

Colliers

For Lease

Franklin Business Park | Suite 234

S. Cole Rd at Franklin, Boise, ID

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**New Flex
Space Available!**

Property Overview

Property Type	Flex/Office
Parking	Ample on-site
Doors	(1) 10' x 10' Grade level door
Lease Rate	\$1.35 NNN PSF
OPEX	\$0.33 PSF
Available	Q3 2026
Access	Contact agent

Space Available

Excellent end unit available. Space is a newly renovated 2,427 SF flex space. Approximately 50% office & 50% warehouse with new ADA restrooms. New paint and carpet, fresh ceiling tiles with LED lighting, and one grade level door.

Building	Suite	Size	Type
6	234	2,427 SF	Office/Flex

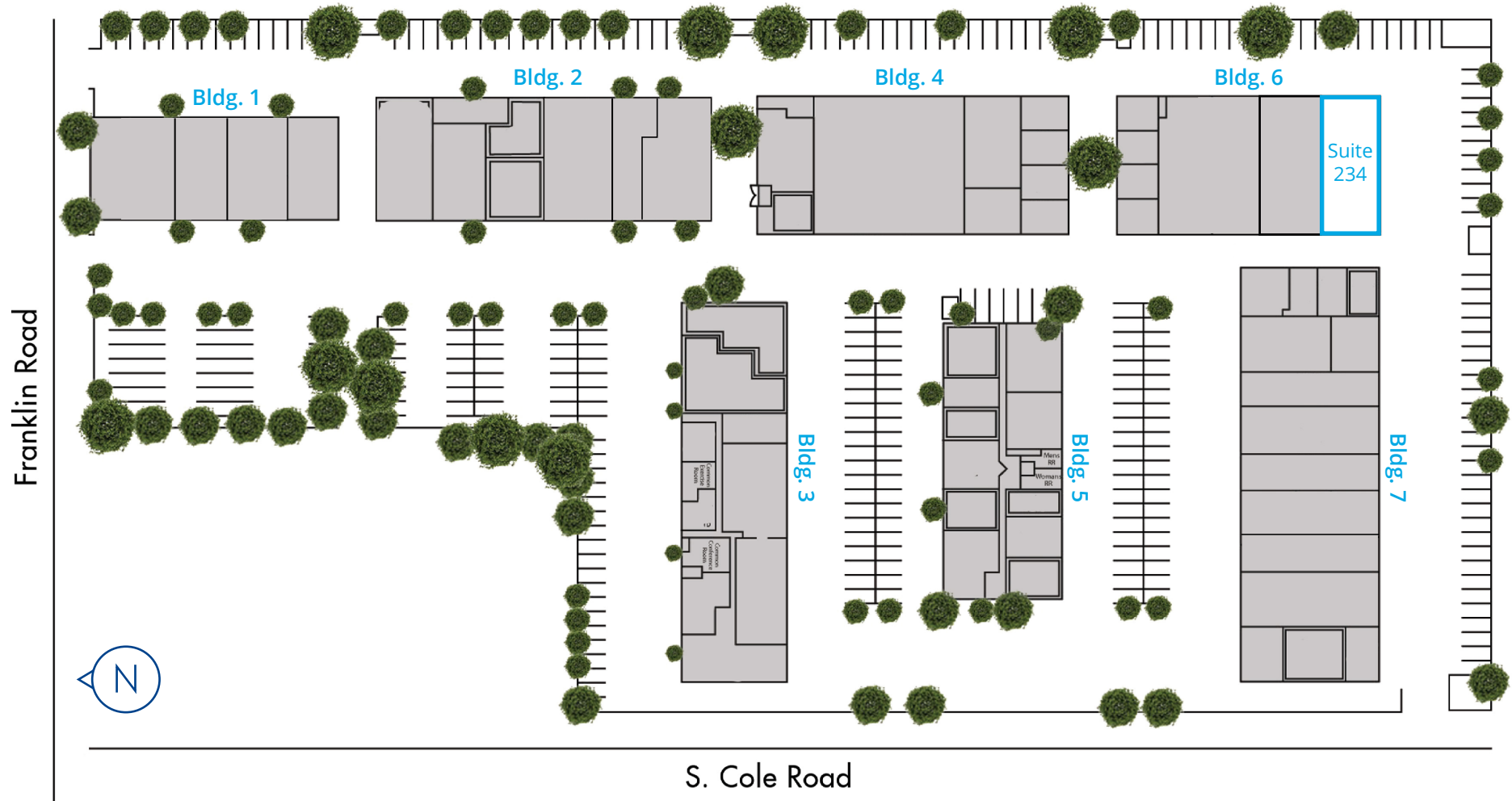


Key Highlights

- Easy access to Interstate 84 via Cole Rd.
- Excellent mix of office and flex space
- Newer landscaping
- Newer parking lot
- Newer exterior paint
- Newer HVAC unit, all new roof
- Monument signage available
- Close proximity to Boise Towne Square Mall, restaurants, retail, medical and more

Site Plan

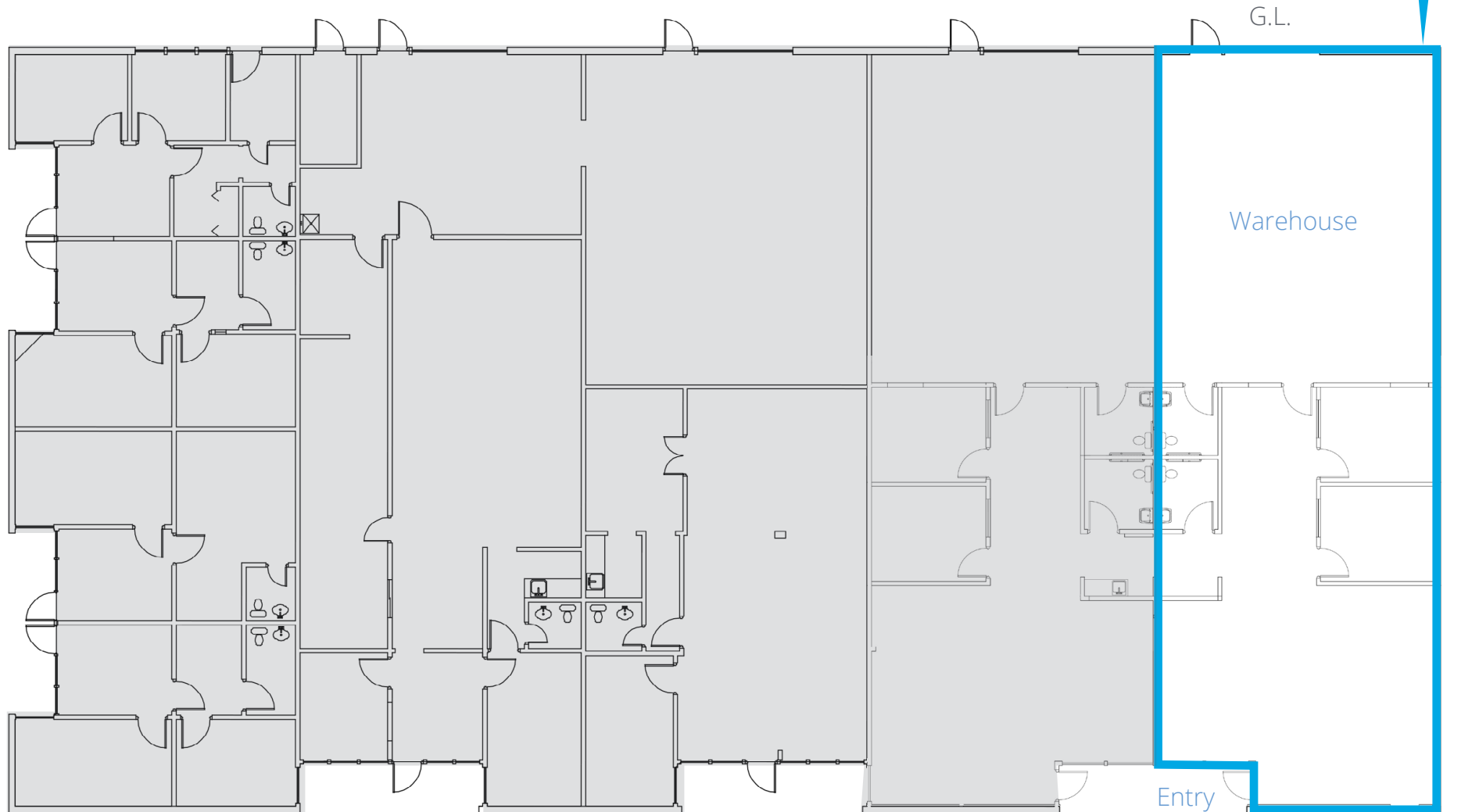
Available - Suite 234



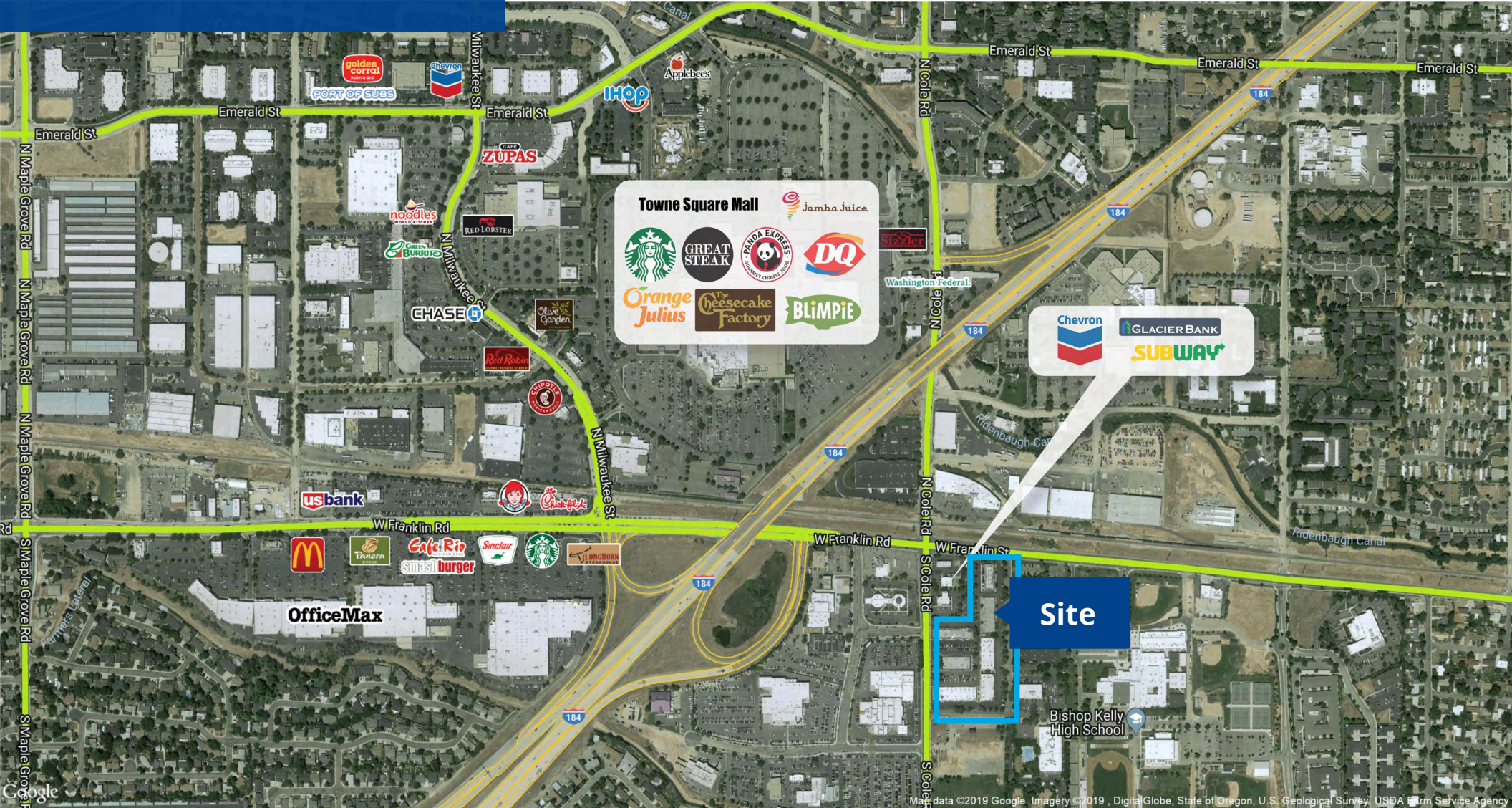
Floor Plan

Available - Suite 234

Building 6



Location



Property owned by:



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