

EXCELLENT OFFICE OWNER/USER OR INVESTMENT OPPORTUNITY FOR SALE

EMERALD BUSINESS PARK

8100 W. EMERALD STREET, ID 83642



PRICE REDUCED!

OFFERING PRICE

\$3,245,000

TOK COMMERCIAL
REAL ESTATE

AL MARINO, SIOR / 208.947.0811 / al@tokcommercial.com



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This property is exclusively marketed by TOK Boise LLC dba TOK Commercial. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



OFFERING DETAILS

Property Address	8100 W. Emerald Street Boise, ID 83704
Submarket	West Boise
Property Type	Office
Building Size	17,486 SF
Lot Size	1.342 Acres
Parking	Ample On-Site
No. of Floors	1
Year Built	1986 / 2018 (Partially Remodeled)
Zoning	MX-3DA/ Mixed Use Active
Sale Price	\$3,500,000 \$3,245,000
Price / SF	\$185/SF
Occupied Space	Suite 180 - 2,283 SF

DO NOT DISTURB TENANT - CONTACT AGENT FOR SHOWING



- **Flexible, Functional Layout** - Property offers excellent use flexibility, easily demisable for a multi-tenant opportunity and well laid out for single tenant use.
- **Great Owner/User or Investment Opportunity** - Perfect for businesses seeking occupancy with upside potential. A portion of the space is currently leased, providing income, with ample space ready to occupy for an owner-user or investment opportunity.
- **Fiber Optics to Building** - Desirable, high-speed connectivity already in place adds to tenant appeal.
- **Excellent Visibility & Accessibility** - Located at the highly trafficked intersection of Milwaukee & Emerald, visible to over 40,000 vehicles per day. Includes both building and monument signage for strong visibility.
- **Proximity to Medical & Retail Services** - Excellent access to I-84, the Connector, Boise Towne Square Mall, and surrounding shopping, restaurants, and services. Just minutes from downtown Boise and key service hubs.
- **Seller Financing Available** - Contact listing agents for details.



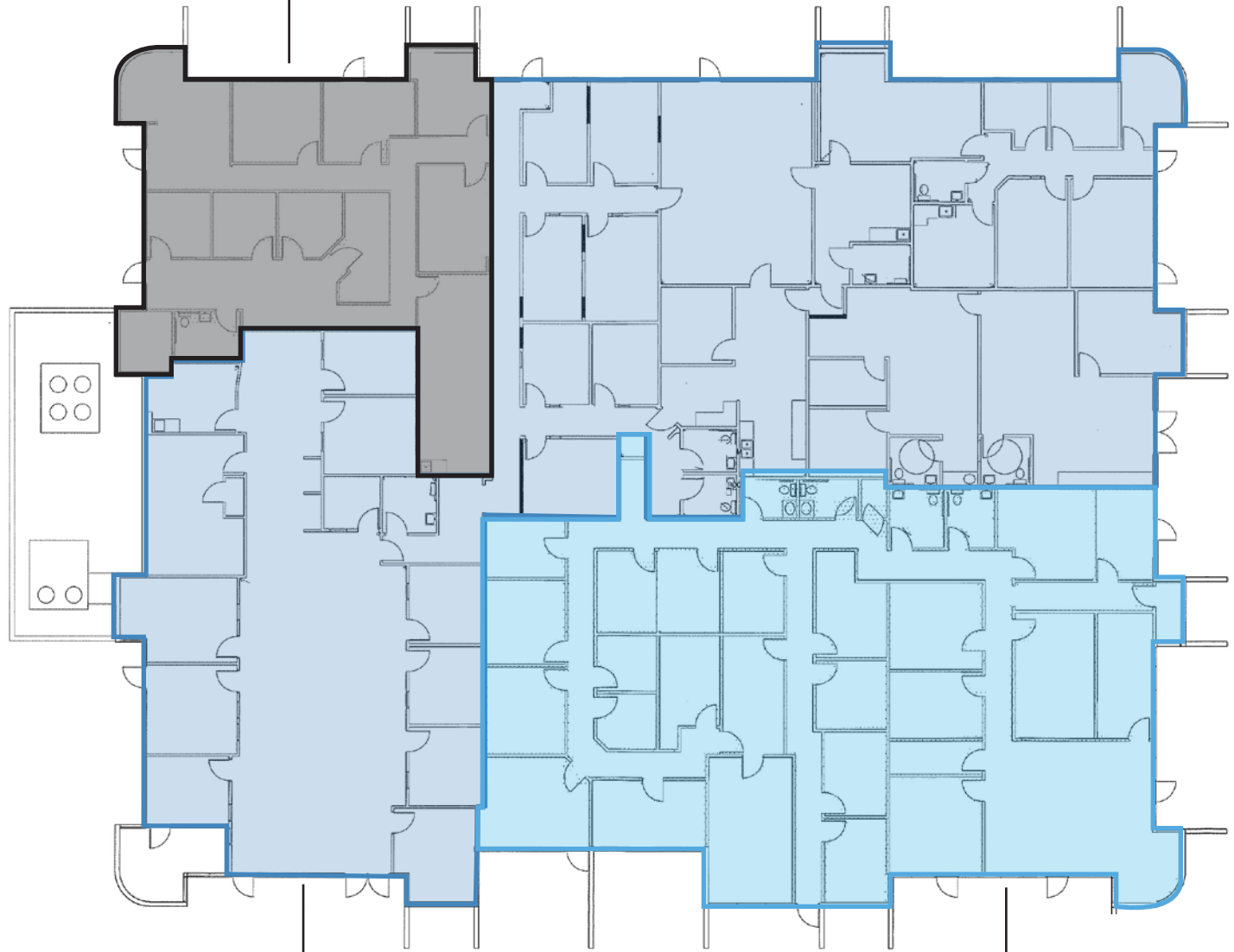




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STE. 180
2,283 SF
LEASED

FLOOR PLAN | 17,846 SQ. FT.



STE. 170
9,744 SF

STE. 100
5,459 SF

CONVENIENT WEST BOISE LOCATION WITH EASY I-84 ACCESS

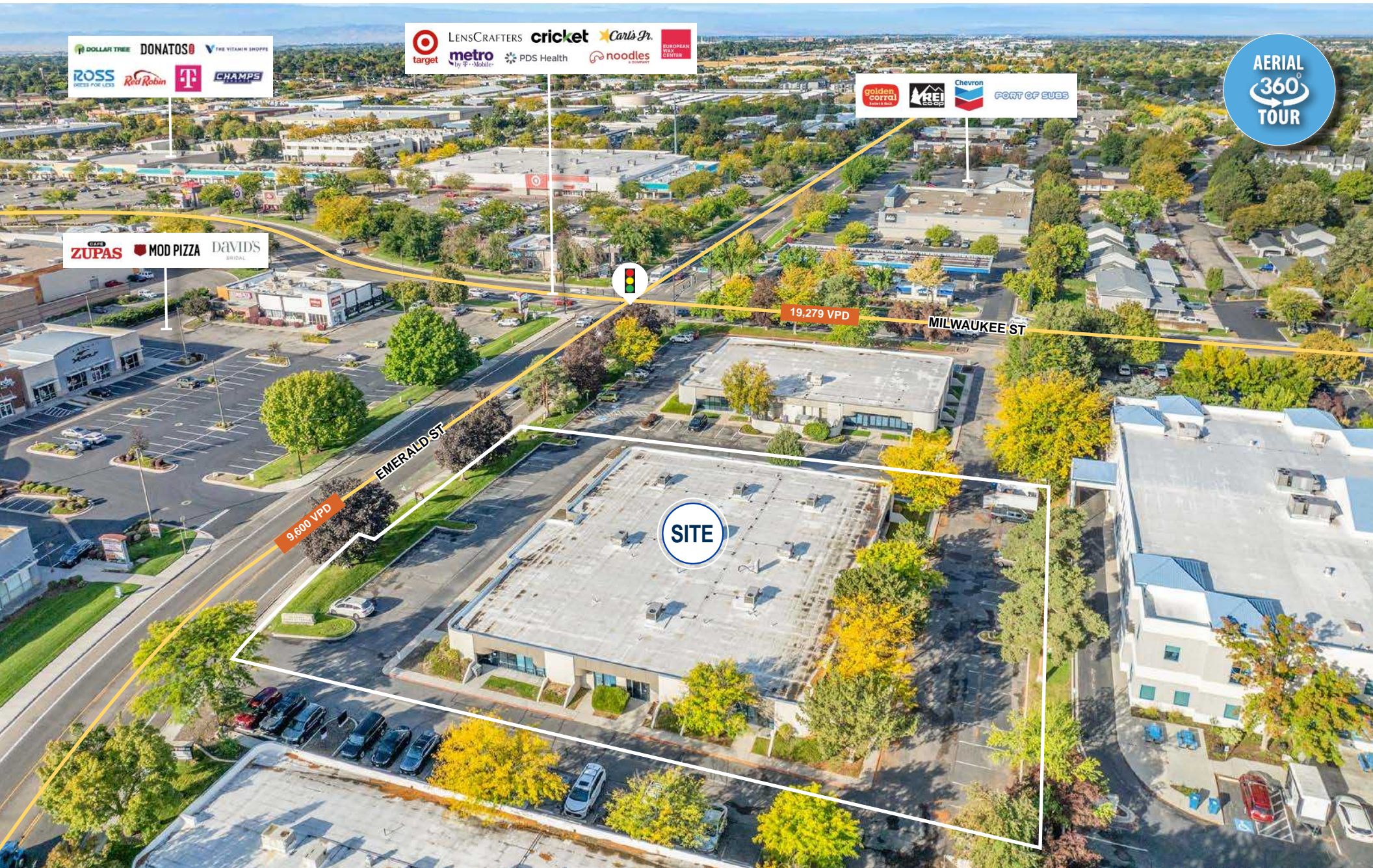


BOISE TOWNE SQUARE MALL

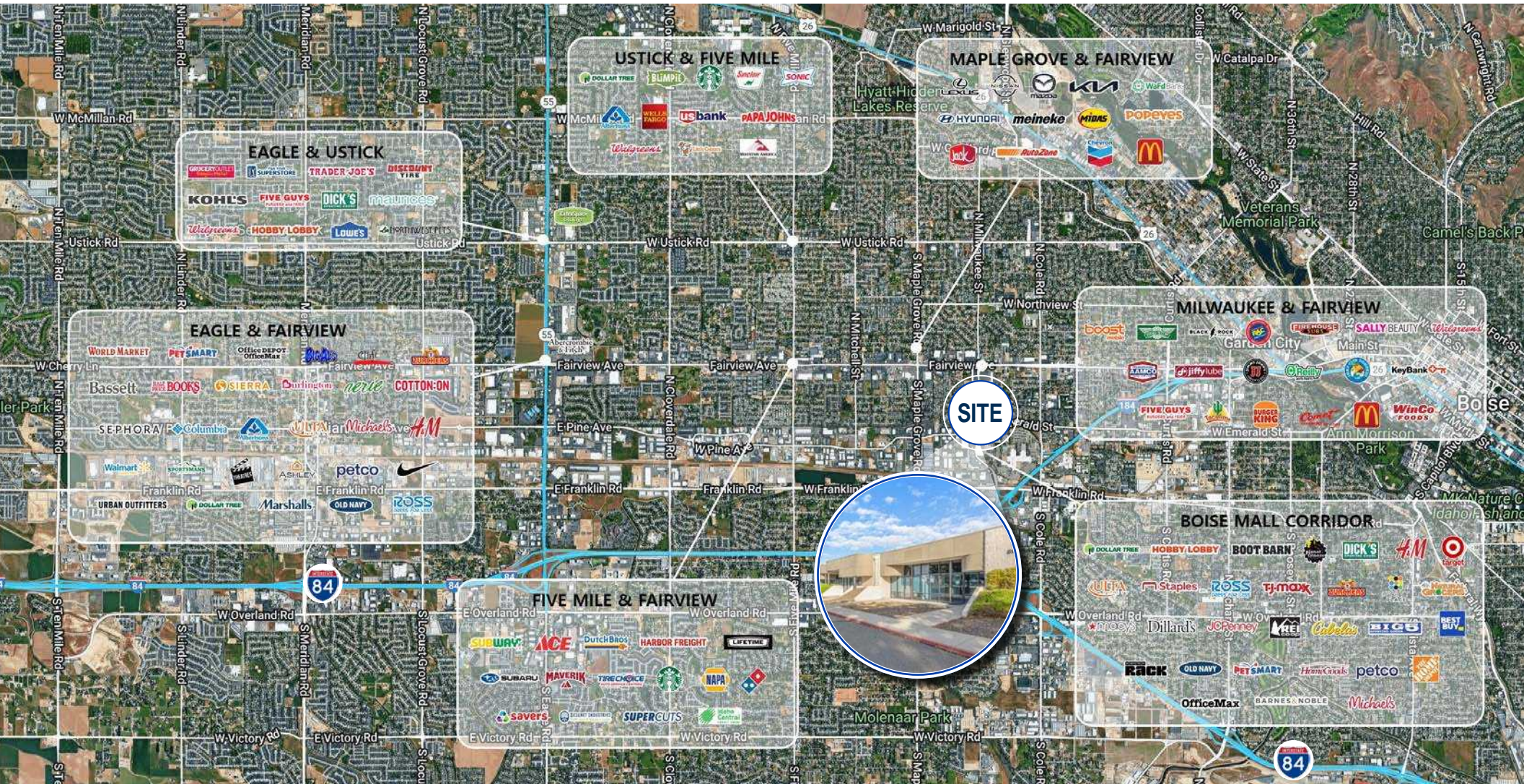
- ZALES, PANDORA, KAY, zumiez, See's CANDIES
- Wetzel's Pretzels, GameStop, lululemon, TORRID, H&M
- HOTTOPIC, DQ, Edible Arrangements, francesca's, SBARRO, PIZZA HUT
- FOSSIL, AÉROPOSTALE, HOLLISTER, SHOE DEPT. ENCORE, Williams-Sonoma, VANS OFF THE WALL
- GNC, EXPRESS, Jamba, COACH, Foot Locker
- PAC SUN, AMERICAN EAGLE, Apple, macy's
- POTTERY BARN, Dillard's, JCPenney, Buckle, Victoria's Secret
- maurices, verizon, PLACE, rue21, BANANA REPUBLIC, LANE BRYANT, TALBOTS



HIGHLY TRAFFICKED INTERSECTION OF MILWAUKEE & EMERALD



CONVENIENT WEST BOISE LOCATION WITH EASY I-84 ACCESS



1 MILE RADIUS



POPULATION
12,561



HOUSEHOLDS
5,332



AVG. HOUSEHOLD INC.
\$79,763

3 MILE RADIUS



POPULATION
104,842



HOUSEHOLDS
44,415



AVG. HOUSEHOLD INC.
\$99,933

5 MILE RADIUS



POPULATION
264,221



HOUSEHOLDS
112,795



AVG. HOUSEHOLD INC.
\$114,269

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