

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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OFFERING DETAILS

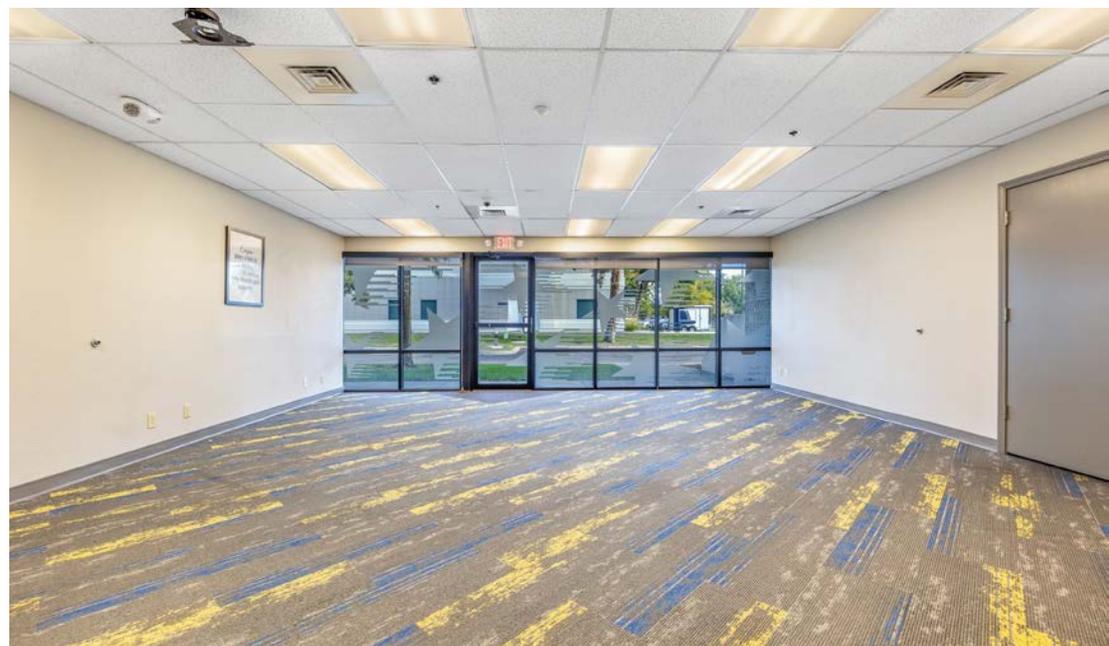
Property Address	8100 W. Emerald Street Boise, ID 83704
Submarket	West Boise
Property Type	Office
Building Size	17,486 SF
Lot Size	1.342 Acres
Parking	Ample On-Site
No. of Floors	1
Year Built	1986 / 2018 (Partially Remodeled)
Zoning	MX-3DA/ Mixed Use Active
Sale Price	\$3,500,000 \$3,245,000
Price /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



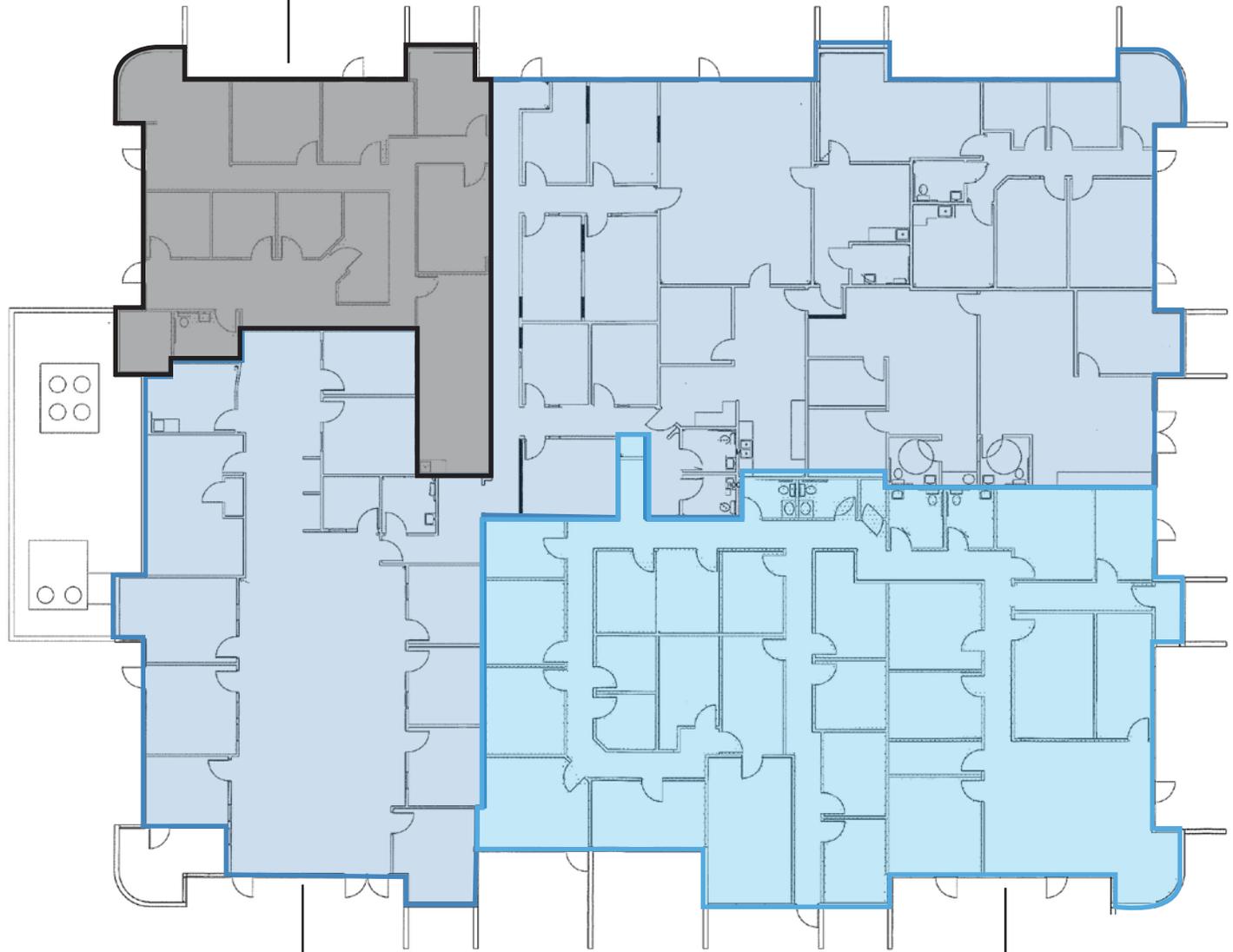




DO NOT DISTURB TENANT - CONTACT AGENT FOR SHOWING

STE. 180
2,283 SF
LEASED

FLOOR PLAN | 17,846 SQ. FT.



STE. 170
9,744 SF

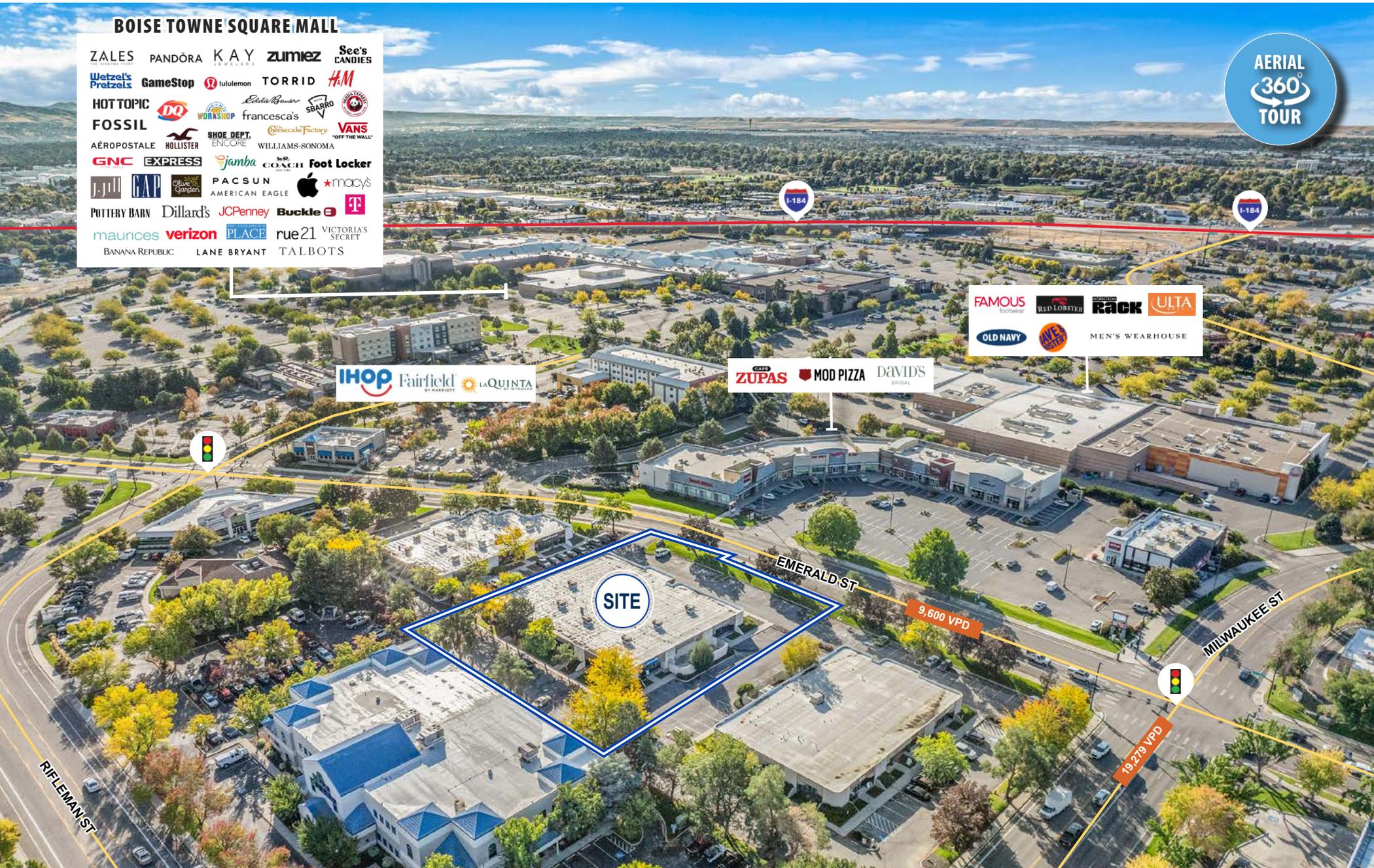
STE. 100
5,459 SF

CONVENIENT WEST BOISE LOCATION WITH EASY I-84 ACCESS



BOISE TOWNE SQUARE MALL

- ZALES, PANDORA, KAY JEWELERS, zumiez, See's CANDIES
- Wetzel's Pretzels, GameStop, lululemon, TORRID, H&M
- HOTTOPIC, DQ, Eddie Bauer, francesca's, SBARRO, PANDA EXPRESS
- FOSSIL, AÉROPOSTALE, HOLLISTER, SHOE DEPT. ENCORE, @sacakefactory, VANS "OFF THE WALL"
- GNC, EXPRESS, Jamba, COACH, Foot Locker
- MACYS, PACSUN, AMERICAN EAGLE, Apple, macy's
- POTTERY BARN, Dillard's, JCPenney, Buckle, T.J. MAXX
- maurices, verizon, PLACE, rue21, VICTORIA'S SECRET
- BANANA REPUBLIC, LANE BRYANT, TALBOTS



ihop Fairfield LA QUINTA BY HARBORT

ZUPAS MOD PIZZA DAVID'S BRIDAL

FAMOUS footwear RED LOBSTER RACK ULTA
OLD NAVY AVES AVES MEN'S WEARHOUSE

SITE

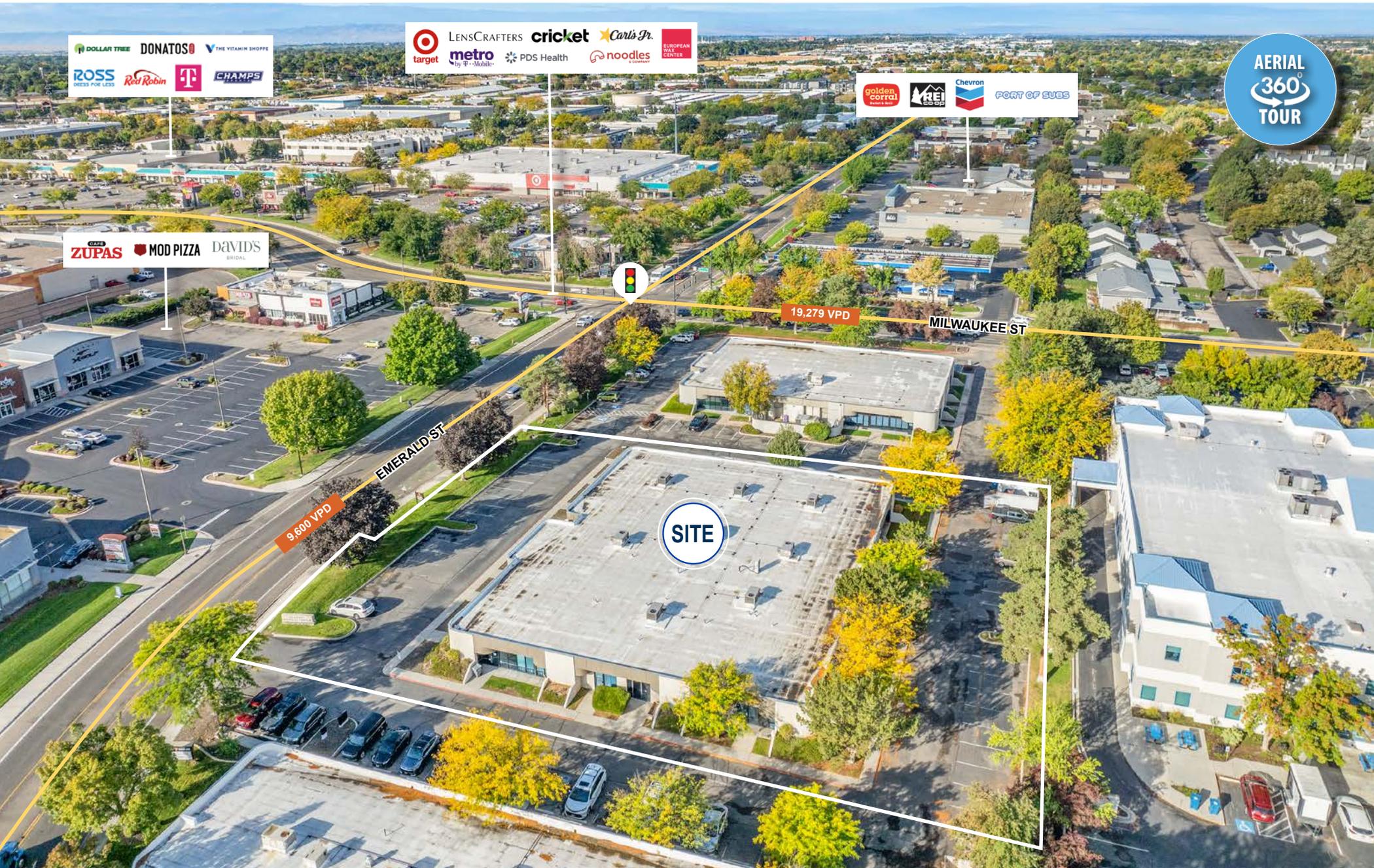
EMERALD ST

9,600 VPD

MILWAUKEE ST

19,279 VPD

HIGHLY TRAFFICKED INTERSECTION OF MILWAUKEE & EMERALD



DOLLAR TREE DONATOS THE VITAMIN SHOPPE
ROSS RED ROBIN T-CHAMPS

target LENS CRAFTERS cricket Carl's Jr. EUROPEAN DAY CENTER
metro by T-Mobile PDS Health noodles

golden corral REI Chevron PORT OF SUBS

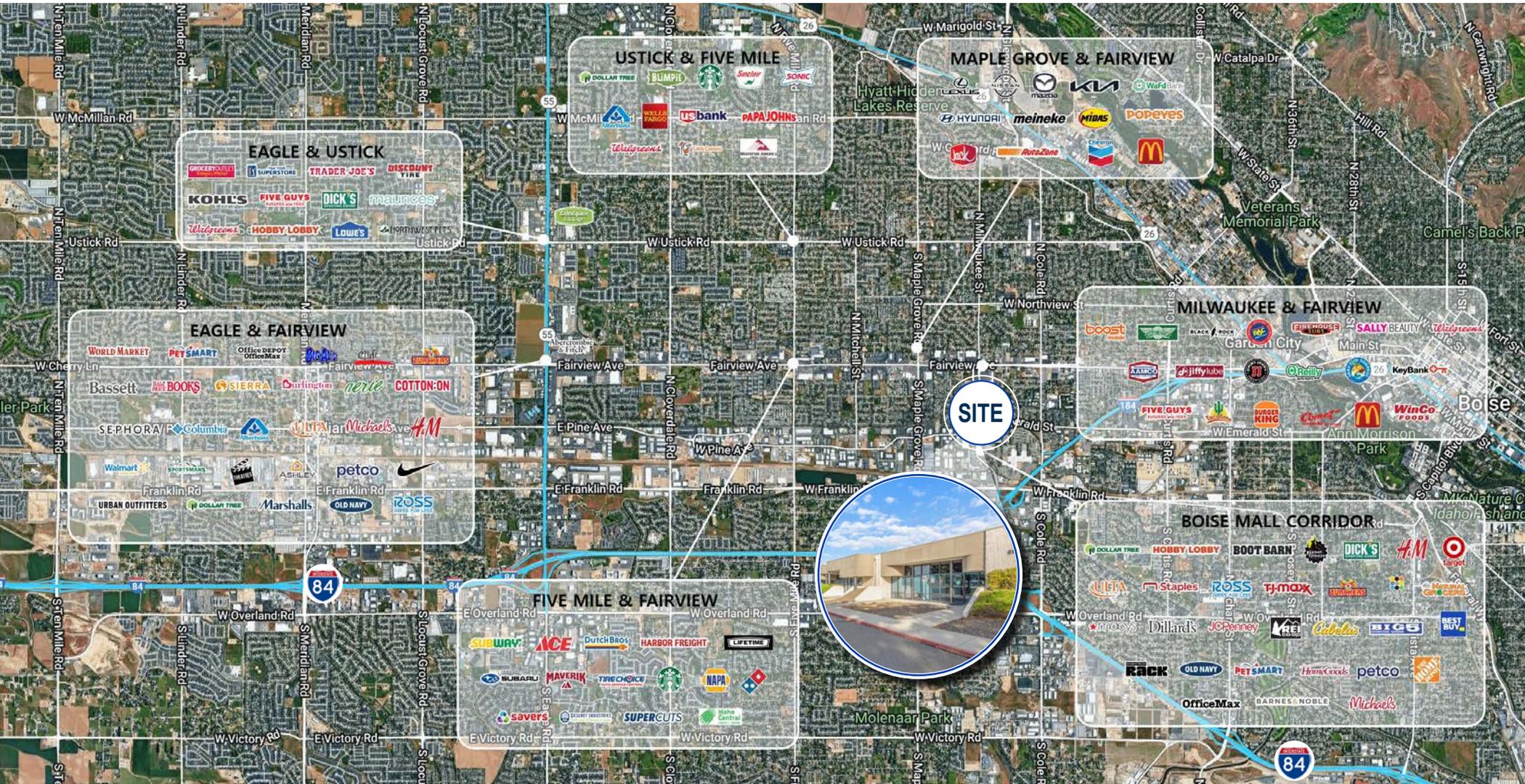
ZUPAS MOD PIZZA DAVID'S BRIDAL

9,600 VPD

19,279 VPD

SITE

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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