



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



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.mcatee@cushwake.com

BRAYDON TORRES

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

999 W MAN ST. SUITE 1300, BOISE, IDAHO 83702
CUSHMANWAKEFIELD.COM

©2025 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.



**CUSHMAN &
WAKEFIELD**

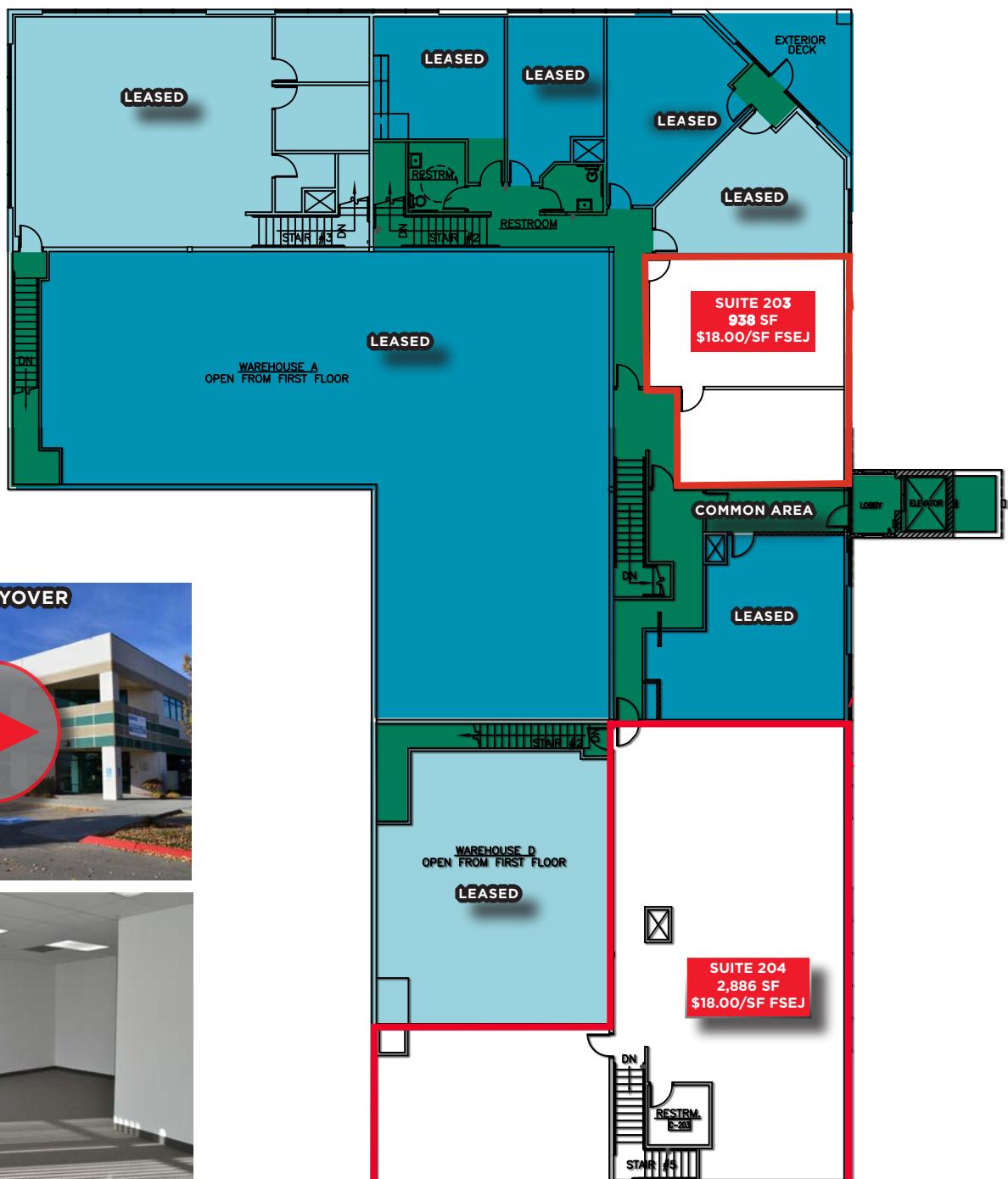
Emerald Flex Building Space

9543 West Emerald Street, Boise, Idaho 83704

938 TO 3,678 SF FOR LEASE



SECOND FLOOR LAYOUT



Emerald Flex Building Space

9543 West Emerald Street, Boise, Idaho 83704

938 TO 3,678 SF FOR LEASE



AERIAL/LOCATION MAP

