

## Sale Summary

# GO WIRELESS BUILDING

12426 W EXPLORER DR | BOISE, ID 83713



## Property Overview

The GoWireless Building is a Class A multi-tenant office building located in the Boise Research Center in Boise, ID. The primary tenant, GoWireless, is a Verizon premium wireless retailer which operates over 540 stores throughout the U.S. This location serves as base operations for store support and sales. The property is offered for sale at \$4,570,000 which is a 7.41% cap on a budgeted 2018 NOI.

## Property Profile

<b>Year Built</b>	1995
<b>Size</b>	33,008 SF
<b>Land Size</b>	2.53 Acres
<b>Zoning</b>	T-ID
<b>Occupancy</b>	96%*
<b>Parking</b>	4:1,000 SF
<b>Price:</b>	\$4,570,000
<b>Price Per SF</b>	\$138
<b>Cap Rate</b>	7.41%

\* Seller to provide rent guaranty for up to 24 months on 6,519 RSF, currently unoccupied.

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