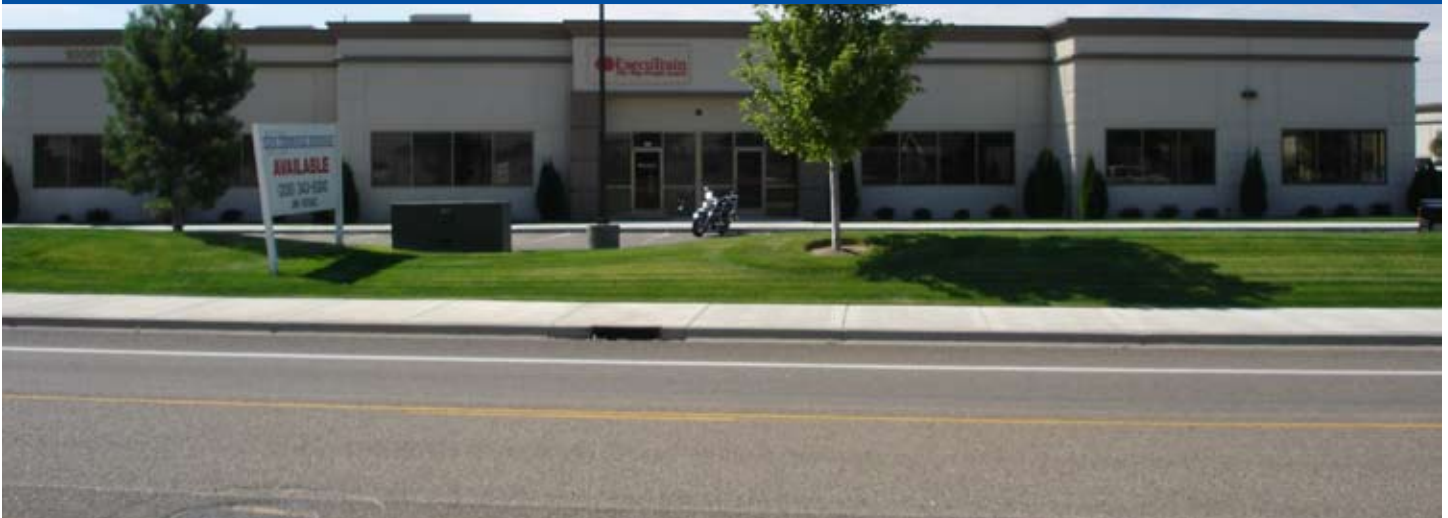


# OFFICE SPACE FOR LEASE



## LISTING REMARKS

- Located at the Southwest corner of Emerald and Ancestor Place with excellent exposure.
- Completed and ready for Tenant Improvements.
- Redundant fiber optics.
- Excellent location in the growing West Boise Emerald corridor.
- Close to I-84, banks, restaurants, and shopping centers.
- Ample on-site parking.

## CONTACT INFORMATION

Agent: Jim Hosac  
Phone: (208) 343.9300  
Fax: (208) 426.0456  
Email: jim@icbre.com  
Website: www.icbre.com

## EMERALD TECH CENTER BLDG. 9 10051 W. EMERALD

### INFORMATION

Available :	Immediately
Offer for:	Lease
Vacant:	Yes
Divisible:	Yes
Building Size:	13,140 SF
Building Type:	Office
Building Quality:	Class A
Floors:	1
Parking:	4/1000 SF
Suite Size:	6,940 SF

### LEASE TERMS

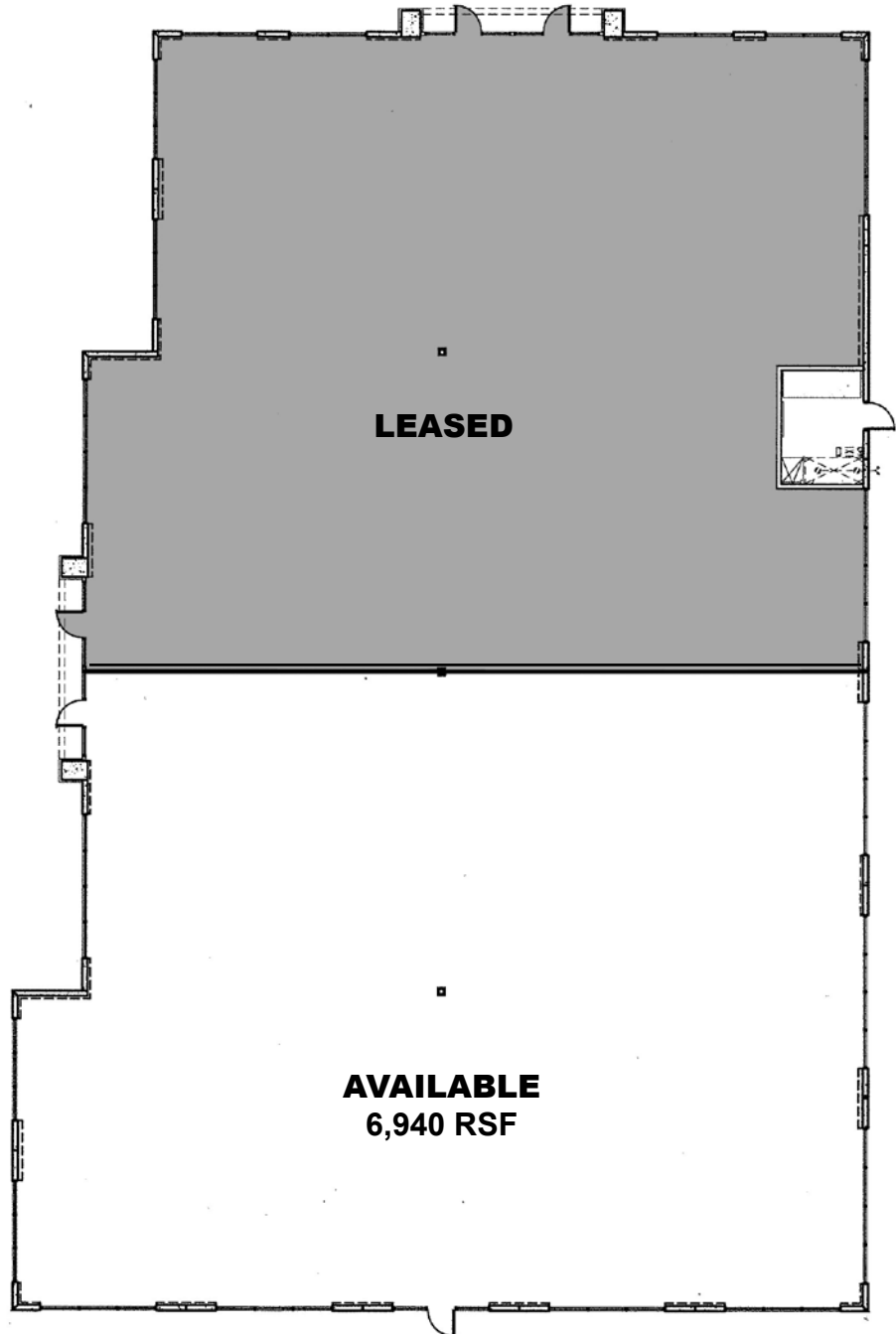
Preferred Term:	5 years
Lease Type:	Full Service, excluding Janitorial
Rent/SF:	\$16.50
TI Allowance:	Negotiable



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.

# EMERALD TECH OFFICE BUILDING

## BUILDING 9



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