



# PINNACLE SQUARE OFFICE FOR LEASE

9196 W Emerald Street, Boise, ID  
**SF AVAILABLE: 1,602 - 2,022 SF**  
**BUILDING SIZE: 33,331 SF**

## PROPERTY HIGHLIGHTS

- Negotiable TI Allowance
- Available Immediately
- Parking: 5/1000
- 3-5 Year Lease Terms
- Very Central Boise Location Close to the Interstate, Boise Towne Square Mall, and several Restaurants.



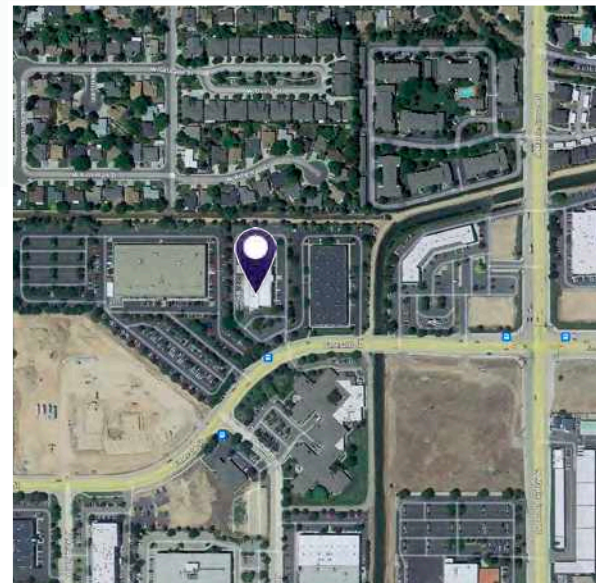
**AVAILABLE SPACE**  
 STE 110 - 1,602 SF  
 STE 135 - 2,022 SF



**BUILDING SIZE**  
 33,331 SF



**ASKING RATE**  
 \$19.50 SF/YR  
 FLSVEJ



**INTERMOUNTAIN**  
 COMMERCIAL REAL ESTATE

**JIM HOSAC**  
 jim@icreboise.com  
 (208) 286-2292 office  
 (208) 850-8470 cell

[www.icreboise.com](http://www.icreboise.com) | 380 E. Parkcenter Boulevard Suite 290, Boise, ID 83706 | (208) 429-8603 office

The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.



# EXECUTIVE SUMMARY

Available SF: **1,602 - 2,022 SF**

Lot Size: **2.81 Acres**

Zoning: **I-1**

Lease Rate: **\$19.50 SF/YR**

Building Size: **33,331 SF**

Market: **Boise**

Lease Type: **Full Service -  
Excluding Janitorial**

Building Class: **A**

Cross Streets: **Emerald Street &  
N Maple Grove Road**

Year Built: **2002**

## Description

Class A Office Space Available Immediately. Building Monument Sign Identifying Building and Tenants. Ability to Install Highly Visible Exterior Signage on Building. Ample Free Parking.

## Location

Central Location on the Emerald Corridor with Great Access to I-84, Restaurants, Banks, Retail, Etc.

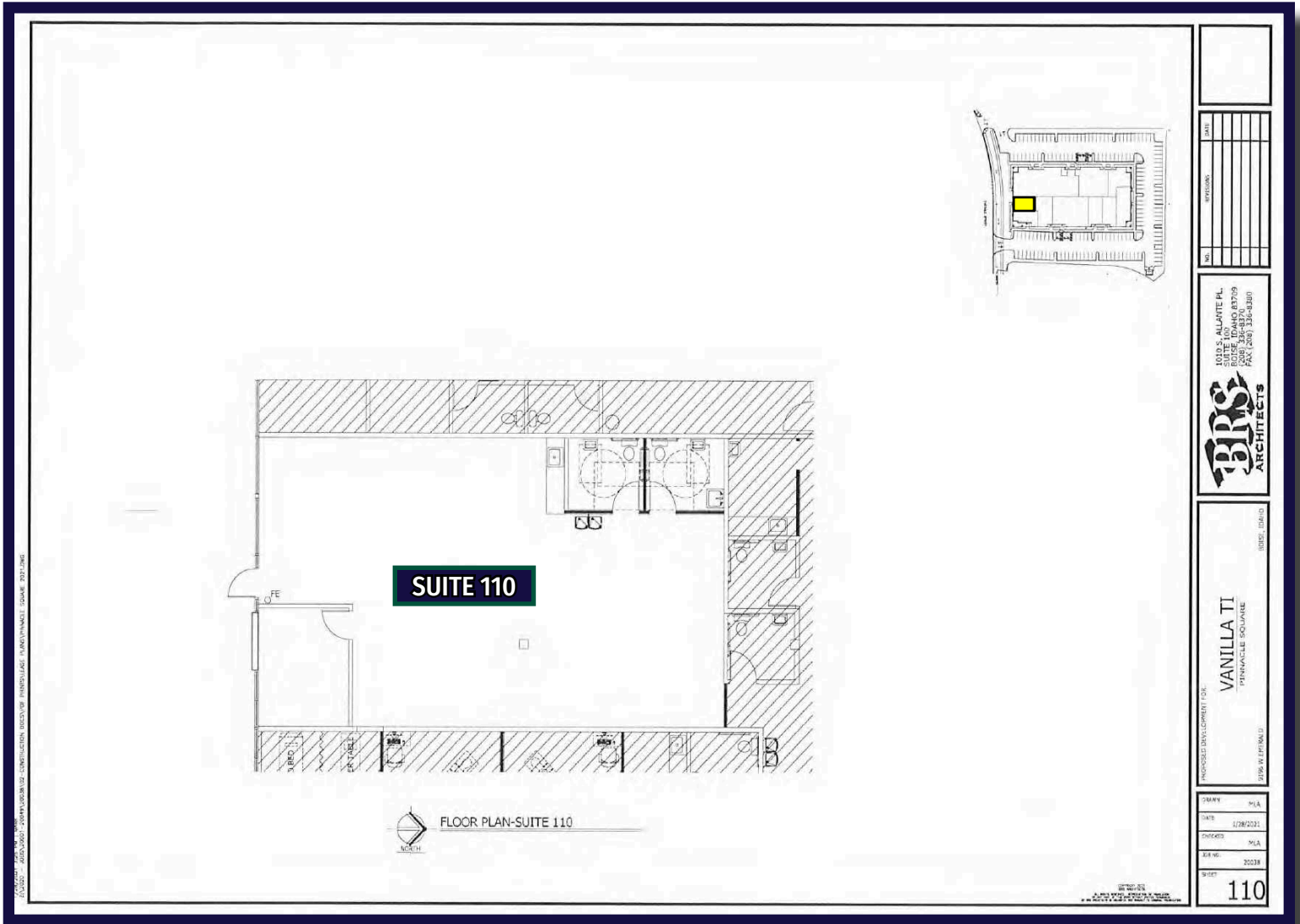


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Suite 110 - 1,602 SF



NO.	DATE	DESCRIPTION

11015 S ALMITE PL.  
SUITE 110  
BOISE, ID 83709  
TEL (208) 336-4300  
FAX (208) 336-4300

**BRS**  
ARCHITECTS

PROPOSED DEVELOPMENT FOR  
VANILLA TI  
PINNACLE SQUARE

DATE: 08/14/21

DATE	MLA
DATE	12/8/2021
PROJECT	MLA
SHEET NO.	22039
SHEET	110

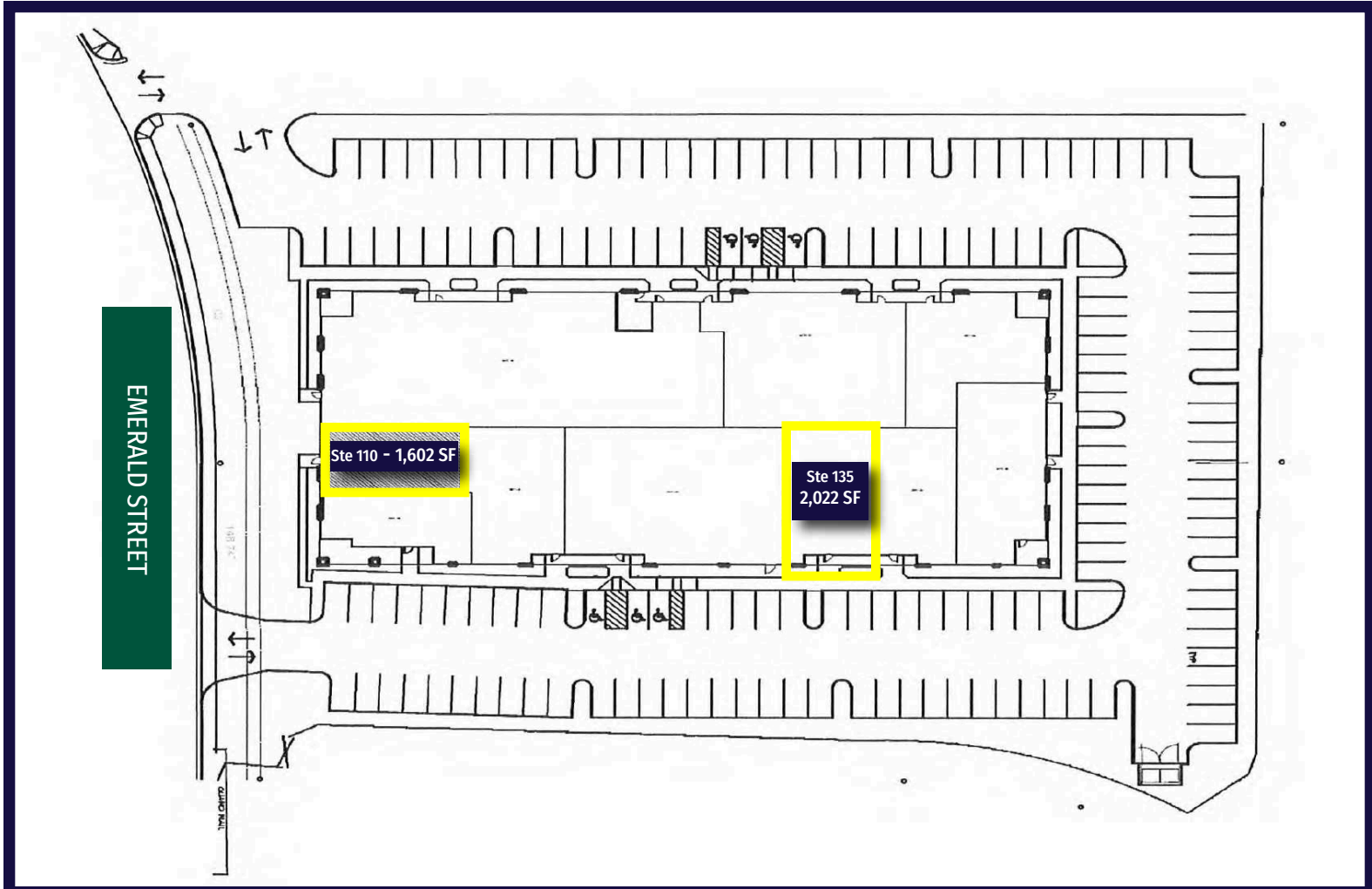


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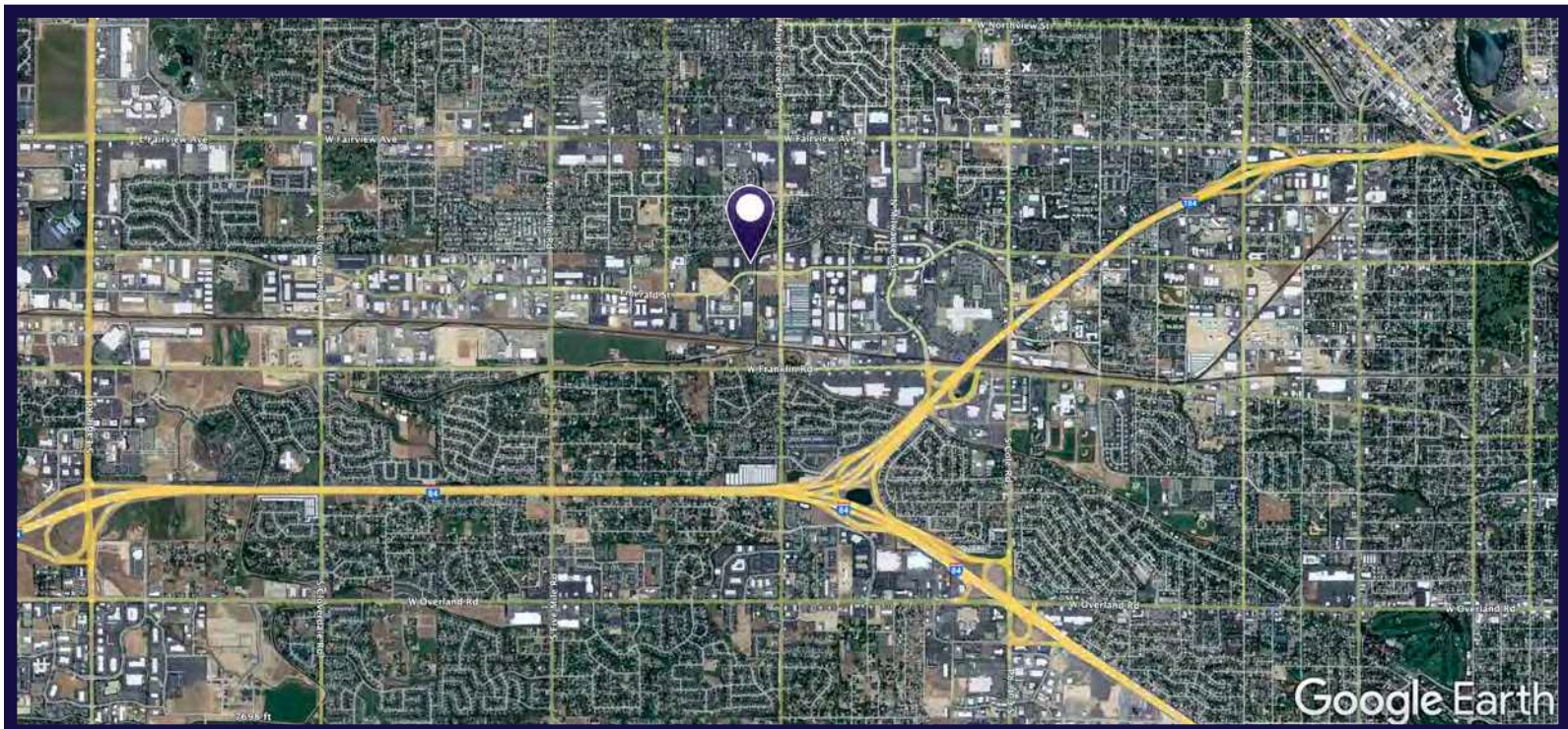
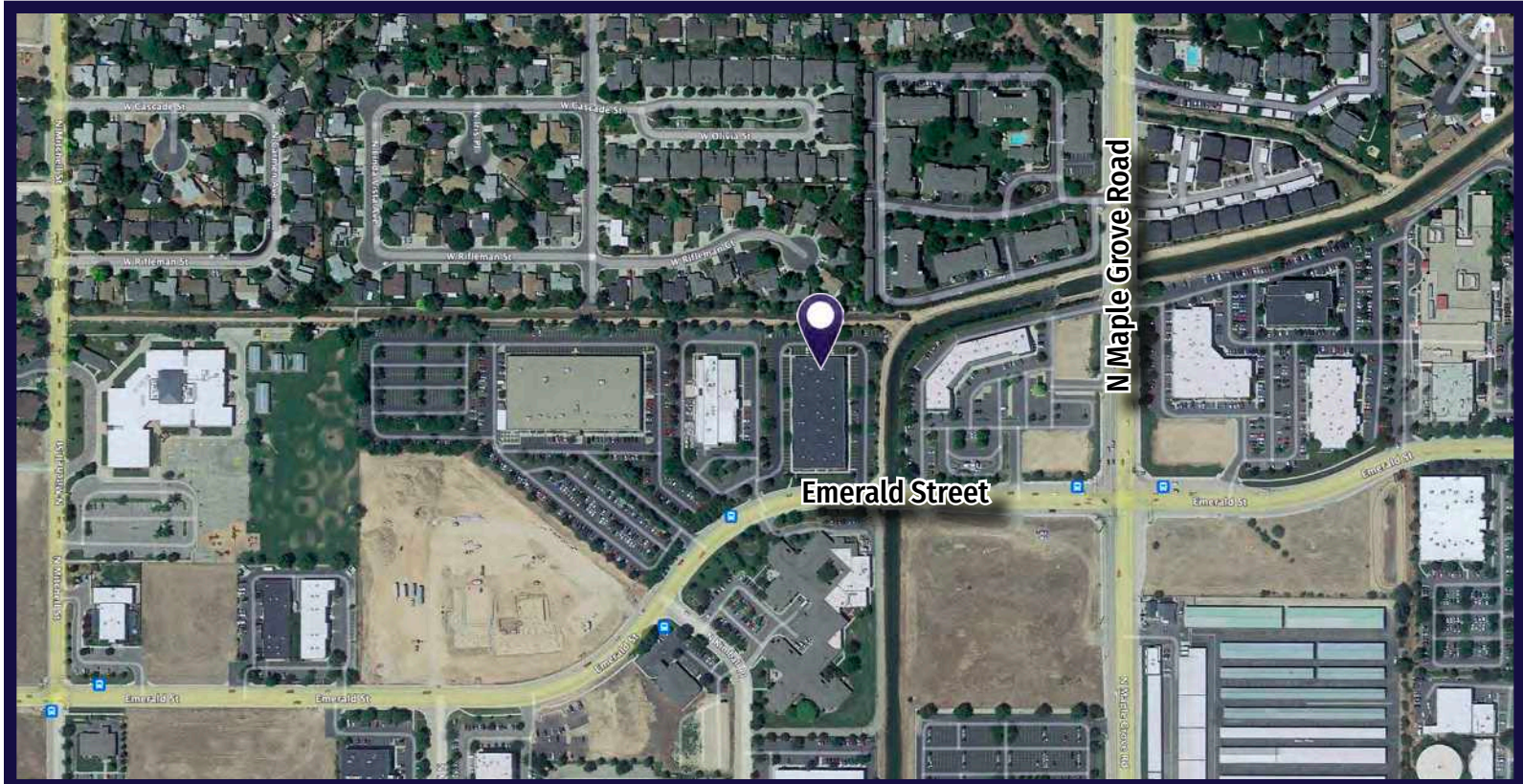
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