



2ND FLOOR OFFICE SPACES AVAILABLE



Emerald Flex Building

9543 West Emerald Street
Boise, Idaho 83704

938 TO 3,678 SF

PROPERTY HIGHLIGHTS

Suite 203	938 SF
Suite 204	2,886 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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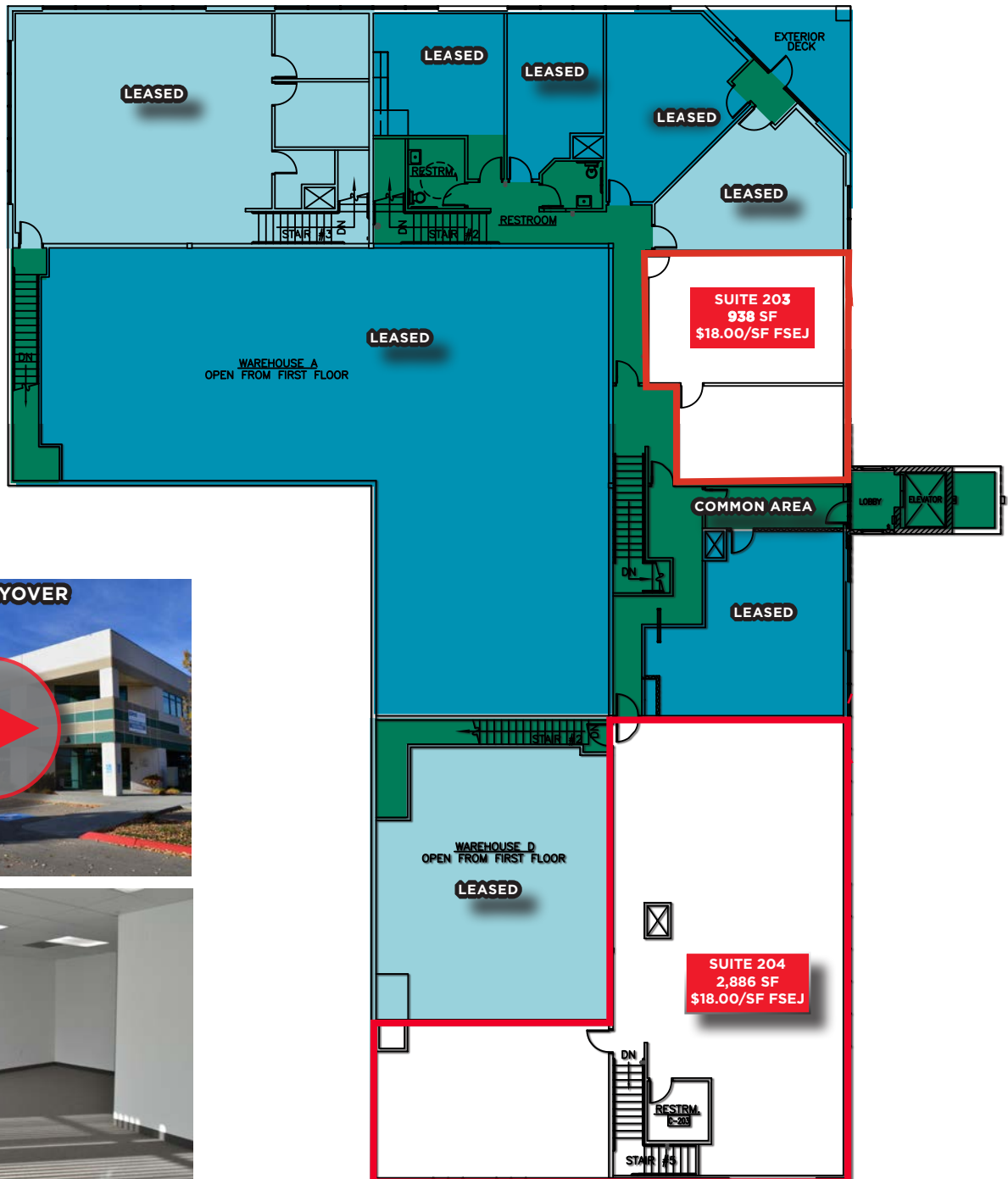
Emerald Flex Building Space

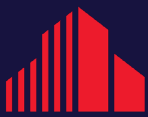
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938 TO 3,678 SF FOR LEASE



SECOND FLOOR LAYOUT





CUSHMAN &
WAKEFIELD

Emerald Flex Building Space

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AERIAL/LOCATION MAP

