



For Lease

Franklin Business Park | Suite 30
S Cole Rd at Franklin, Boise, ID

 *New Listing!*



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Great Flex Space!

Property Overview

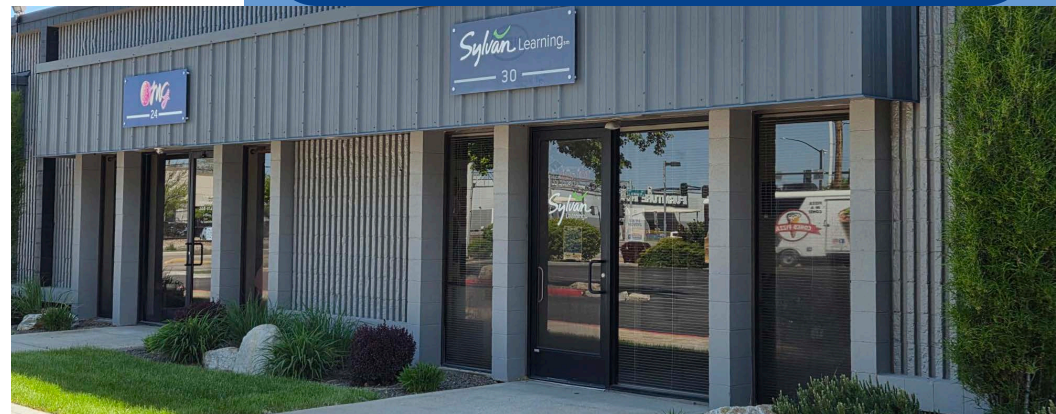
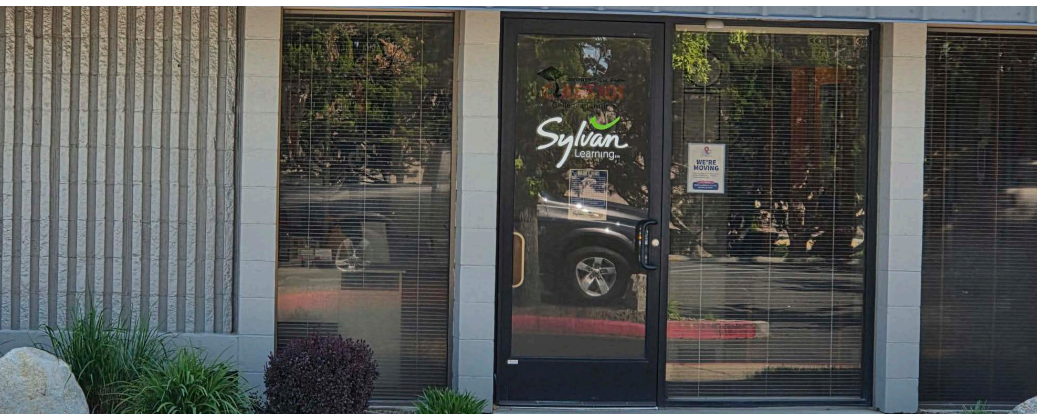
Property Type	Flex/Office
Parking	Ample On-Site
Doors	No Grade Level, Rear Entry Door
HVAC	100% Heating & Cooling
Location	Building 1
Lease Rate	\$1.35 NNN PSF
OPEX	\$0.33 PSF
Available	June 2026
Access	Lock Box Front Door

Space Available

Building	Suite	Size	Type	Notes
1	30	±2,599 SF	Flex	Great flex space with mixture of offices and open area. 100% HVAC, 100% dropped ceiling, breakroom, two restrooms, huge skylight

Key Highlights

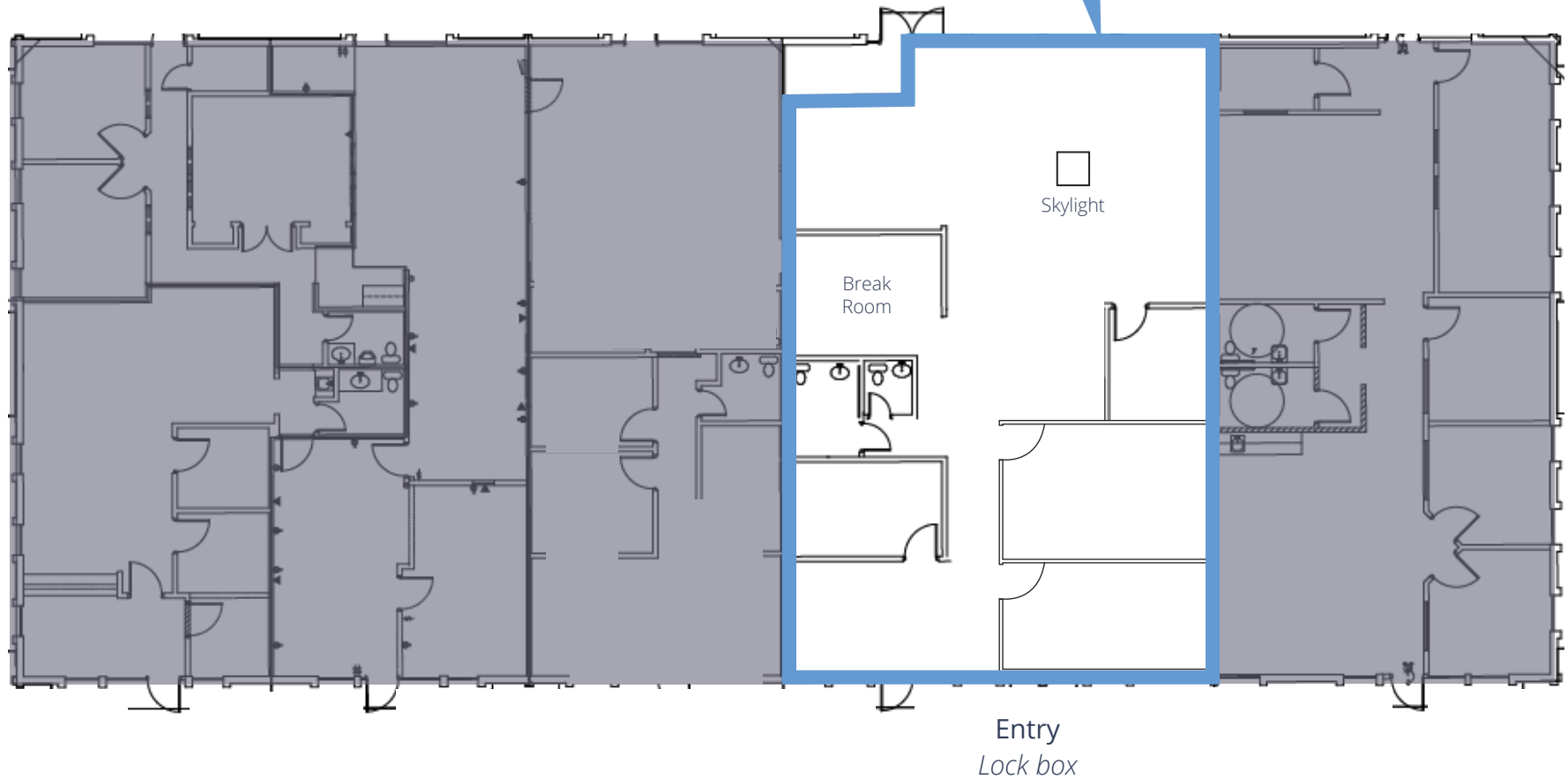
- Easy access to Interstate 84 via Cole Road
- Excellent mix of office and flex spaces
- Newer landscaping
- Newer parking lot
- Newer exterior paint
- Newer HVAC units, all new roofs
- Monument signage available
- On-site restaurant
- Close proximity to Boise Towne Square Mall, restaurants, retail, medical and more



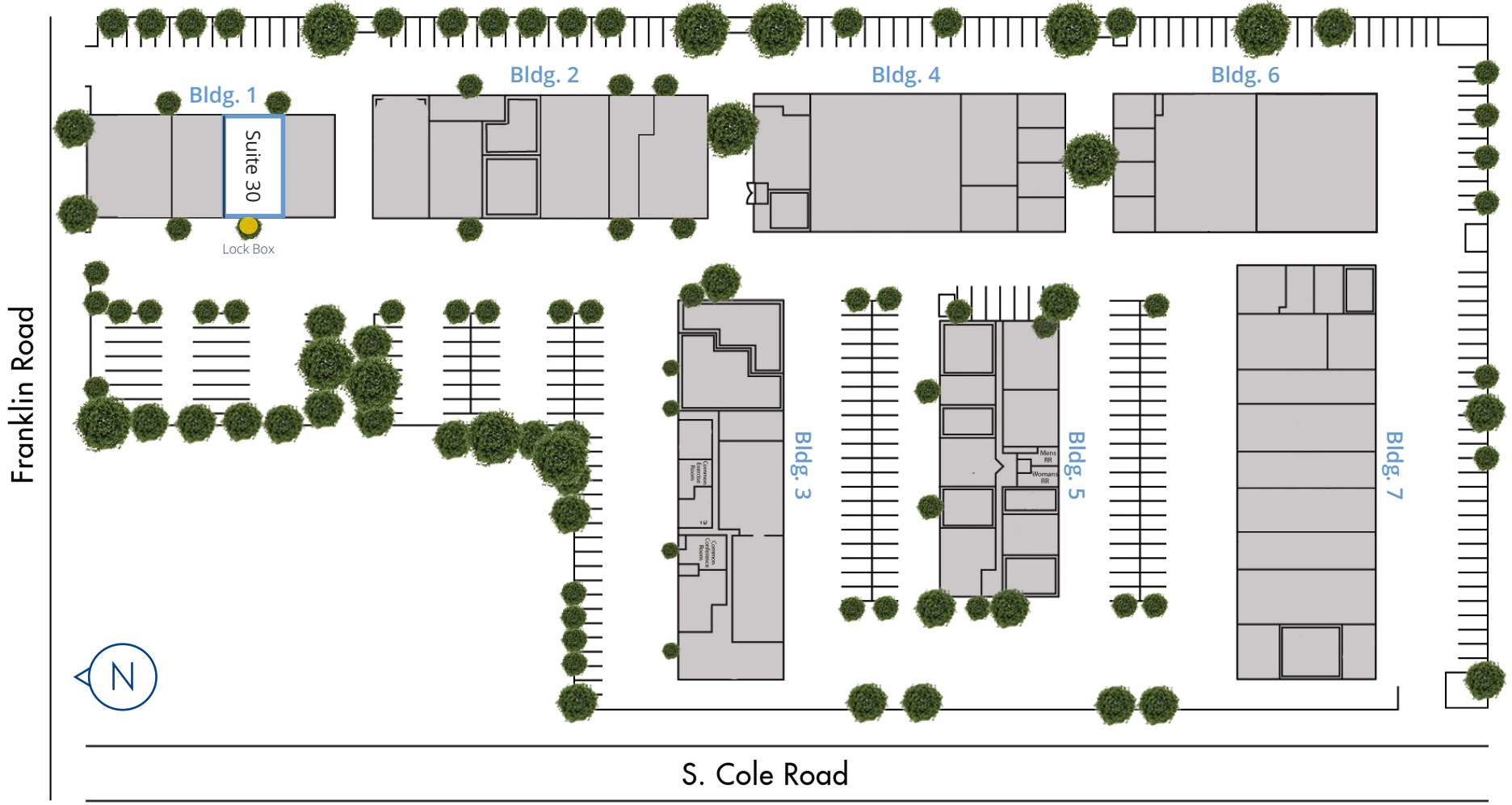
Floor Plan

Building 1

Unit 30
±2,599 SF



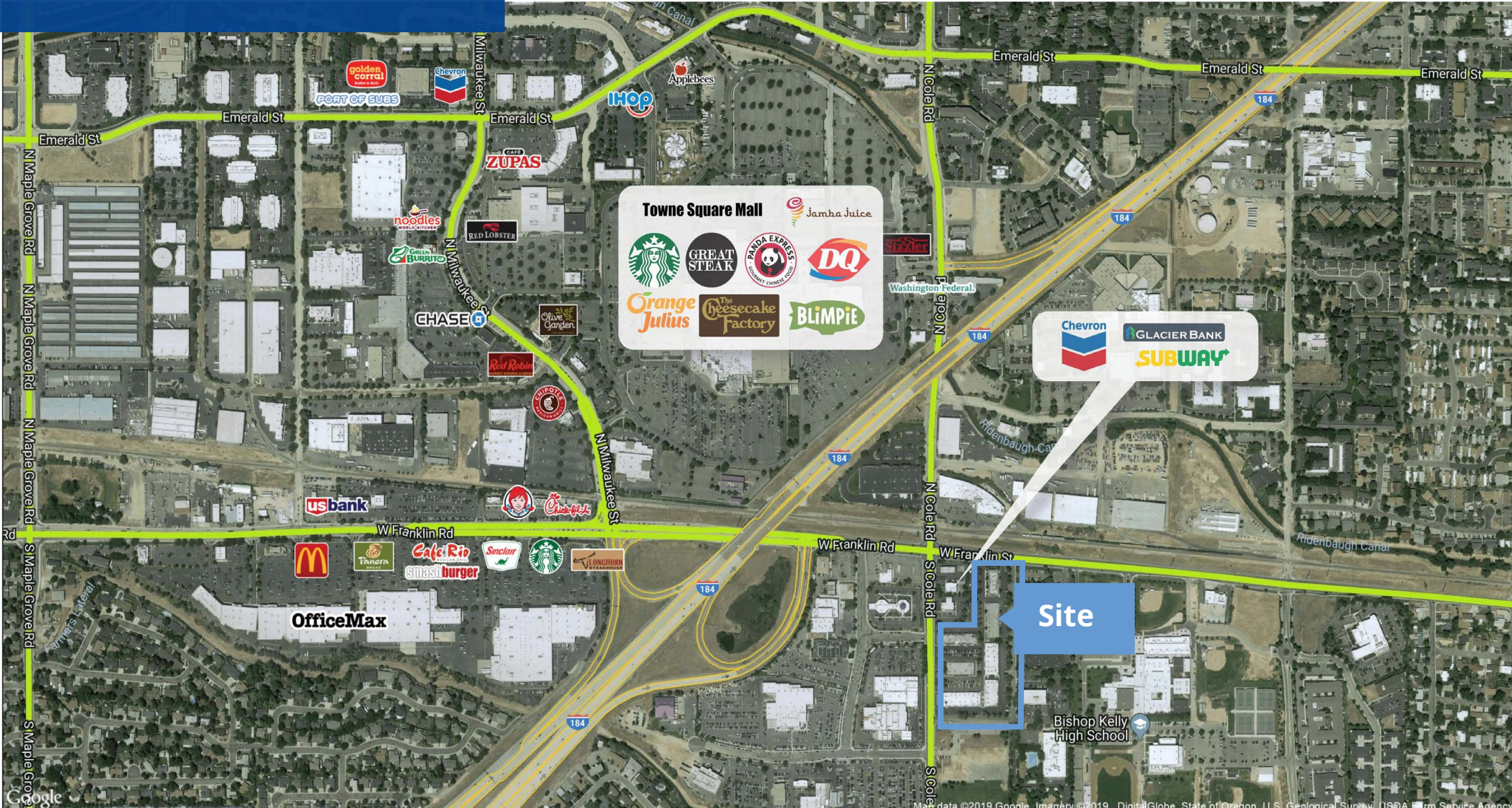
Site Plan



Location

 [Google Map](#)

 [Street View](#)



Property owned by:



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