

NNN-LEASED, MEDICAL OFFICE BUILDING

6565 W EMERALD ST | BOISE, IDAHO 83704



TOK
COMMERCIAL

OFFERING PRICE

\$4,300,000

6.5% CAP RATE

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THE OFFERING

TOK is pleased to offer for sale this fully occupied single tenant medical office building.

6565 W Emerald St is a 13,047 square foot single story building with a basement, occupied and leased by Full Circle Health Emerald Clinic since 2012. The property was remodeled in 2017, with a brand new roof in May of 2025. Situated on 1.7 acres, the property offers ample parking; and high exposure to Emerald St. The property is well located off I-84 and adjacent to the St. Alphonsus campus.

HIGHLIGHTS

- Brand new roof
- Long term tenancy (2012)
- Exposure to Emerald street
- Adjacent to St. Al's campus
- Centrally located with access to I-84
- Potential for additional development
- New 5-year NNN Lease with 3% annual increases; commencing 8/1/25





OFFERING DETAILS

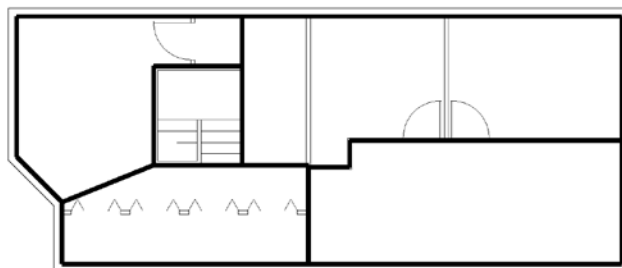
Property Address	6565 W Emerald St Boise, ID 83704
Property Description	Single-Tenant Medical Office Building
Building Size	13,047 Sq. Ft.
Lot Size	1.7 Acres
Zoning	MX-1
Remodeled	2017
Tenant	<u>Full Circle Health</u>
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Sale Price	\$4,300,000
Price/SF	\$329/SF
Lease Type	NNN
Lease Term	5 Years
Lease Start	August 1, 2025
Lease End	July 31, 2030
Rent Increases	3% Annually
NOI	\$278,814
Cap Rate	6.5%

FLOOR PLAN

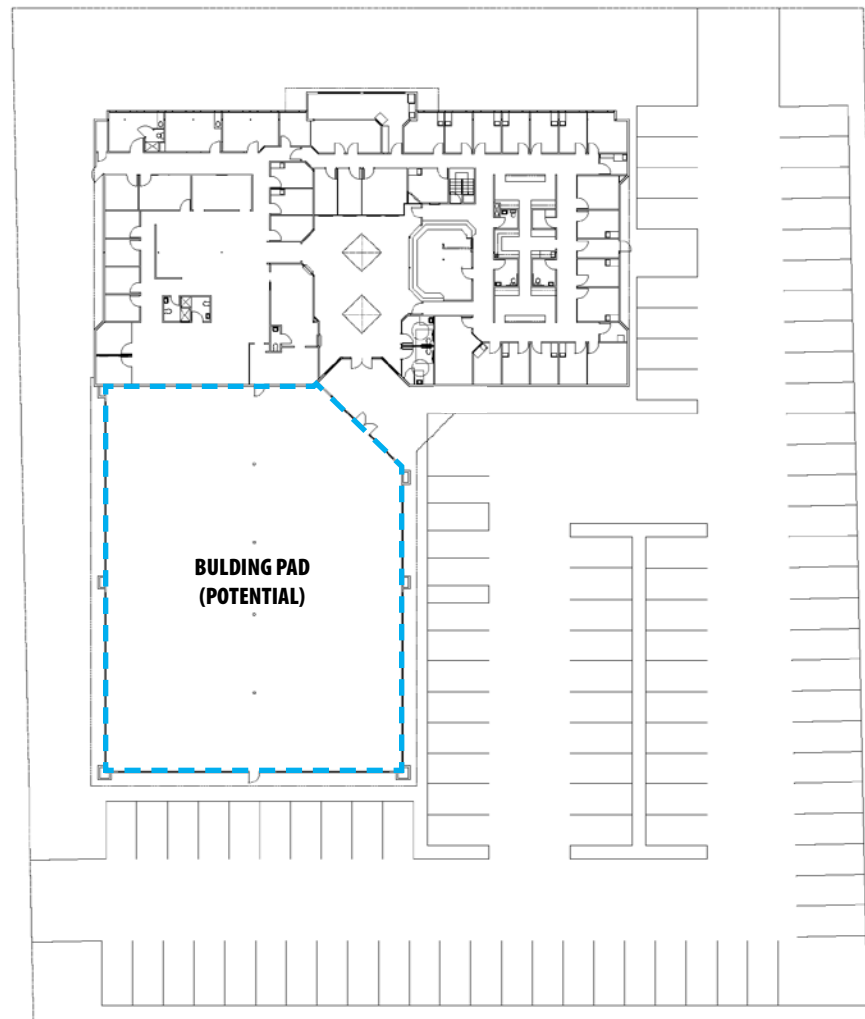
MAIN FLOOR



BASEMENT



SITE PLAN



RENT ROLL



CLICK HERE TO ACCESS 

N RAYMOND ST

W EMERALD ST

GREAT EMERALD STREET VISIBILITY AND AMPLE PARKING



73,462 VPD

W EMERALD ST

SITE




Idaho Foot & Ankle
Associates



GrantDENTAL
Family • Cosmetic • General • Pediatric

9,501 VPD



Saint Alphonsus



Digestive Health Clinic
Idaho Endoscopy Center



Boise FAMILY DENTAL
Care



casey family programs



Saint Alphonsus

BOISE TOWNE SQUARE



SITE

9,501 VPD

W EMERALD ST



Saint Alphonsus

N CURTIS RD

INTERSTATE
84

1 MILE RADIUS



POPULATION
14,282



HISTORIC ANN. GROWTH
1.0%



AVG. HOUSEHOLD INC.
\$70,936

3 MILE RADIUS



POPULATION
108,943



HISTORIC ANN. GROWTH
0.9%



AVG. HOUSEHOLD INC.
\$91,604

5 MILE RADIUS



POPULATION
242,820



HISTORIC ANN. GROWTH
1.2%



AVG. HOUSEHOLD INC.
\$109,845



fullcircleidaho.org

Since 1975, Full Circle Health has been dedicated to offering comprehensive, full-service medical, behavioral health, pharmaceutical, and outreach services for people of all ages, from infants and children to adolescents, adults, and seniors. As a federally qualified health center (FQHC) and teaching health center (THC), they are unique in hosting specialized residency programs in family medicine, pediatrics, pharmacy, and psychology. These residency programs enhance the quality of care in their clinics by bringing fresh perspectives and the latest medical knowledge directly to our patients, making Full Circle Health a hub of advanced, compassionate, and accessible care.

Teaching Health Centers are transforming primary care in the United States, training the next generation of compassionate providers ready to serve diverse communities. In these centers, federally qualified health centers (FQHCs) and similar sites offer essential training, preparing new doctors for rewarding careers in primary care, especially in areas where healthcare is needed most.

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FULL
OFFERING
MEMORANDUM



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