

OFFICE SPACES FOR LEASE



EMERALD TECH WEST BUILDINGS 10 & 11 10335, 10361 W. Emerald Street

LISTING REMARKS

- Located on the South side of Emerald, two blocks East of Five Mile with excellent exposure.
- Excellent visibility, exposure and access.
- Redundant fiber optics.
- Great location in the growing West Boise Emerald corridor.
- Close to I-84, banks, restaurants, and shopping centers.
- Ample, free on-site parking.

CONTACT INFORMATION

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

INFORMATION

Available : Immediately
Offer for: Lease
Vacant: Yes
Divisible: Yes
Building Sizes: 10 - 12,192 sf
11 - 12,192 sf

Building Type: Office/Flex
Building Quality: Class A
Floors: 1
Parking: 4/1000
Suite Sizes: 3,000 - 12,192 sf

LEASE TERMS

Preferred Term: 5 years
Lease Type: Full Service,
excluding Janitorial
Rent/SF: \$17.00 FLSVEJ
TI Allowance: Negotiable

AVAILABLE SPACE

BLDG.	SF	PRICE/SF
Building 10	12,192 sf	\$17.00
Building 11	8,181 sf	\$17.00



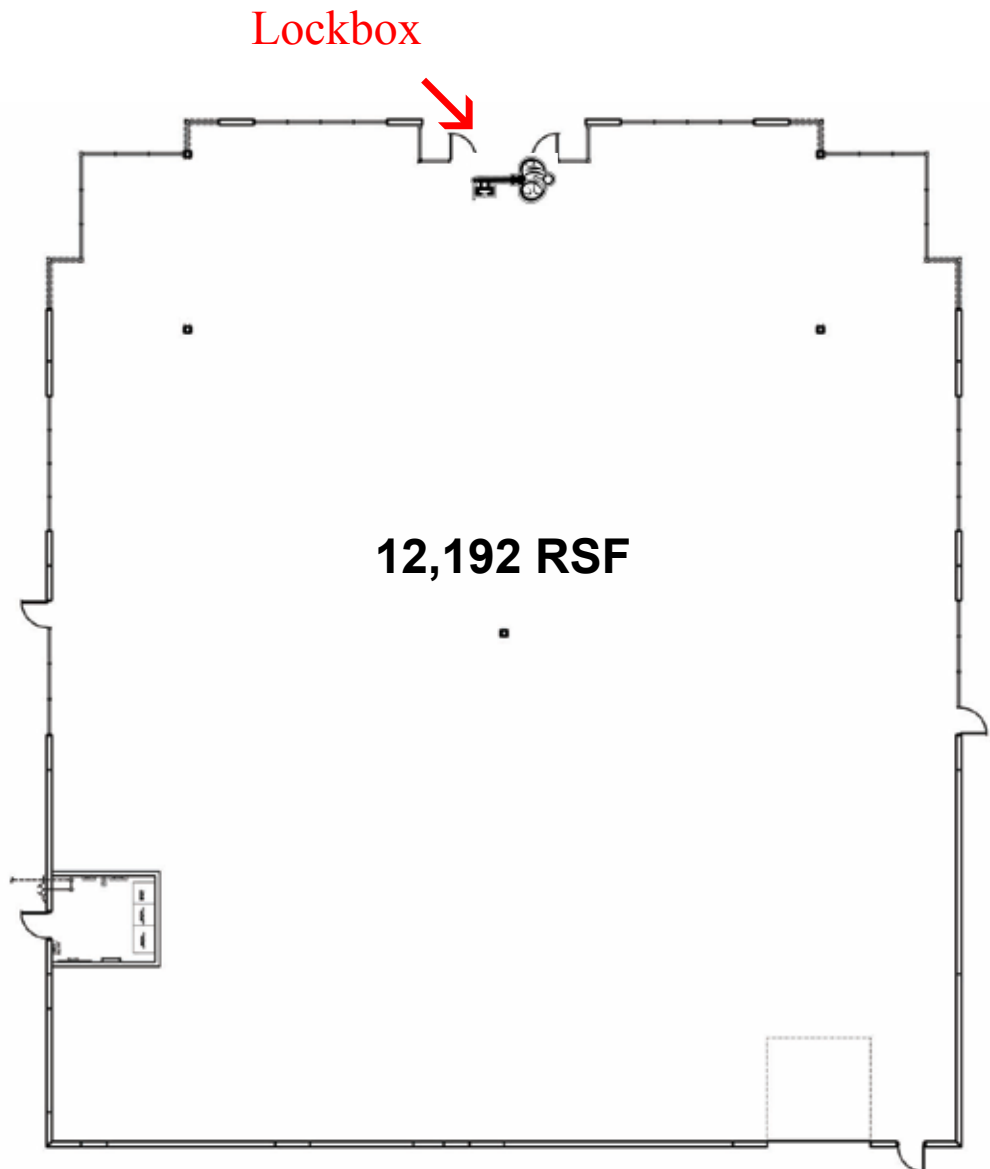
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EMERALD TECH WEST

10335 W. EMERALD STREET

BUILDING 10

12,192 RSF



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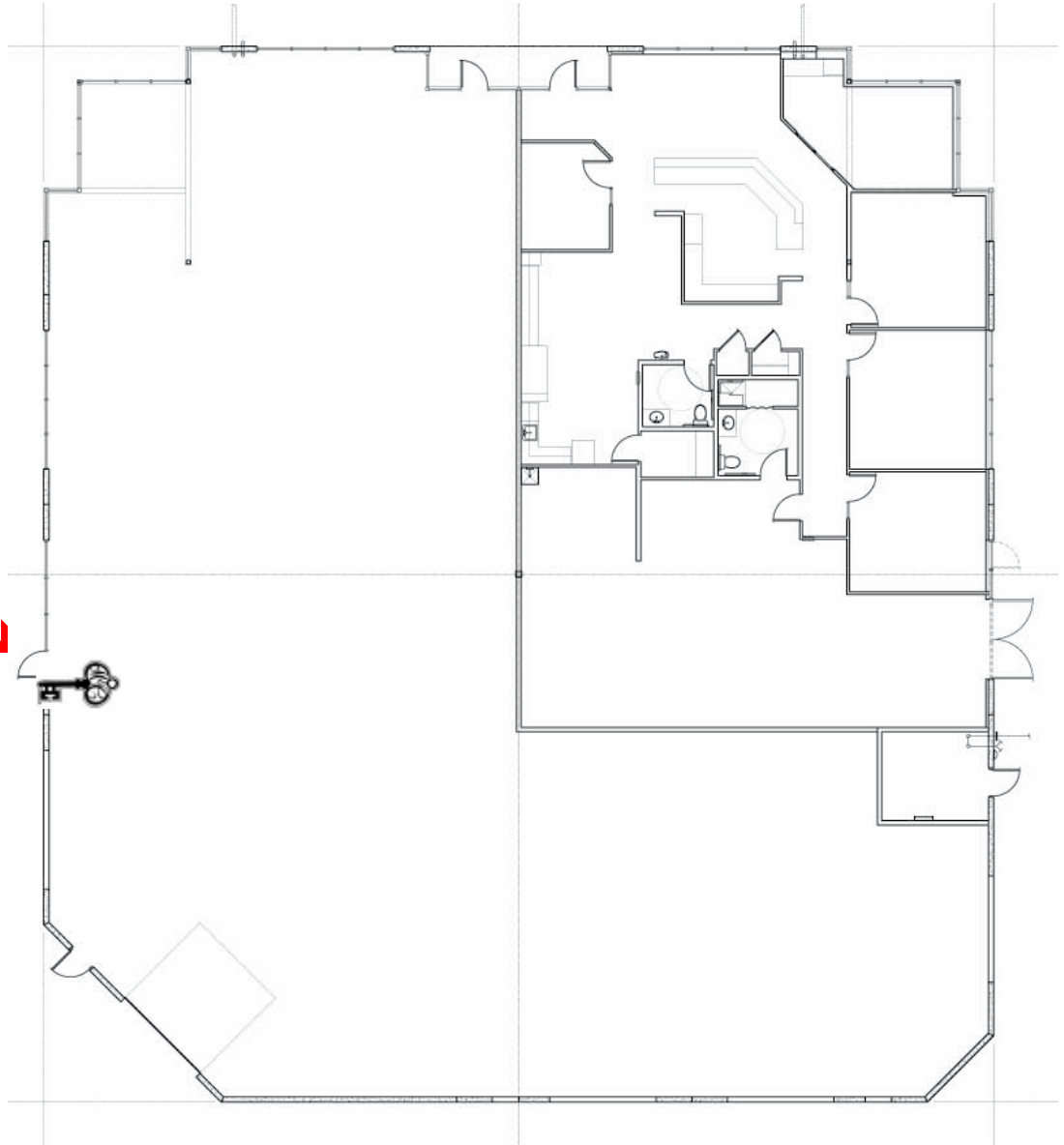
EMERALD TECH WEST

10361 W. EMERALD STREET

BUILDING 11

8,181 RSF

Lockbox



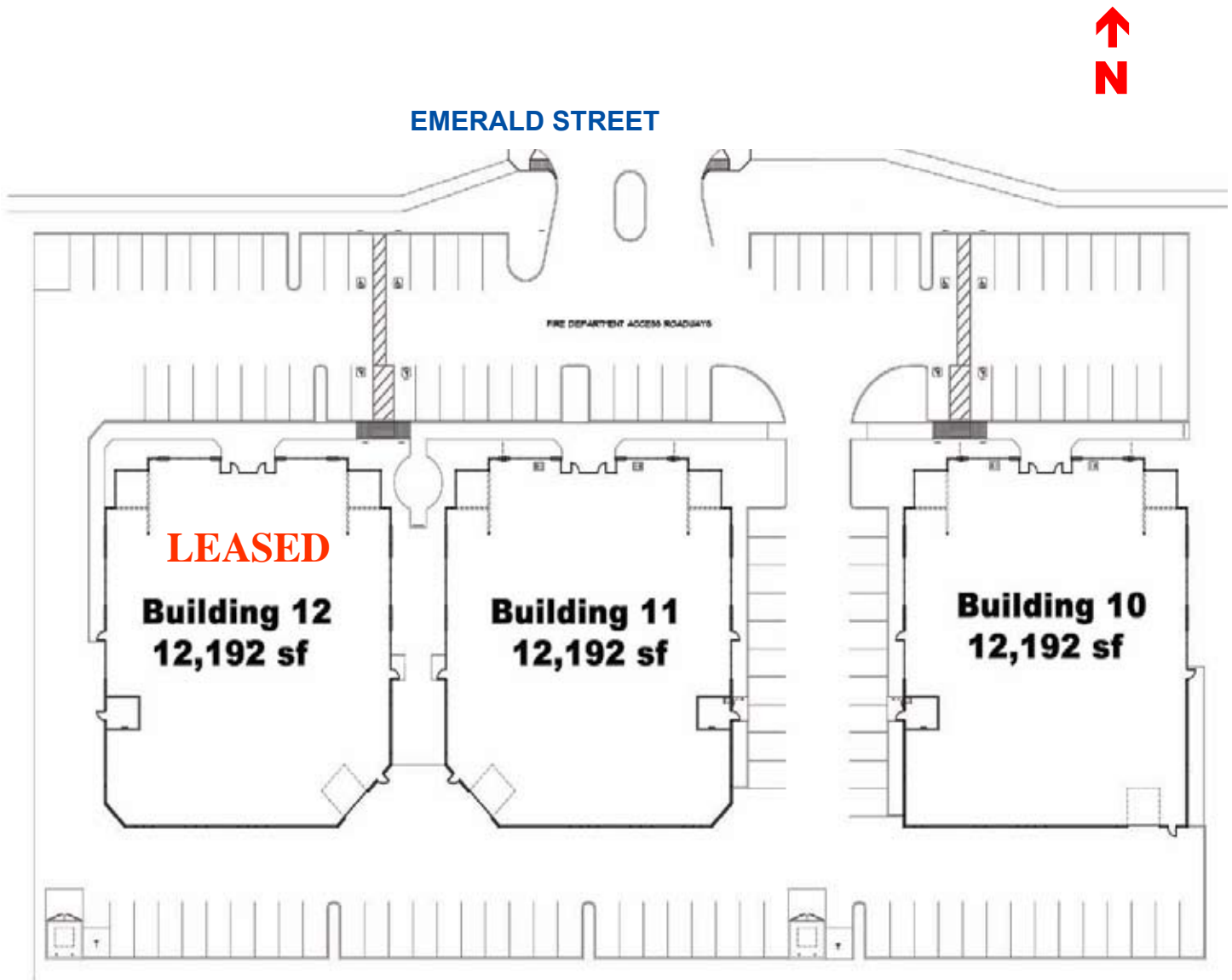
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EMERALD TECH WEST

SITE PLAN

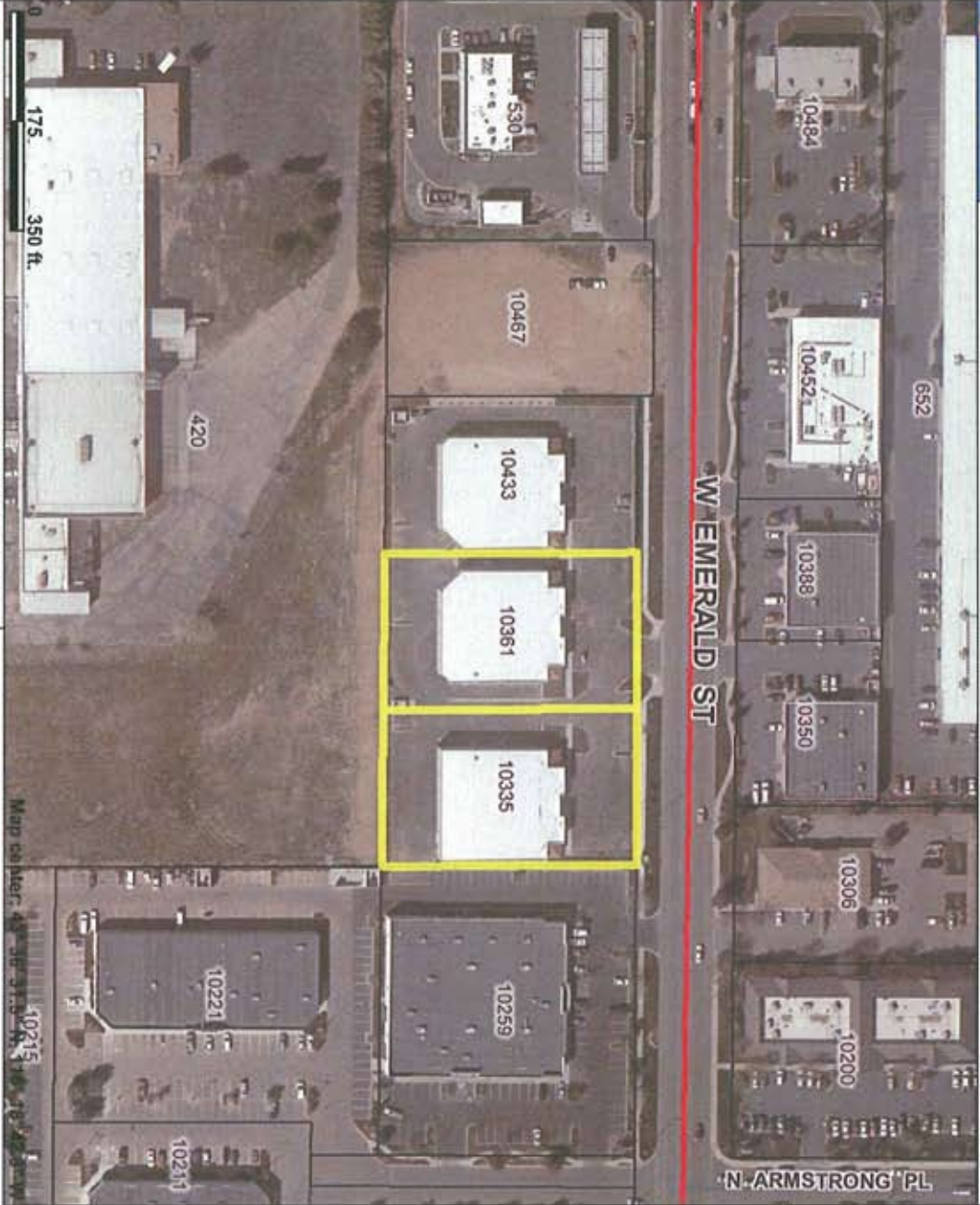


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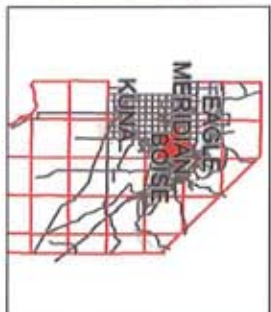
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Emerald Tech 10 & 11



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Legend

- Major Streets
- MINOR ARTERIAL
- MAJOR COLLECTOR
- SECTION
- PRINCIPAL ARTERIAL
- INTERSTATE
- Other
- Minor Streets
- LOCAL
- PARKS
- PRIVATE
- RESIDENTIAL
- Other
- Street Names (minor)
- Addresses
- Parcels
- Ada-002007
- Schools
- Parks
- City Limits
- Kuna
- Boise
- Garden City
- Eagle
- Silver
- Meridian

Scale: 1:2,943

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