



2ND FLOOR OFFICE SPACES AVAILABLE



CUSHMAN & WAKEFIELD

Emerald Flex Building

9543 West Emerald Street
Boise, Idaho 83704

2,886 SF

PROPERTY HIGHLIGHTS

| | |
|----------------|---|
| 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

2,886 SF FOR LEASE



SECOND FLOOR LAYOUT





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AERIAL/LOCATION MAP

