

2,886 SF FOR LEASE

EMERALD FLEX BUILDING

9543 West Emerald Street, Boise, ID 83704



2ND FLOOR OFFICE SPACES AVAILABLE



2,886 SF FOR LEASE

EMERALD FLEX BUILDING

9543 West Emerald Street, Boise, ID 83704

PROPERTY HIGHLIGHTS

Suite 204	2,886 SF
Lease Rate	\$18.00/SF FSEJ
Total Building Size	23,356 SF
Lot Size	1.528 Acres
Zoning	City-of-Boise M-ID
Amenities	Fiber Optic Internet Service, New Elevator, Easy I-84 Access, Near Boise Towne Square Mall
Parking	Ample - On-Site Parking
LockBox	Yes, On Vacant Suites



2,886 SF FOR LEASE

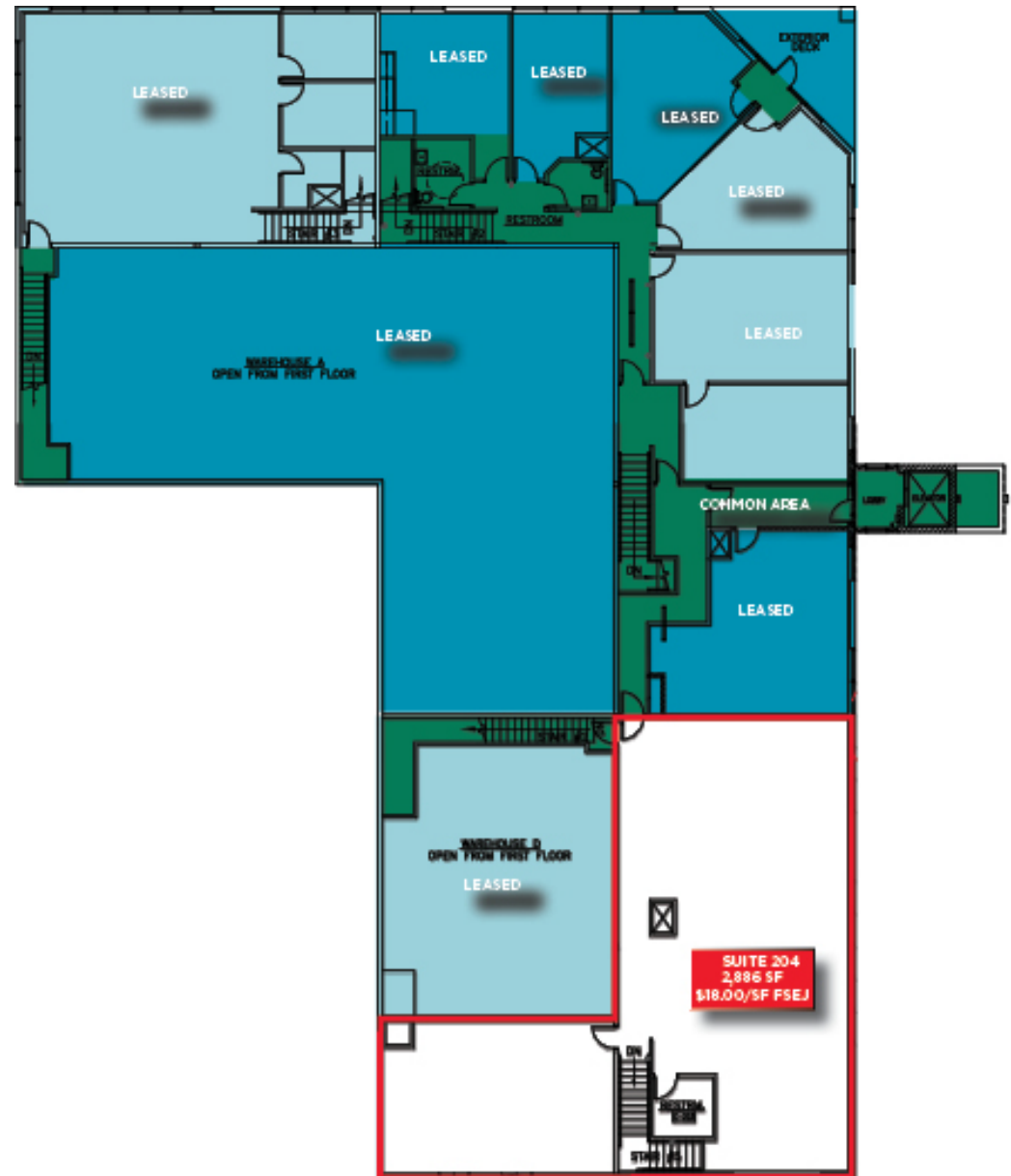
EMERALD FLEX BUILDING

9543 West Emerald Street, Boise, ID 83704

FLOOR PLAN

SECOND FLOOR CURRENT PLAN LAYOUT

VIDEO FLYOVER



2,886 SF FOR LEASE

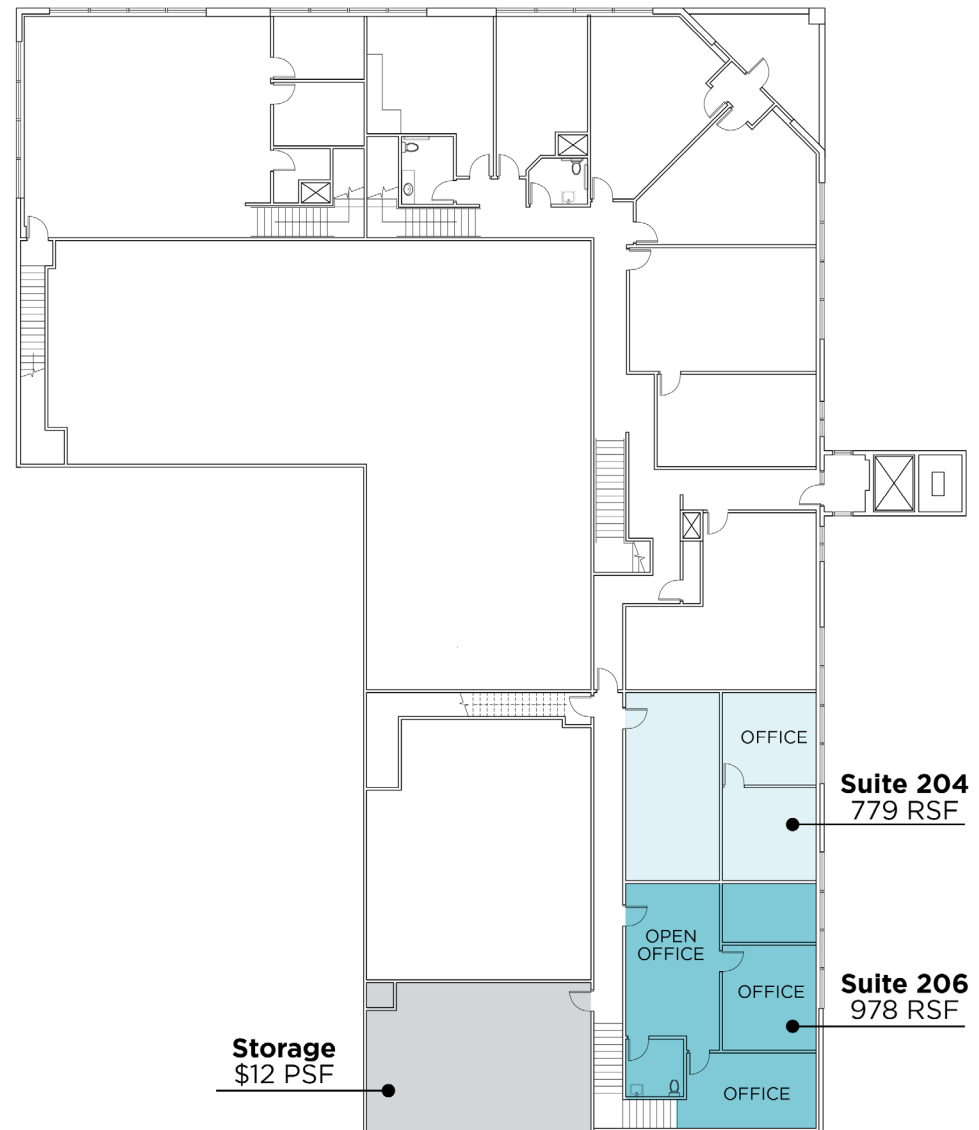
EMERALD FLEX BUILDING

9543 West Emerald Street, Boise, ID 83704

FLOOR PLAN

SECOND FLOOR UPCOMMING PLAN LAYOUT

JANUARY 2027



Upcoming_Jan, 2027 Plan

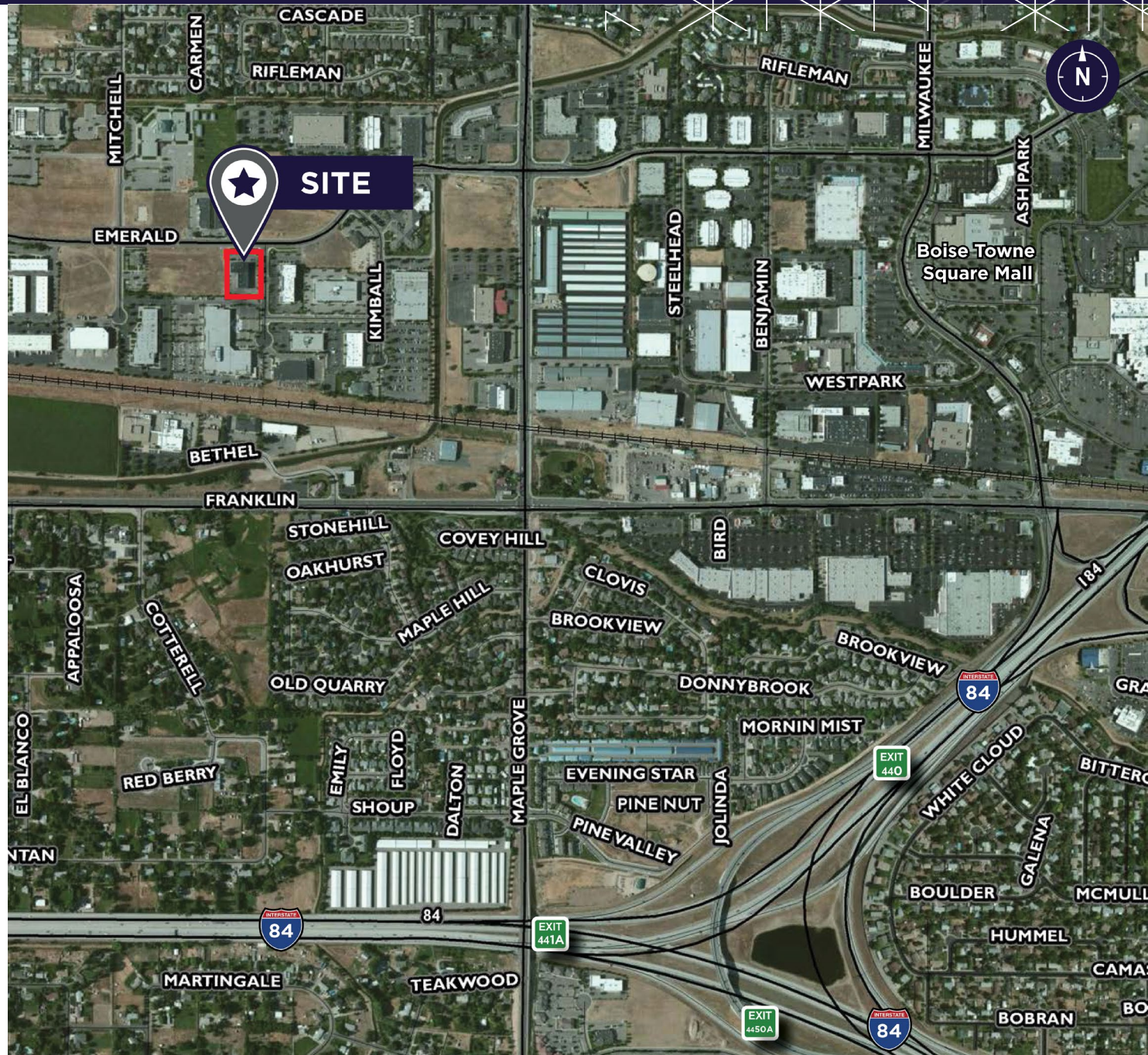
2,886 SF FOR LEASE

EMERALD FLEX BUILDING

9543 West Emerald Street, Boise, ID 83704



Google Earth 360
[Click Here to View](#)





CONTACT INFO

BREE WELLS

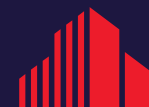
Director
Office | Capital Markets
+1 208 287 9492
bree.wells@cushwake.com

JENNIFER MCENTEE

Senior Director
Office | Capital Markets
+1 208 287 9495
jennifer.mcentee@cushwake.com

BRAYDON TORRES

Associate
Office | Capital Markets
+1 208 207 9485
braydon.torres@cushwake.com



**CUSHMAN &
WAKEFIELD**

999 W Man St., Suite 1300
Boise, ID 83702
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-250580-V1