OFFICE / FLEX SPACE FOR LEASE

FLEX WORK SPACE

6140 W CLINTON STREET | BOISE, ID 83704

TOK COMMERCIAL

PROPERTY INFORMATION

Bldg Type:	Office/Flex	**Lease Term:**	Negotiable
Quality:	Class B	**Lease Type:**	Office | Mod. Gross Flex | NNN
# of Bldgs:	6		
Parking:	Ample	**TI Allowance:**	Negotiable

AVAILABLE SPACE

SPACE:	RSF:	RATE:
Building 1*	1,125 - 3,375 SF	$11.00/SF
Building 3	2,116 - 2,486 SF	$0.80/SF, NNN
Building 5**	2,679 SF	$0.80/SF, NNN

**Lockbox with keys for Bldg 1 & Bldg 3.*
***Contact Agent for Showing Instructions*

CONTACT

Nick Schuitemaker
208.947.0802
nick@tokcommercial.com

Chris Pearson, SIOR
208.947.0859
chris@tokcommercial.com

LISTING COMMENTS

Great incubator space.

Professionally managed and maintained.

Fiber internet options include CableOne and CenturyLink.

Tenant is responsible for separately metered utilities & janitorial.

Located near St. Alphonsus Regional Medical Center with convenient access to I-184 Connector.

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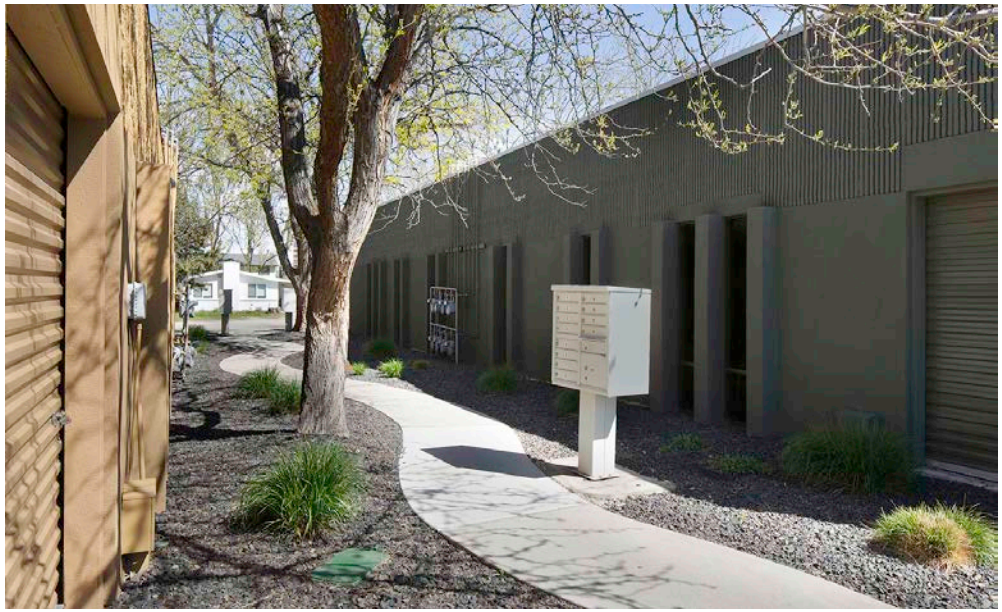

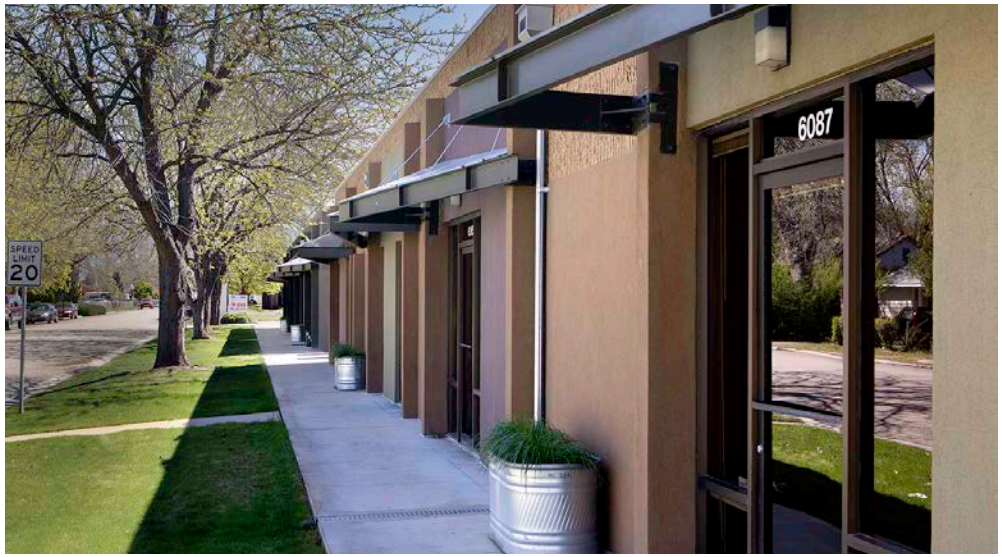

Updated: 2.9.2021

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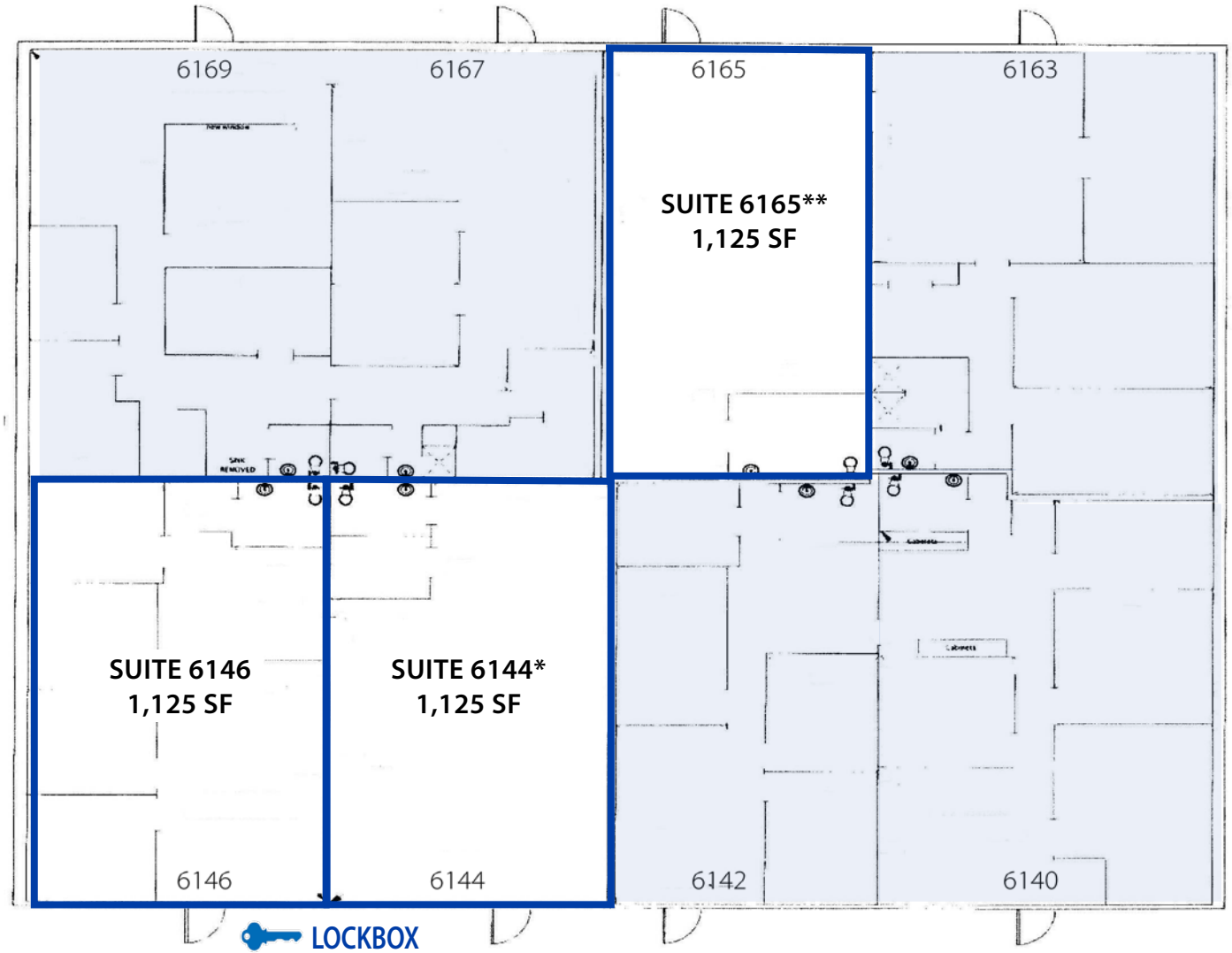
BUILDING 1

INDUSTRIAL WAREHOUSE WITH OFFICE

*Sublease. Sublease term until 10/31/21.

**Available with 30 day notice.



LOCKBOX

Contains keys for buildings 1 & 3

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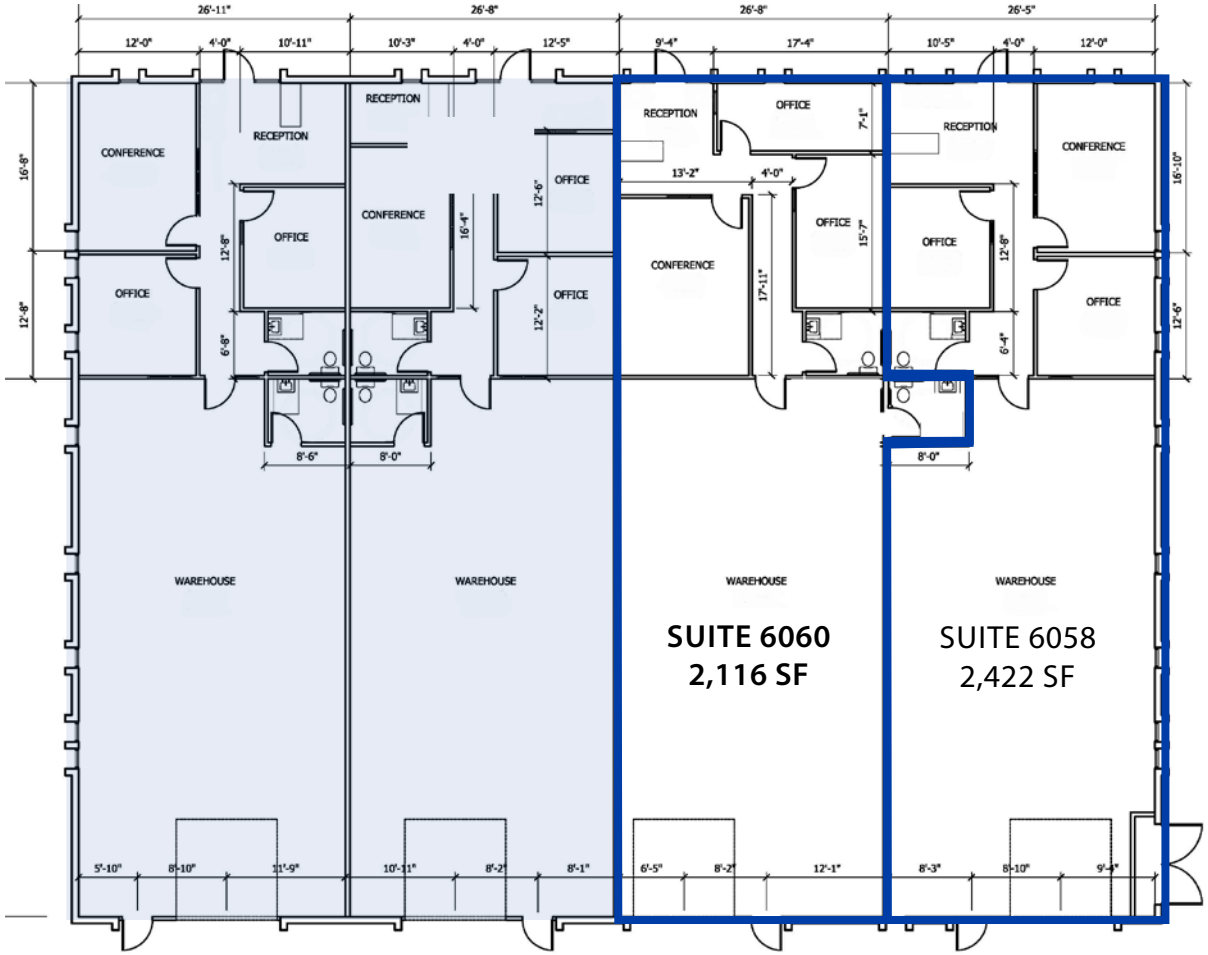
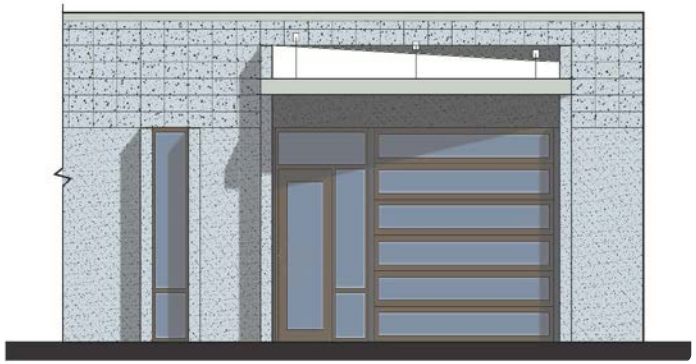
BUILDING 3

R & D | ASSEMBLY | TECH SPACE

CONCEPTUAL BUILD-OUT PLAN & ELEVATION RENDERING



PARTIAL BUILDING ELEVATION



Building 3 includes:

HVAC

Est. NNNs: $2.69/SF/YR

8x10 glass roll-up door.

Potential for adjacent warehouse, storage space, or fenced yard.

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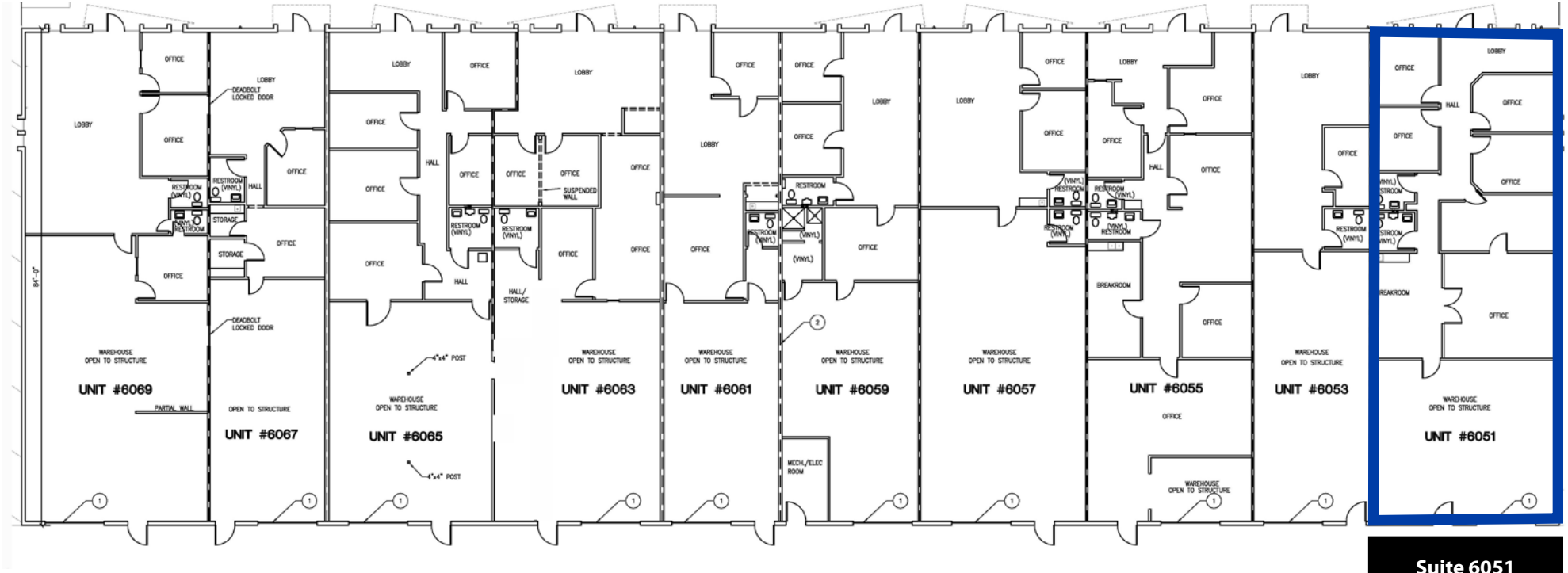
BUILDING 5

INDUSTRIAL WAREHOUSE WITH OFFICE



Suite 6051

1,797 SF	Office
882 SF	Whse
2,679 SF	Total

Est. NNN: $0.21/SF

AVAILABLE 04/01/21

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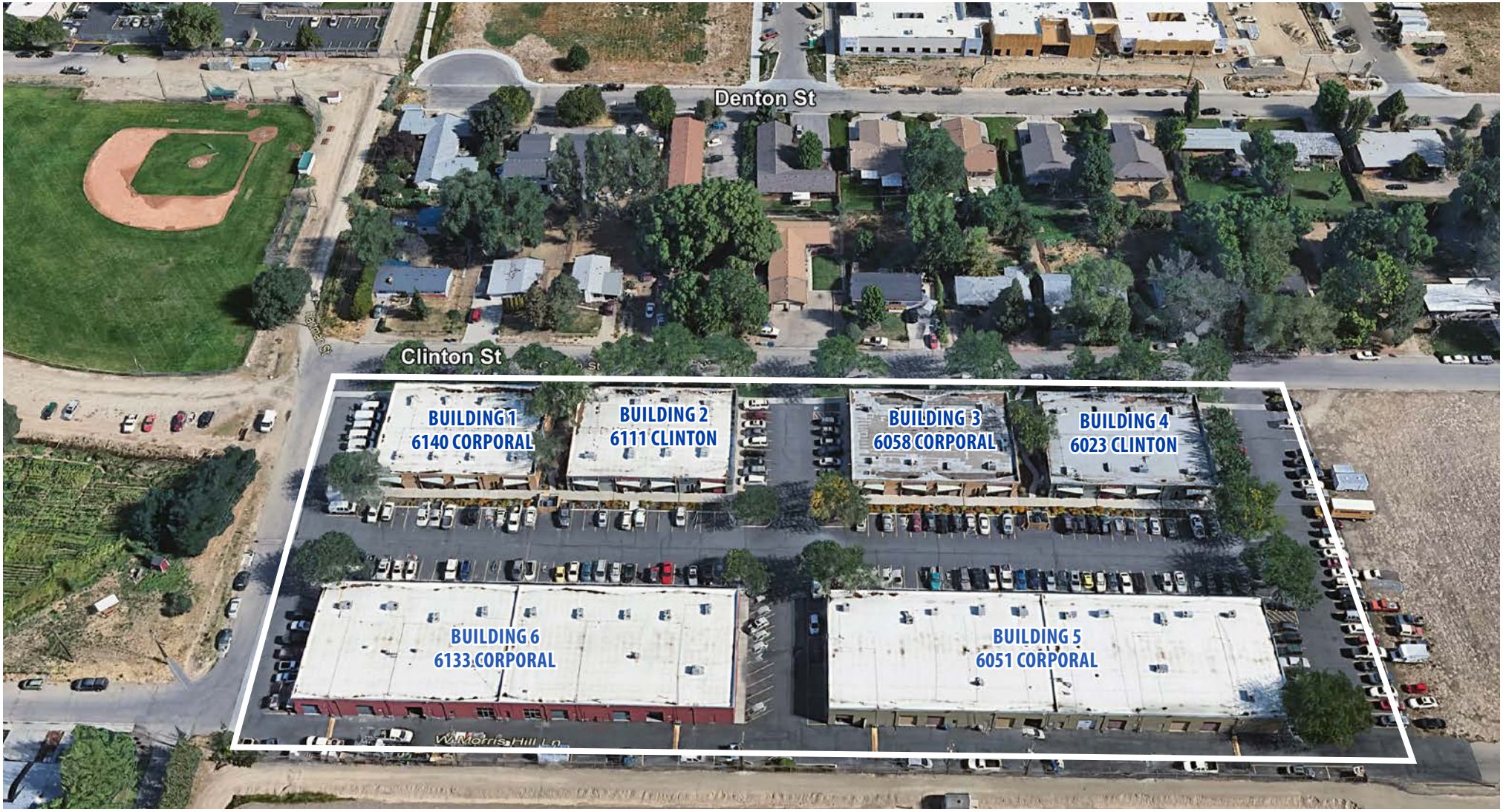
AERIAL

FLEX WORK SPACE BUSINESS PARK



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