



# OFFICE SPACE FOR LEASE EXPLORER CAMPUS

12501-12585 W EXPLORER DRIVE | BOISE, ID 83713

COMMERCIAL



**BOISE RESEARCH CENTER**

FOR LEASE | MULTIPLE DEMISING OPTIONS

## PROPERTY INFORMATION

|                    |               |                      |            |
|--------------------|---------------|----------------------|------------|
| <b>Submarket:</b>  | West          | <b>Lease Terms:</b>  | 3-5 Years  |
| <b>Bldg Type:</b>  | Office        | <b>Lease Type:</b>   | FSEJ       |
| <b>Bldg 12553:</b> | 21,180 SF     | <b>TI Allowance:</b> | Negotiable |
| <b>Parking:</b>    | Ample on Site |                      |            |

## AVAILABLE SPACE

| SPACE                 | RSF   | RATE            |
|-----------------------|---|-----------------|
| <b>Building 12553</b> |   |                 |
| Suite 100             | 9,868 SF<br>(Can be demised to 3,621 or 6,248 SF) | \$17.50/SF FSEJ |
| Suite 150             | 2,574 - 6,195 SF                                  |                 |
| <b>Building 12501</b> | 1,207 OFFICE SF                                   | \$16.50/SF FSEJ |
| Suite 175             | <u>1,382 FLEX SF</u>                              |                 |
|                       | <b>2,589 TOTAL SF</b>                             |                 |

Suite 100 & Suite 150 may be combined for 12,442 SF  
Suite 140 & Suite 150 may be combined for 6,195 SF

## CONTACT

**Al Marino, SIOR**

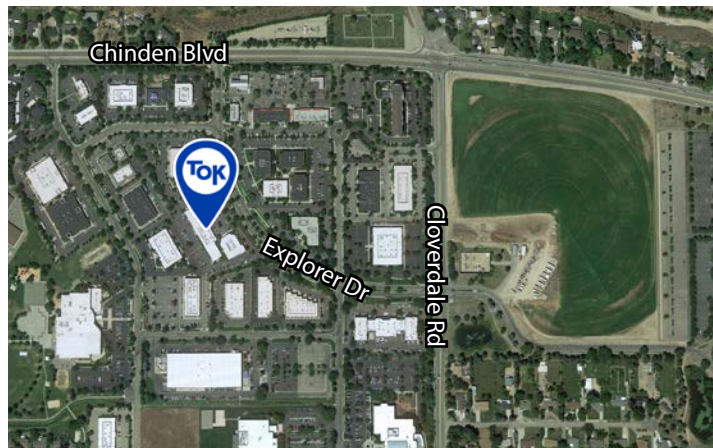
208.947.0811

✉ al@tokcommercial.com

**Zack Stoddard**

208.947.5509

✉ zacks@tokcommercial.com



SUBMARKET: WEST BOISE



## LISTING COMMENTS

- Desirable office space in Boise Research Center.
- Fiber optics available.
- Ample parking.
- Close to YMCA with Aquatic Center.
- Close to a variety of restaurants and services.
- Easy access to major Boise thoroughfares.

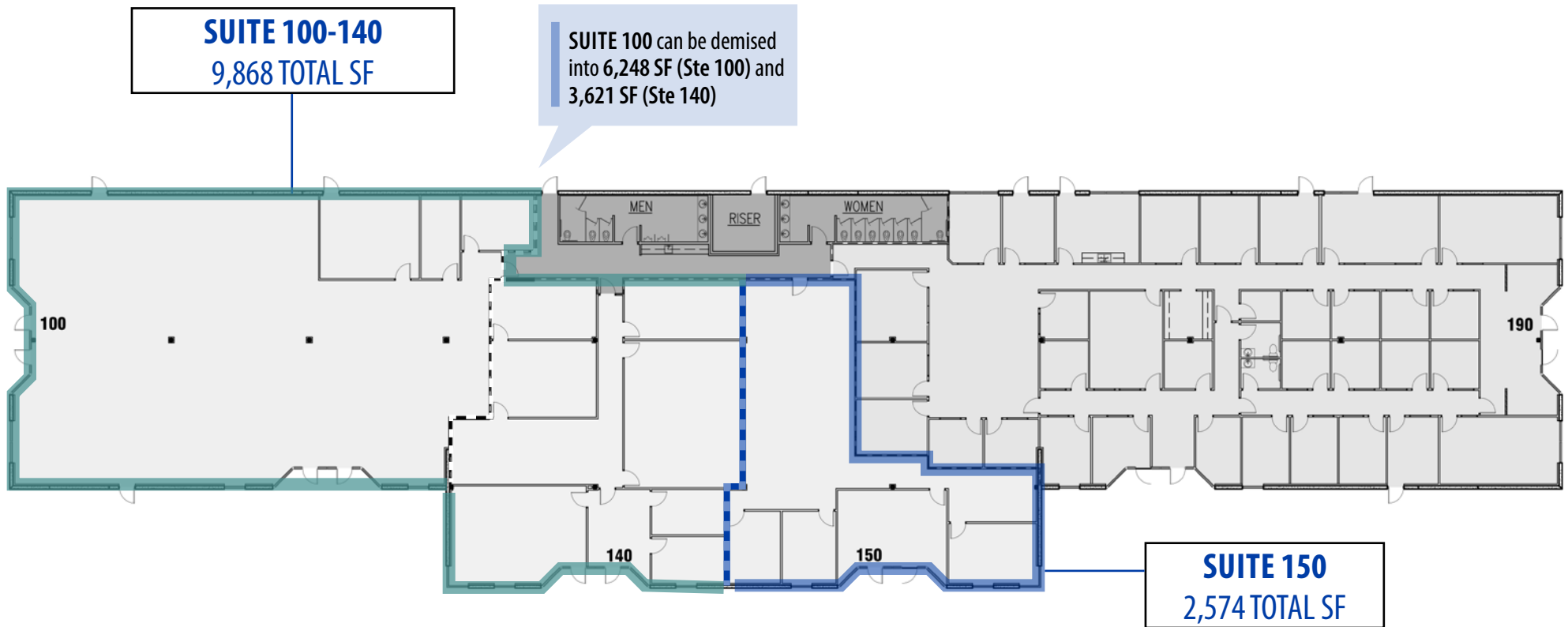


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## FLOOR PLAN COMBINED SUITE OPTIONS



ALL SUITES CAN BE COMBINED FOR 12,442 TOTAL SF

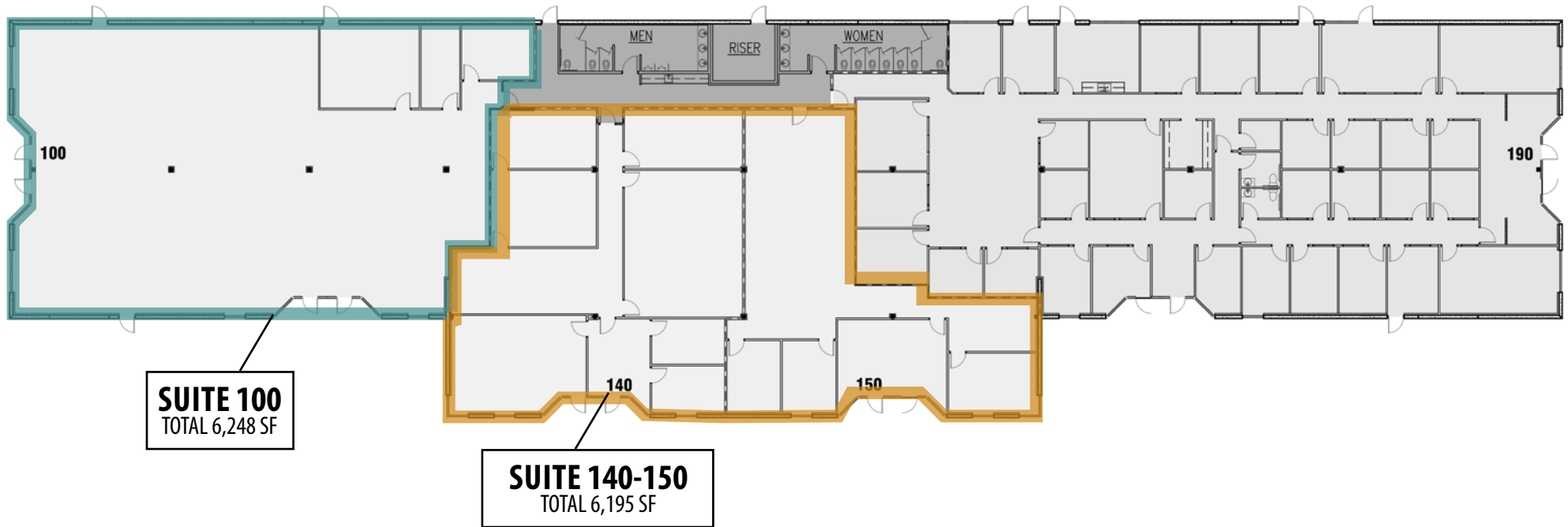


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## FLOOR PLAN INDIVIDUAL SUITES



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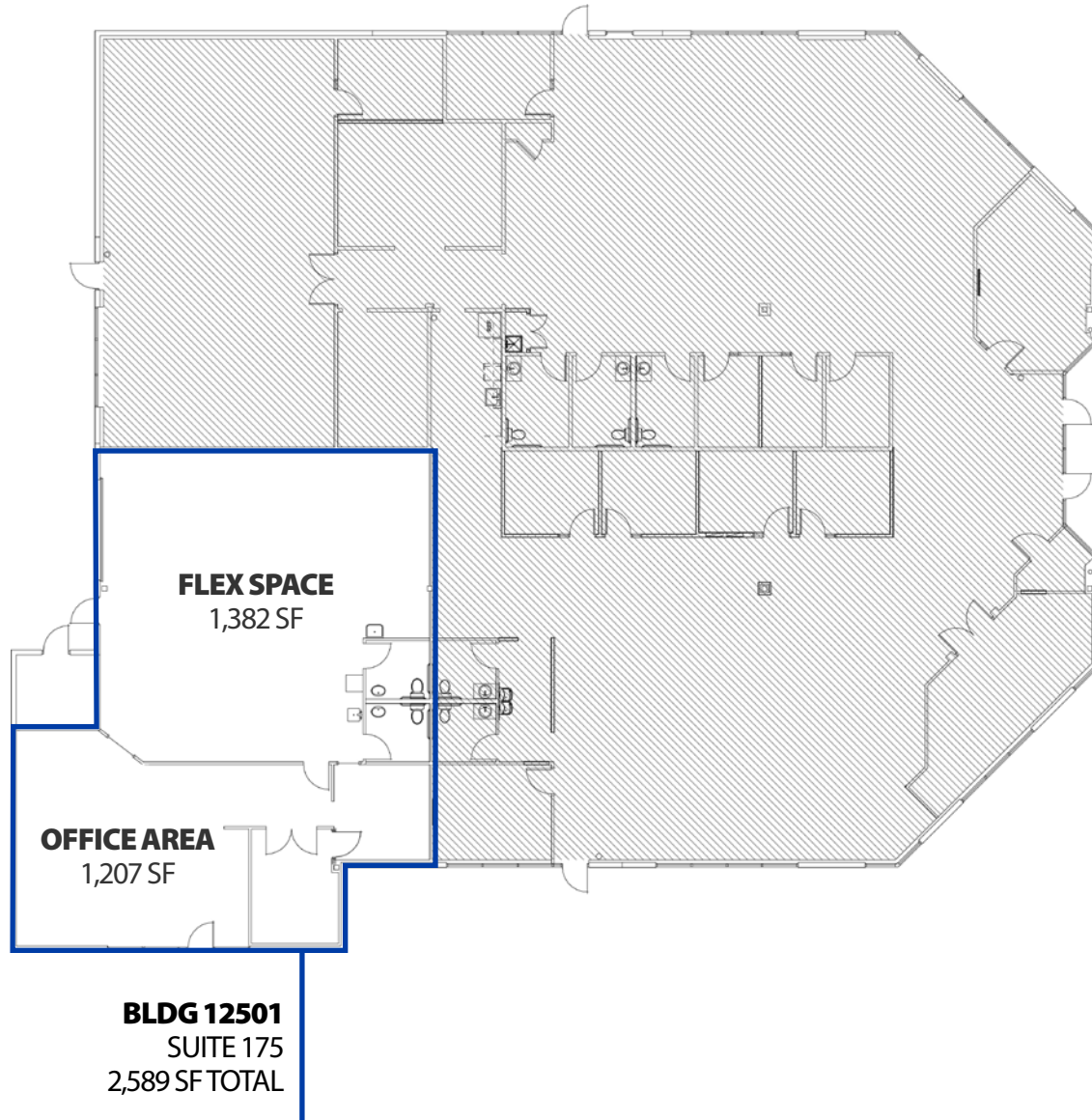


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## BLDG 12501 FLOOR PLAN





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