

TOK

COMMERCIAL

5963 EMERALD ST

BUILD-TO-SUIT MEDICAL OFFICE BUILDING OR GROUND LEASE OPPORTUNITY / BOISE, ID 83704



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HIGHLIGHTS

Surrounded by quality medical office users.

Just off of the connector via Curtis Road and minutes to I-84.

Located directly behind the St. Alphonsus Medical Center campus.

MX-1 Mixed Use Neighborhood zoning allows for a variety of users.

Corner lot exposure at Emerald and St. Al's Rehabilitation Hospital entrance.



UPDATED: 6.27.2024

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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

DETAILS

SUBMARKET: Central Boise

BLDG TYPE: Medical Office

BLDG SIZE: 11,200 to 13,100 SF

PARKING: 65 Stalls

ZONING: MX-1

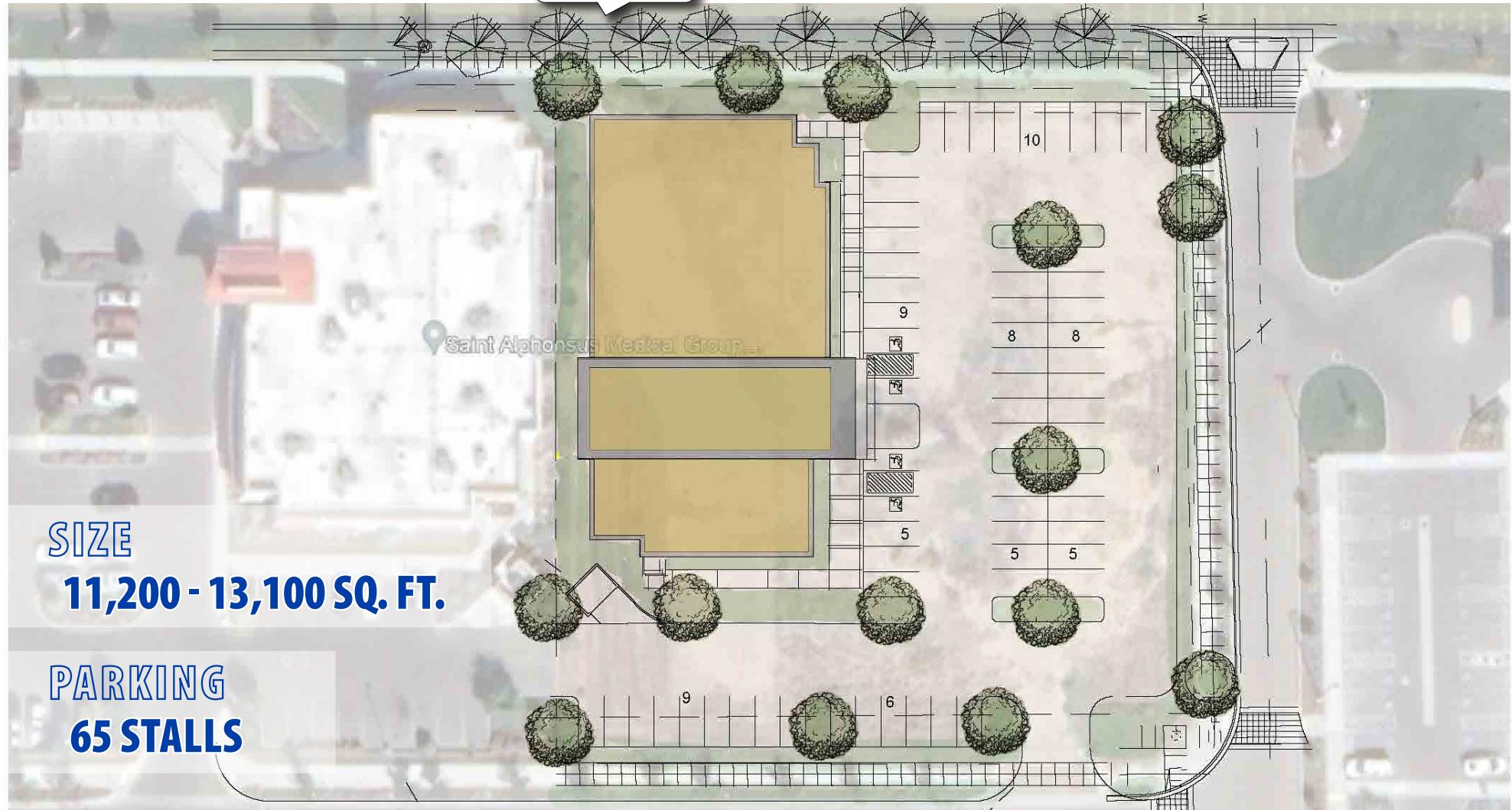
CONTACT AGENT FOR DESIGN OPTIONS & PRICING

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CONCEPTUAL SITE PLAN

EMERALD STREET



SIZE

11,200 - 13,100 SQ. FT.

PARKING
65 STALLS

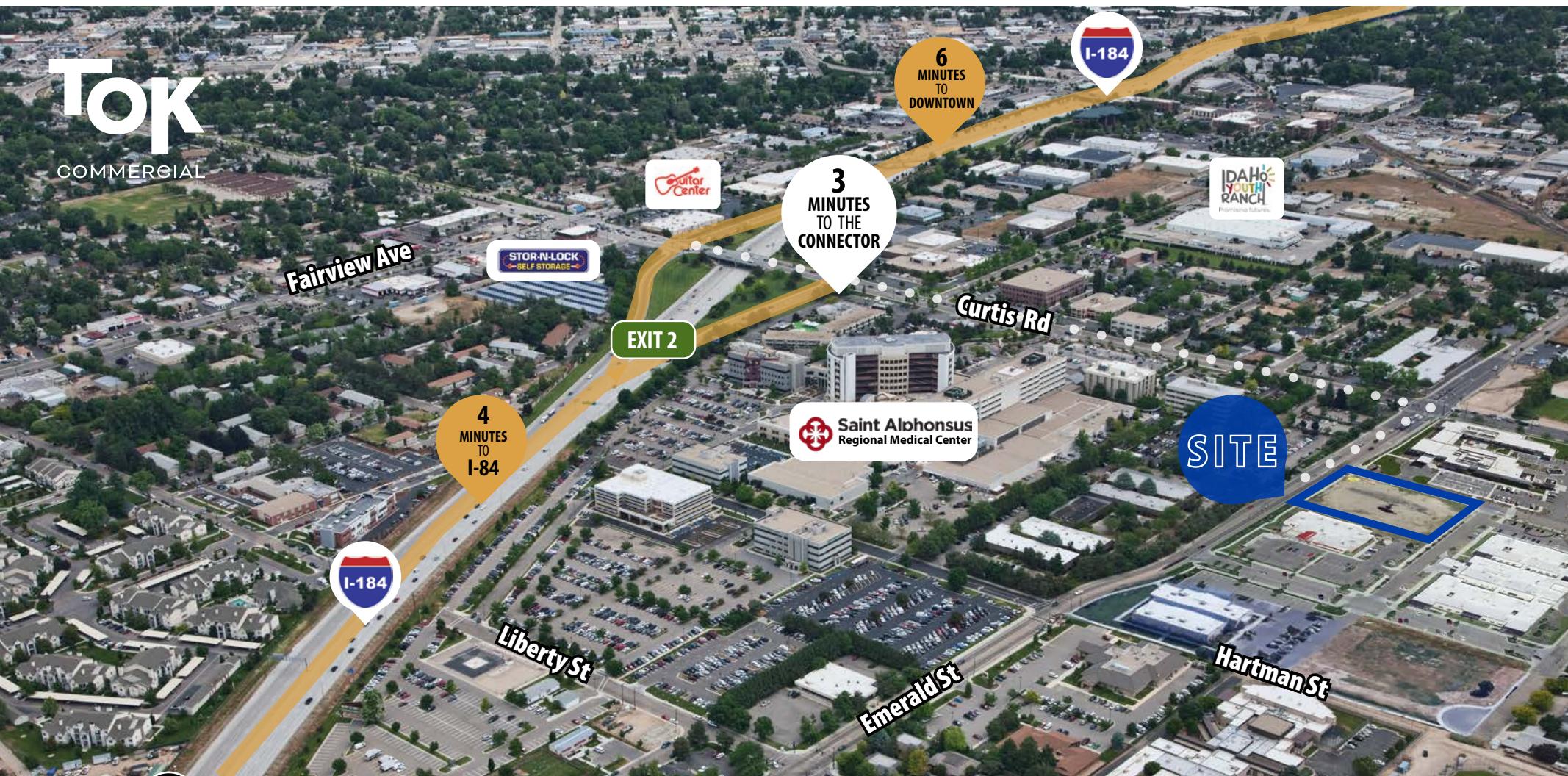
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ZONING | LO-DA LIMITED OFFICE WITH DESIGN REVIEW

L-0 (Limited Office):

Zone intended to accommodate office space in locations that are served by primary roadways, but that are inappropriate for commercial development because of the proximity to residential uses.

D (Design Review Overlay District):

Overlay which enhances properties by ensuring adequate landscaping, circulation, pedestrian facilities, building orientation and attractive architecture is in compliance with the Citywide Design Guidelines.