



OFFICE SPACE FOR LEASE EMERALD SQUARE

4355 EMERALD STREET, BOISE ID 83704

COMMERCIAL



AVIATION FINANCE GROUP

NEW OWNER & MANAGEMENT

FOR LEASE | 537 to 1,995 SF

PROPERTY INFORMATION

Submarket:	Central	Zoning:	City of Boise R-1C
Property Type:	Office	Lease Type:	FLSVEJ
Building Size:	40,044 SF	TI Allowance:	Negotiable
# of Floors:	2	Available:	Immediately
Year Built:	1987	Parking:	6 : 1,000
Parcel Size:	2.43 Acres Total		

AVAILABLE SPACE

SPACE	SIZE	RATE
Suite 110	537 SF	\$16.00/SF
Suite 185	1,995 RSF	\$16.00/SF

CONTACT

Karena Gilbert

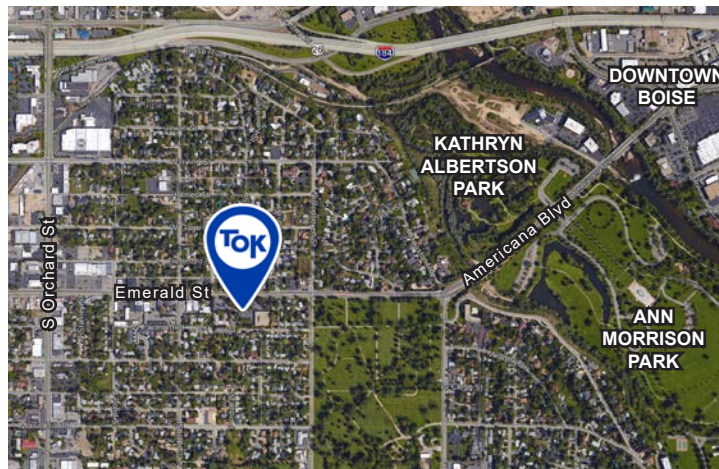
208.947.0853

✉ karena@tokcommercial.com

Nick Schuitemaker

208.947.0802

✉ nick@tokcommercial.com



SUBMARKET: CENTRAL BOISE

LISTING COMMENTS

- New owner and management.
- Planned improvements including lobby and common area renovation.
- Great central bench location close to the I-184 Connector and Downtown Boise.
- TI allowance available.
- Monument signage.
- Fiber optics.
- Electronic key card access.
- Ample parking available.



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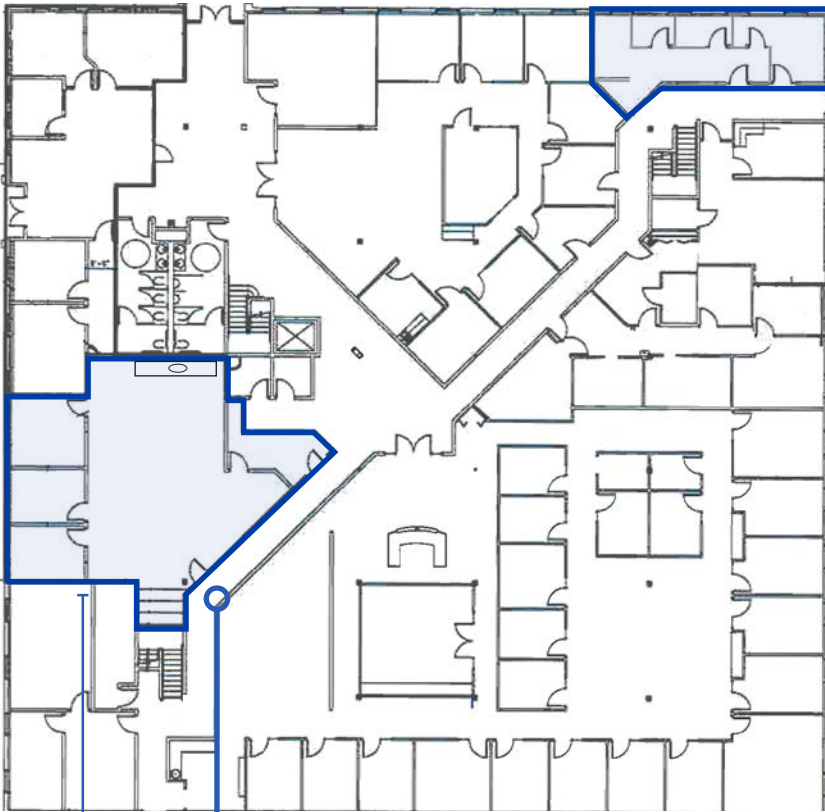
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FLOOR PLAN

GROUND LEVEL

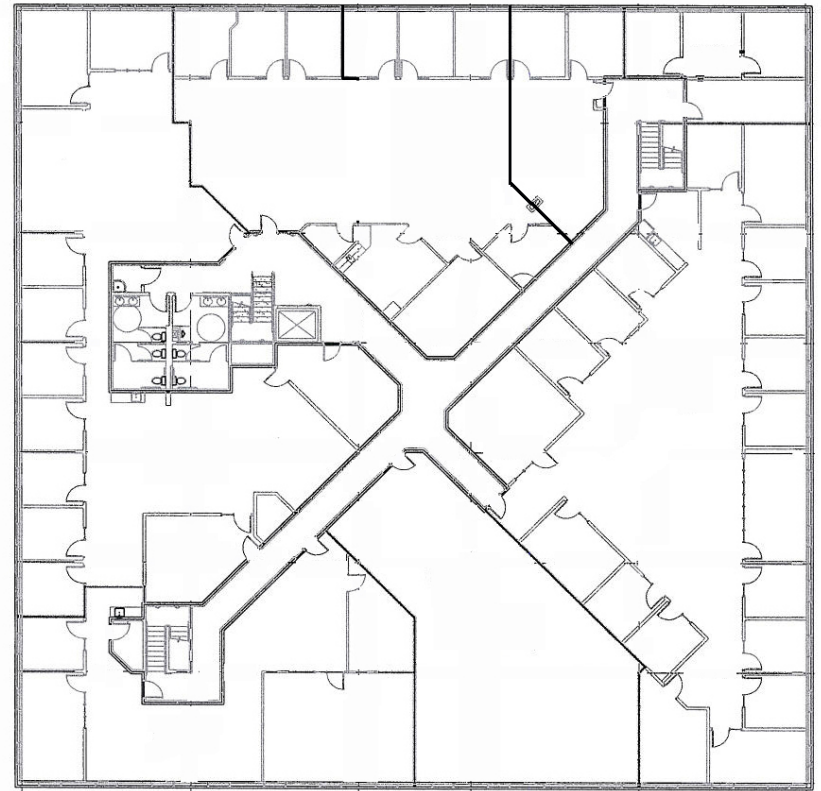
SUITE 110
537 RSF



SUITE 185
1,995 RSF

LOCKBOX

SECOND LEVEL





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BUILDING EXTERIOR



January 5, 2021

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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