Sale Summary G^oWIRELESS 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

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

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

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