



2ND FLOOR OFFICE SPACES AVAILABLE



# Emerald Flex Building

9543 West Emerald Street  
Boise, Idaho 83704

652 TO 3,678 SF

## PROPERTY HIGHLIGHTS

Suite 204	2,886 SF
Suite 205	652 SF
Combined	3,678 SF (Hallway included)
Lease Rate	\$18.00/SF FSEJ
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, Near Boise Towne Square Mall
Parking	Ample - On-Site Parking
LockBox	Yes, On Vacant Suites



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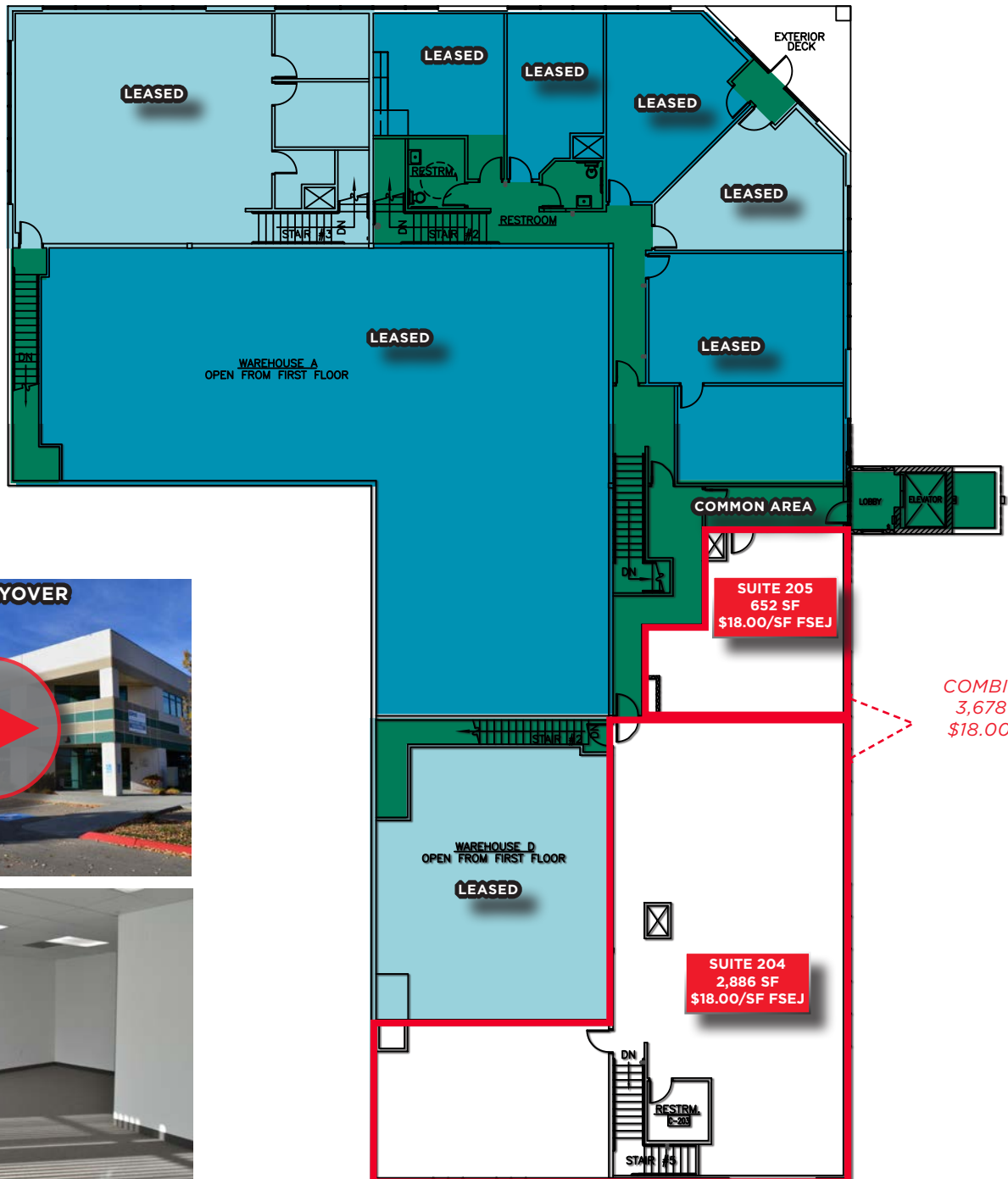
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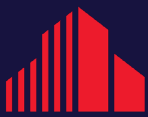
562 TO 3,678 SF FOR LEASE



## SECOND FLOOR LAYOUT







CUSHMAN &  
WAKEFIELD

# Emerald Flex Building Space

9543 West Emerald Street, Boise, Idaho 83704

396 TO 3,678 SF FOR LEASE



## AERIAL/LOCATION MAP

