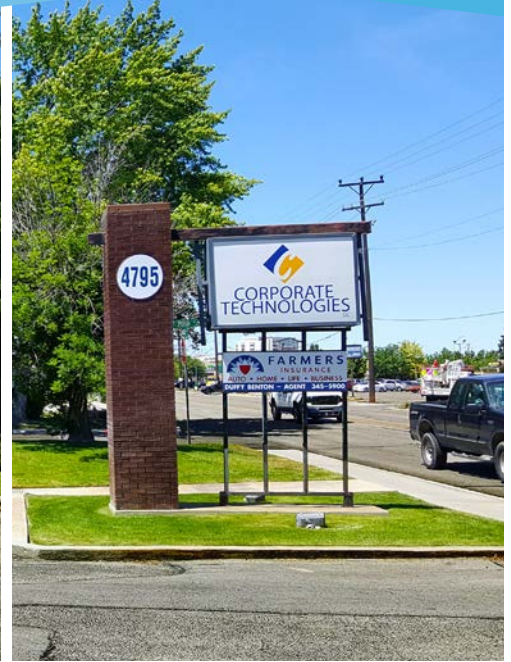


**FOR SALE
OR LEASE**

4795 W EMERALD STREET
BOISE, ID



PROPERTY INFORMATION

Building Type:	Office
Building Size:	14,956 SF
Land Size:	1.04 Acres
Parking:	3.5/1,000 SF
TI Allowance:	Negotiable
Lease Type:	NNN (Est. \$2.50 PSF)
Sale Price:	\$850,000 — \$56.83 PSF

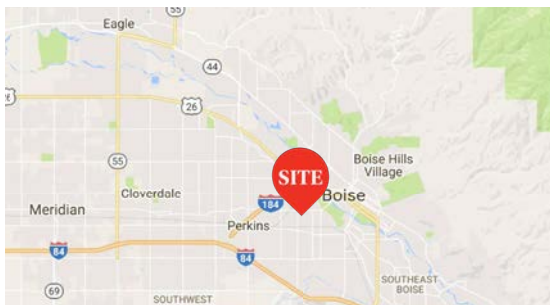
SPACE AVAILABLE

SUITE	SIZE	NNN RATE	SHOWINGS
A	3,240 SF	\$7.20 PSF	On Lockbox
B	5,292 SF	\$7.45 PSF	On Lockbox
H*	1,140 SF	\$6.20 PSF	Occupied, contact agent
I*	822 SF	\$6.20 PSF	Occupied, contact agent
J*	1,034 SF	\$6.20 PSF	Occupied, contact agent

* Suites can be combined

HIGHLIGHTS

- » Great value-add opportunity
- » Two blocks from Emerald and Orchard
- » Lowest NNN costs in the valley
- » Street signage available
- » Energy efficient lighting
- » Tenants pay individually metered utilities
- » Less than 2 miles to Downtown and less than 1 mile to I-84 exit



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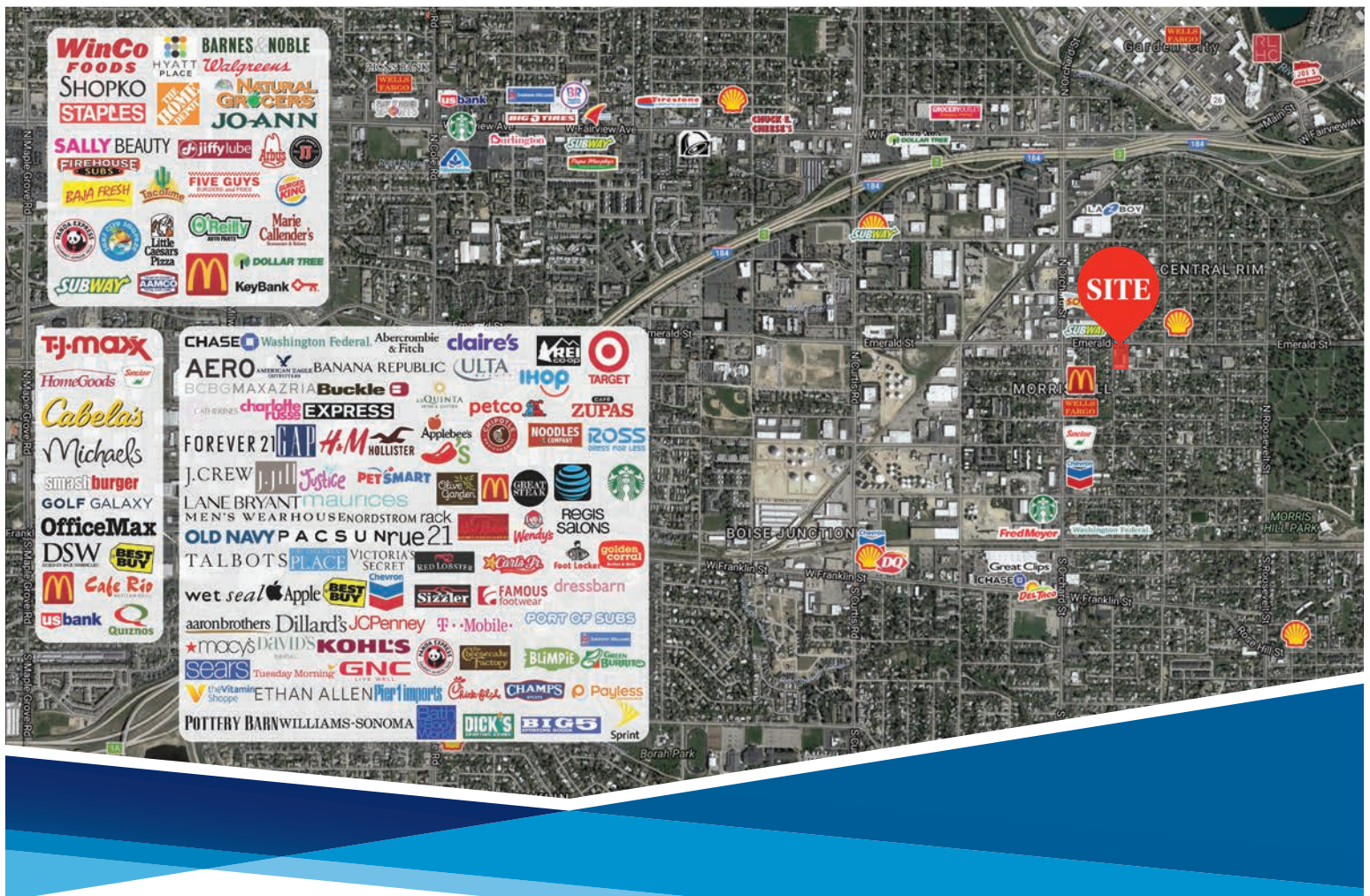
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