

# TOK

COMMERCIAL

# 5963 EMERALD ST

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



EMERALD STREET



SITE

CURTIS ROAD

DENTON STREET

CONTACT



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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.

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](#)

UPDATED: 6.27.2024

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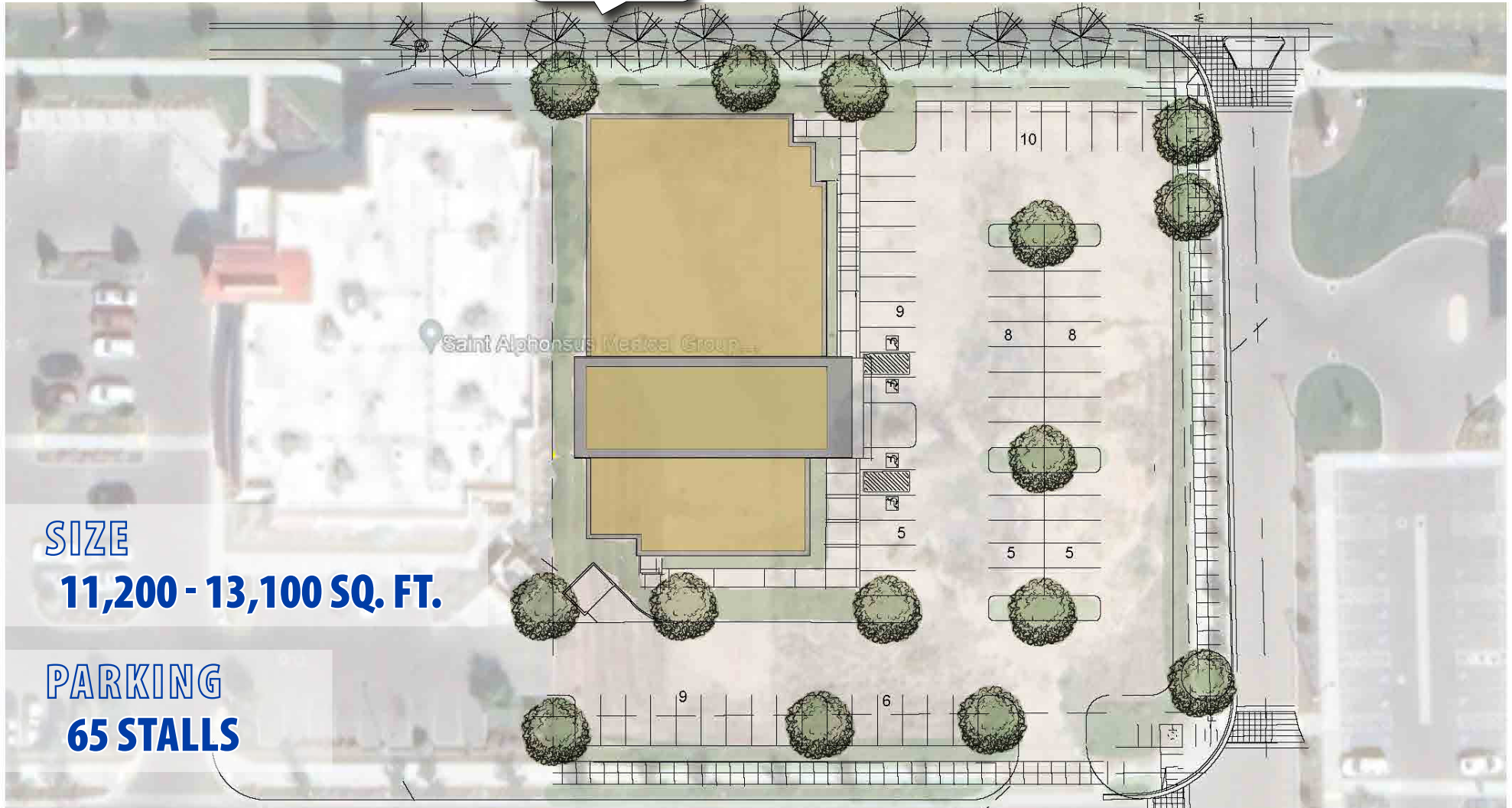
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CONCEPTUAL SITE PLAN

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.

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