



2ND FLOOR OFFICE SPACES AVAILABLE



Emerald Flex Building

9543 West Emerald Street
Boise, Idaho 83704

2,886 SF

PROPERTY HIGHLIGHTS

Suite 204	2,886 SF
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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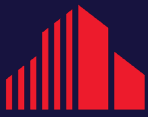
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**CUSHMAN &
WAKEFIELD**

Emerald Flex Building Space

9543 West Emerald Street, Boise, Idaho 83704

2,886 SF FOR LEASE

SECOND FLOOR LAYOUT





Emerald Flex Building Space

9543 West Emerald Street, Boise, Idaho 83704

2,886 SF FOR LEASE



AERIAL/LOCATION MAP

