



2ND FLOOR OFFICE SPACES AVAILABLE



CUSHMAN &
WAKEFIELD

Emerald Flex Building

9543 West Emerald Street
Boise, Idaho 83704

938 TO 2,886 SF

PROPERTY HIGHLIGHTS

Suite 203	938 SF
Suite 204	2,886 SF
Lease Rate	\$18.00/SF FSEJ
Total Building	23,356 SF
Lot Size	1.528 Acres
Zoning	City-of-Boise M-1D
Amenities	Fiber Optic Internet Service, New Elevator, Easy I84 Access, Near Boise Towne Square Mall
Parking	Ample - On-Site Parking
LockBox	Yes, On Vacant Suites



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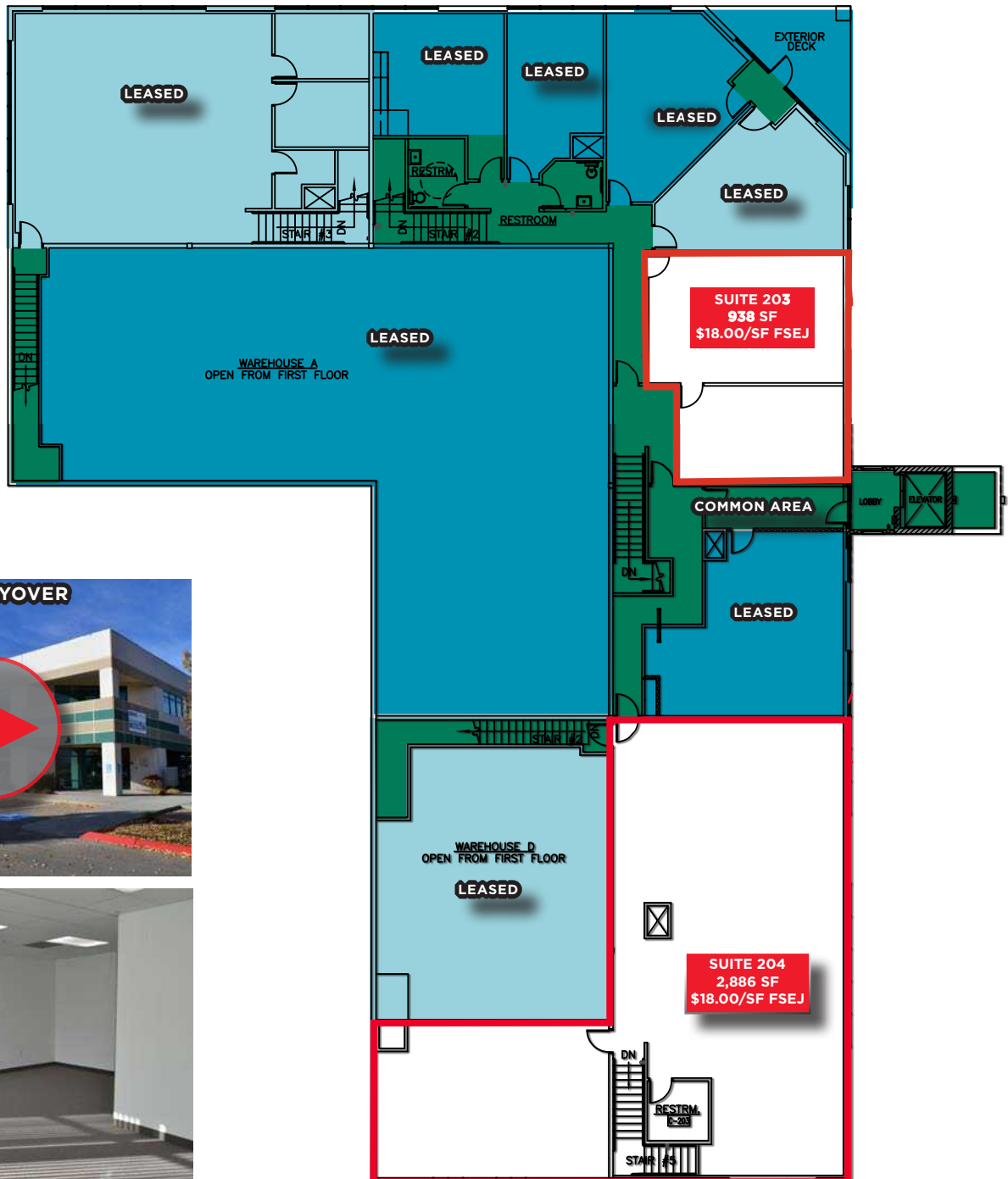
Emerald Flex Building Space

9543 West Emerald Street, Boise, Idaho 83704

938 TO 2,886 SF FOR LEASE



SECOND FLOOR LAYOUT





Emerald Flex Building Space

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938 TO 2,886 SF FOR LEASE



AERIAL/LOCATION MAP

