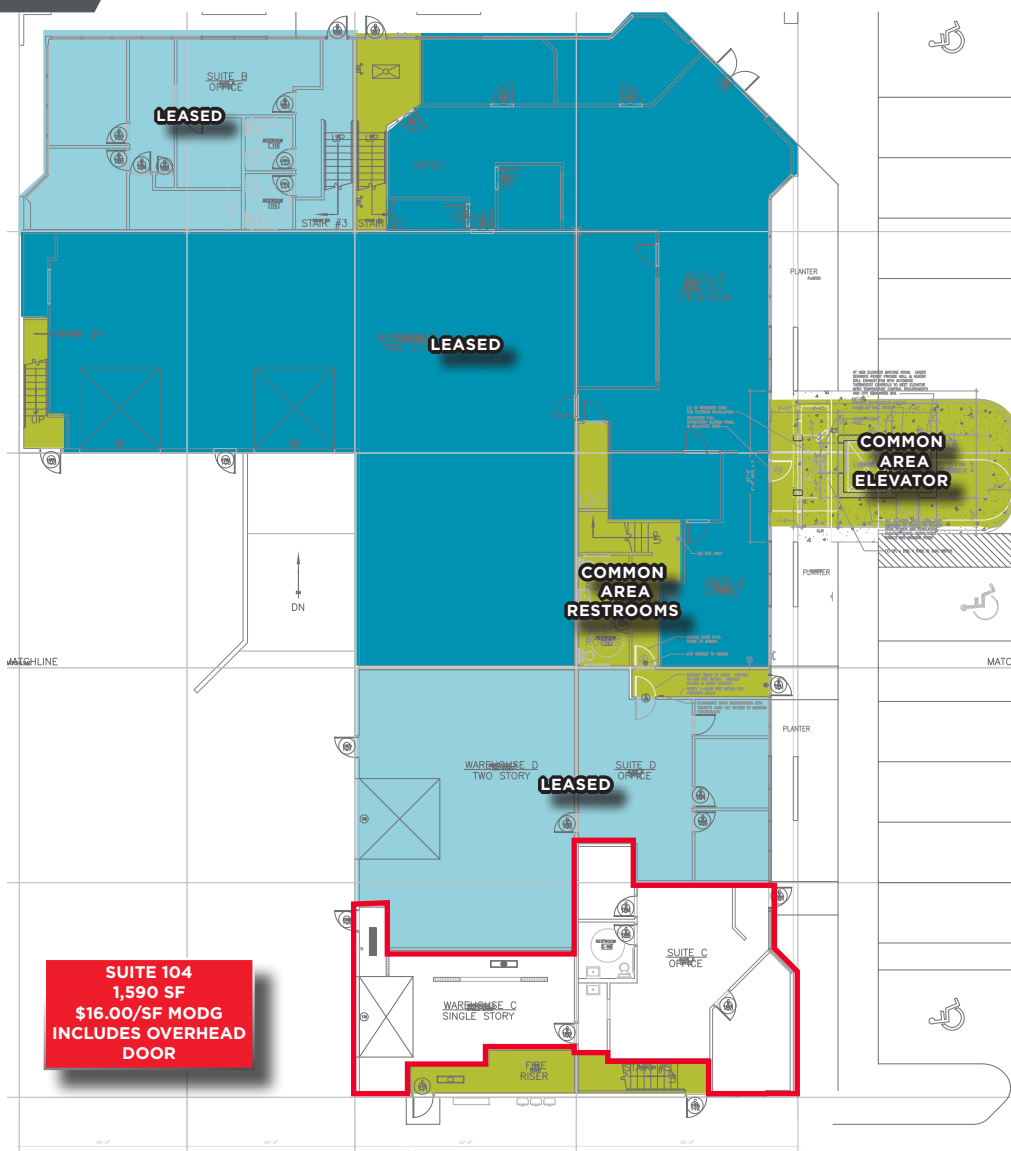
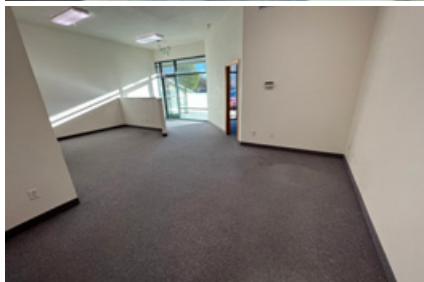
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497 - 1,590 SF FOR LEASE



## FIRST FLOOR LAYOUT



## LISTING FEATURES

- **Suite 104** includes dedicated entry, private office, restroom, and warehouse space with roll-up door
- **Suite 202** includes open office space with large windows that provide natural light throughout
- Located in a well-established business park, second story offers views of Boise & surrounding foothills
- Fiber optic internet available up to 40 mgb - Syringa Networks
- Close to the Boise Towne Square Mall, the Boise Spectrum & other various retailers, restaurants & services





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## SECOND FLOOR LAYOUT







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## AERIAL/LOCATION MAP

