

EMERALD SQUARE

OFFICE INVESTMENT/USER OPPORTUNITY WITH UPSIDE
FOR SALE OR LEASE

4355 W EMERALD STREET | BOISE, ID 83706

Tok COMMERCIAL
REAL ESTATE

AVIATION FINANCE GROUP

PRICE REDUCED

38,396 SF
BUILDING SIZE

SALE PRICE \$5,375,000

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PROPERTY DETAILS

FOR LEASE

SPACE	SIZE	RATE
SUITE 100	7,804 SF	\$16.50/SF, FSEJ
SUITE 185	1,995 SF	\$16.50/SF, FSEJ
SUITE 250*	2,000 - 6,936 SF	\$15.50/SF, FSEJ

*SUITE 250 CAN BE DEMISED DOWN TO 2,000 SF.
CONCEPTUAL DRAWINGS ON PG. 6.

FOR SALE | PRICE REDUCED

~~\$5,759,000~~

LIST PRICE

~~\$150.00/SF~~

PRICE/SF

\$5,375,000

LIST PRICE

\$140.00/SF

PRICE/SF

DETAILS

38,396 SF

BUILDING SIZE

2.43 ACRES

LOT SIZE

1987

YEAR BUILT

56% LEASED

MULTI-TENANT BUILDING

6/1,000

PARKING

R-1C

ZONING

OFFICE

PROPERTY TYPE



CENTRALLY LOCATED 2.43-ACRE LOT ZONED R-1C



THE OFFERING

Emerald Square is offered for sale or lease, presenting a compelling investment or owner-user opportunity to occupy a significant portion of the 38,396-square-foot multi-tenant office building while generating income from existing in-place tenants. Currently 56% leased, the property allows a buyer to step into immediate cash flow and offset occupancy costs with rental revenue, while utilizing available suites ranging from 1,995 to 7,804 square feet. Offered at \$5,375,000 (\$140/SF),—well below replacement cost—the asset features clear mark-to-market potential and a defined path to NOI growth through lease-up and rental rate increases, all situated on a 2.43-acre site with R-1C zoning in Boise's established Central Bench corridor.

THE HIGHLIGHTS

Income Producing Opportunity - Great for owner/user with income from other tenants.

Attractive Basis - Offered at \$140/SF, below replacement cost, providing a compelling entry point within a high-demand submarket.

Recent Capital Improvements - New Daikin Mammoth 91-ton HVAC RTU installed September 2024, representing a \$350,000 capital investment.

Common Area Improvements Underway - Common areas are currently being updated with new lighting, flooring, and paint, enhancing the overall tenant experience and property appeal.

Strategic Boise Bench Location - Positioned on Emerald Street in Boise's Central Bench submarket, with immediate access to the I-184 Connector and Downtown Boise, supporting strong tenant demand and regional connectivity.

Embedded Rental Upside - Opportunity to grow NOI by marking in-place rents to market over time, supported by current vacancy and near-term lease roll that provide a clear path to capture upside.

2.43 Acre Lot - Zoned R-1C (Residential Traditional), and with neighboring commercial properties, future rezoning consideration can be explored.

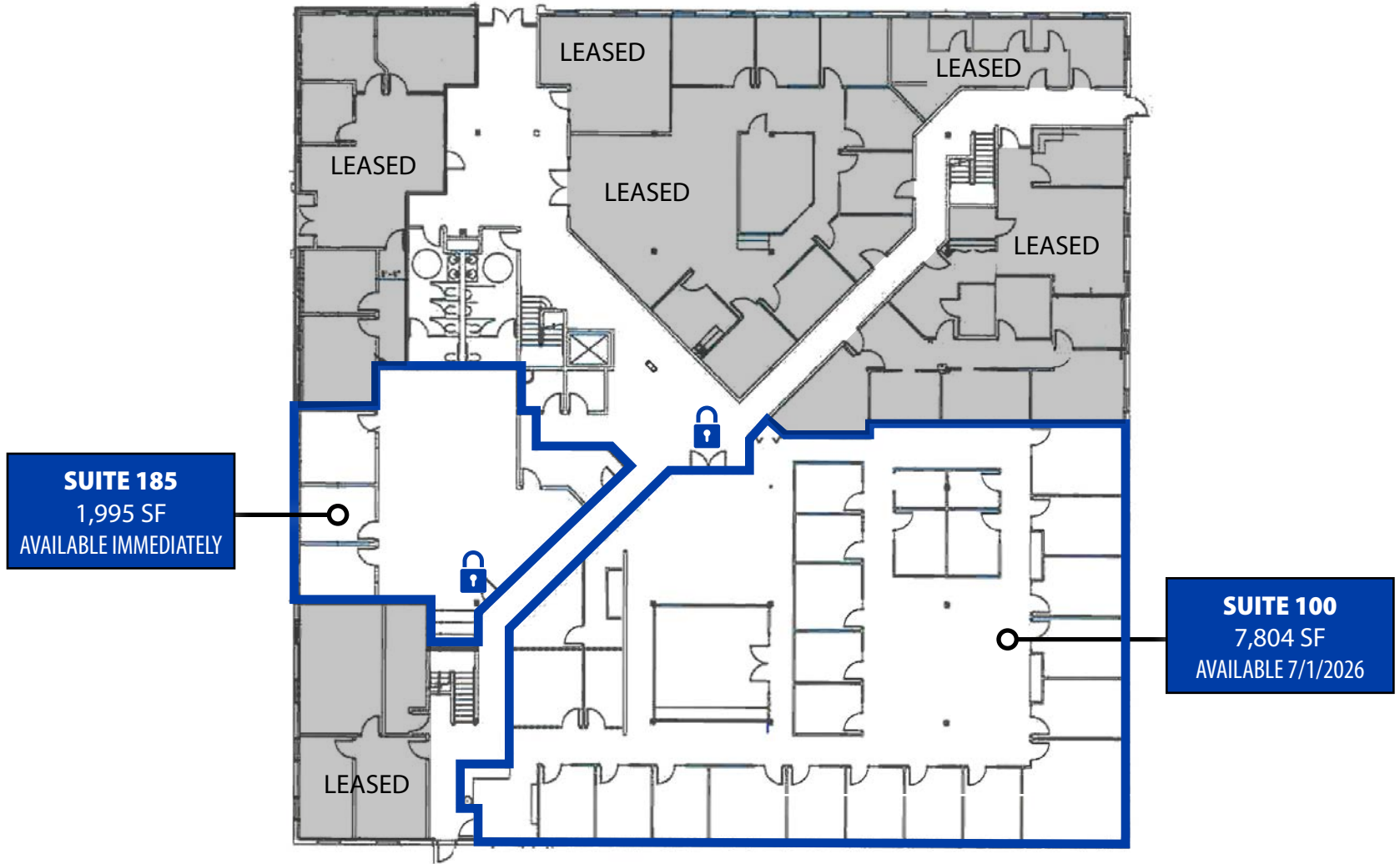


FLOOR PLAN

FOR LEASE	SIZE	RATE
Suite 100	7,804 SF	\$16.50/SF
Suite 185	1,995 SF	\$16.50/SF

LEASE TYPE: FSEJ

PARKING: 6/1,000

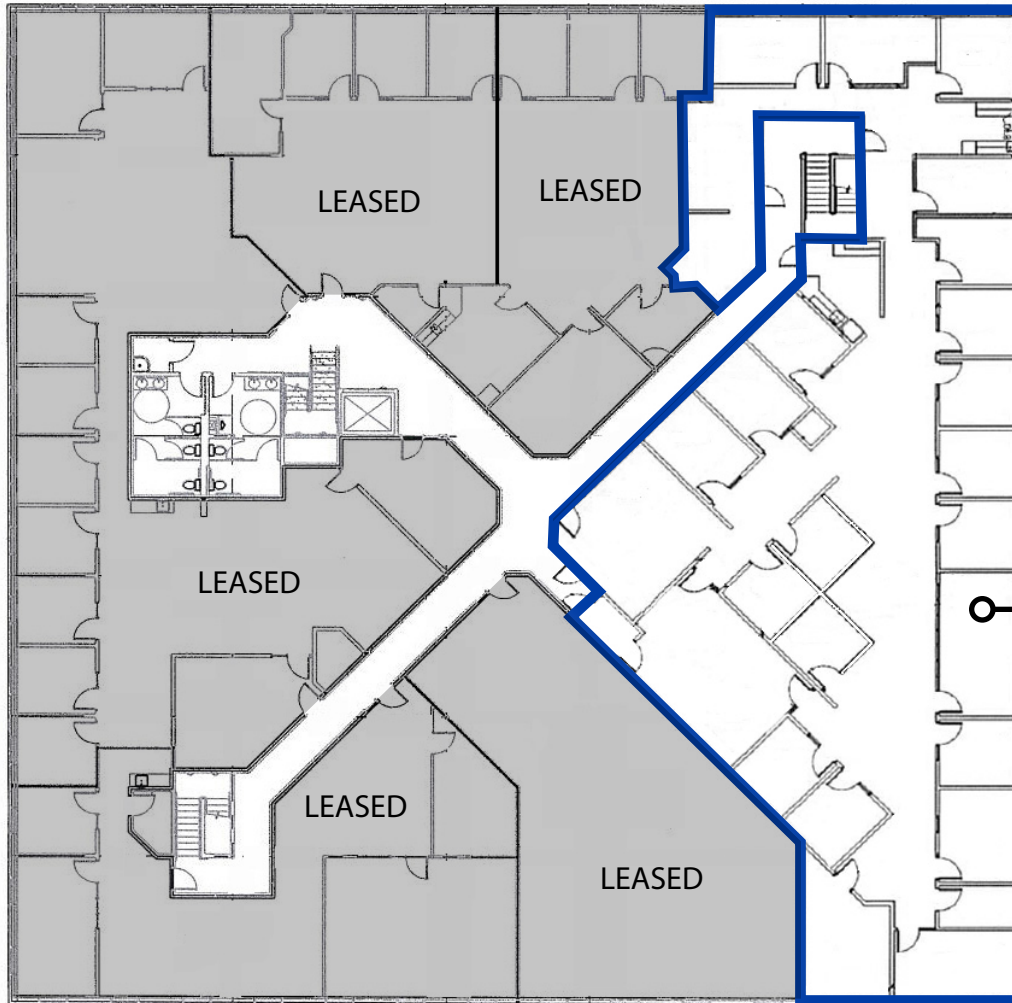


FLOOR PLAN

FOR LEASE	SIZE	RATE
Suite 250	2,000 - 6,936 SF	\$15.50/SF

LEASE TYPE: FSEJ

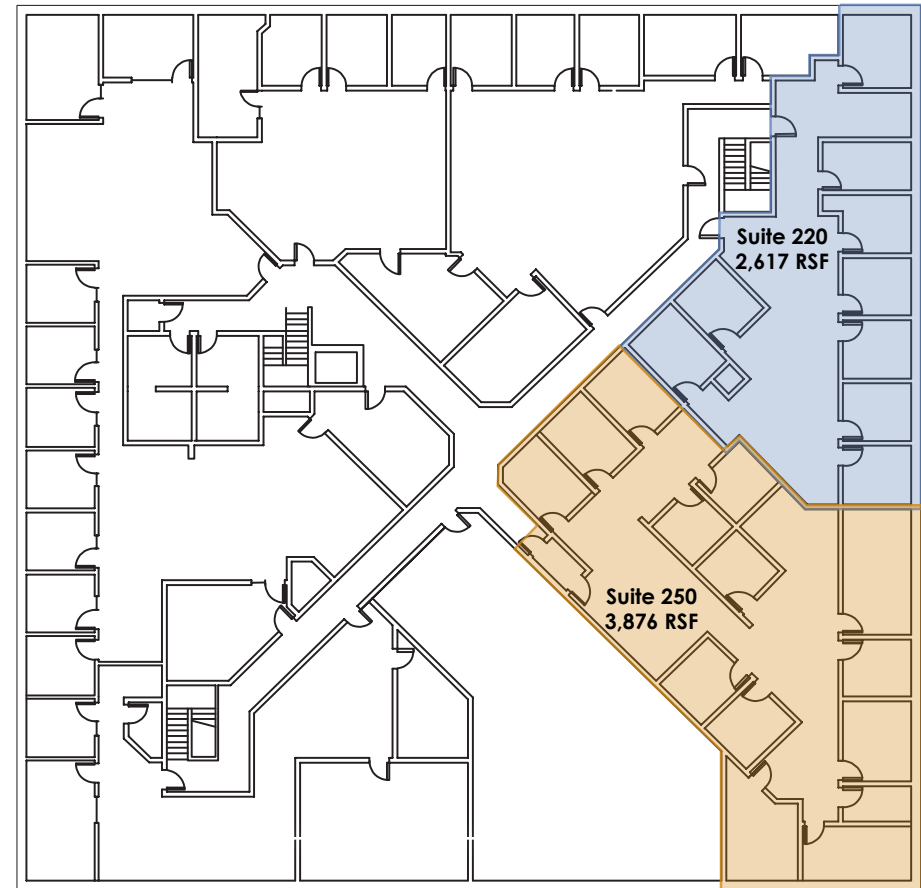
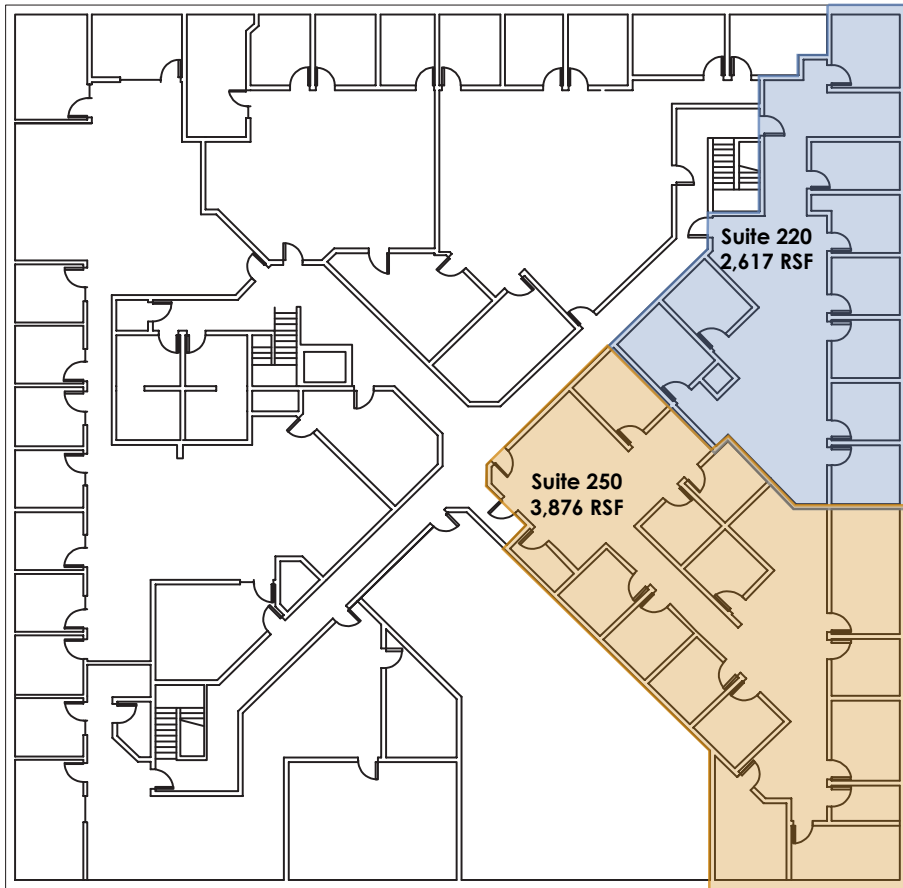
PARKING: 6/1,000



SUITE 250
2,000 - 6,936 SF
AVAILABLE IMMEDIATELY

CONCEPTUAL FLOOR PLANS

FLOOR TWO



RENT ROLL



[CLICK HERE TO ACCESS](#) 

ZONING INFORMATION

R-1C

R-1C in Boise is a Residential Traditional zoning district intended primarily for single-family neighborhoods on smaller urban lots, often in more central or established areas. It supports a walkable, neighborhood-scale pattern with homes fronting public streets, sidewalks, and street trees to reinforce a traditional streetscape character.

The district allows mainly residential uses, with some supportive civic and community uses such as schools or churches that serve local residents. Lots are generally smaller than in lower-density zones, and standards tend to allow higher unit counts per acre, making R-1C an important tool for infill housing and modest density increases while keeping a compatible scale.

For developers and investors, R-1C is attractive because its smaller minimum lot sizes and relatively higher density allowances enable townhomes, narrow-lot homes, accessory dwelling units, and other small-scale infill projects. This creates opportunities for incremental intensification—such as lot splits and additional units on existing parcels—while remaining consistent with surrounding neighborhood character and market demand for close-in housing.

**SINGLE-FAMILY
RESIDENTIAL
FOCUS**

**SMALL-LOT URBAN
PATTERN**

**STRONG INFILL
POTENTIAL**

LEARN MORE



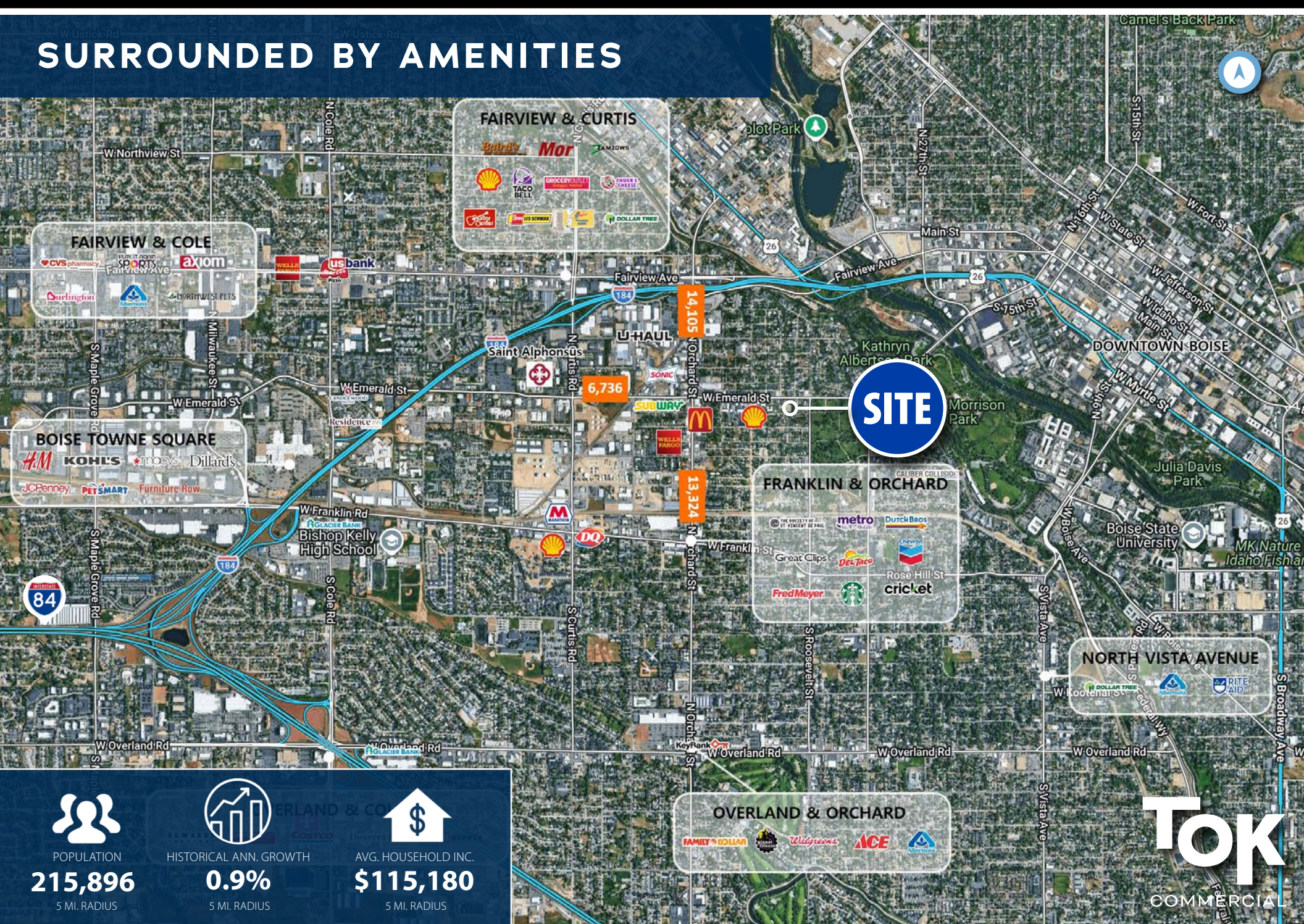


[10] EMERALD SQUARE

UPDATED: 5.4.2026

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SURROUNDED BY AMENITIES



POPULATION

215,896

5 MI. RADIUS



HISTORICAL ANN. GROWTH

0.9%

5 MI. RADIUS



AVG. HOUSEHOLD INC.

\$115,180

5 MI. RADIUS

TOK

COMMERCIAL

BOISE, IDAHO

AREA OVERVIEW

The Boise Valley is home to Idaho's capitol and serves as the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 845,864. Experts estimate the MSA population will exceed 1,075,000 by 2050.

Although Idaho is world famous for its agriculture, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in the valley, including Micron Technology, Hewlett Packard, Amazon, Albertsons, J.R. Simplot Company, MotivePower, Materne, LambWeston, and many others.

Forbes consistently ranks the Boise Valley as one of the top places in the country to not only do business, but also for raising a family, entertainment, recreation and its high quality of life.



#3

BEST PERFORMING CITY
*Milken Institute



845,864

POPULATION



\$128,006

AVERAGE HOUSEHOLD
INCOME

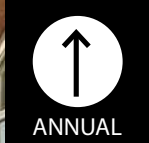


3.6%

UNEMPLOYMENT
RATE

MARKET SNAPSHOT

THROUGH DECEMBER 2025

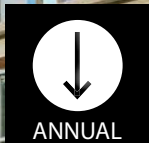


ANNUAL



QUARTERLY

383,000 SQ. FEET
NET ABSORPTION

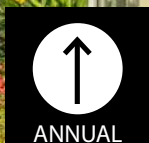


ANNUAL

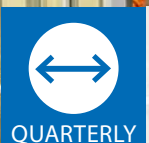


QUARTERLY

9.8%
MULTITENANT VACANCY



ANNUAL

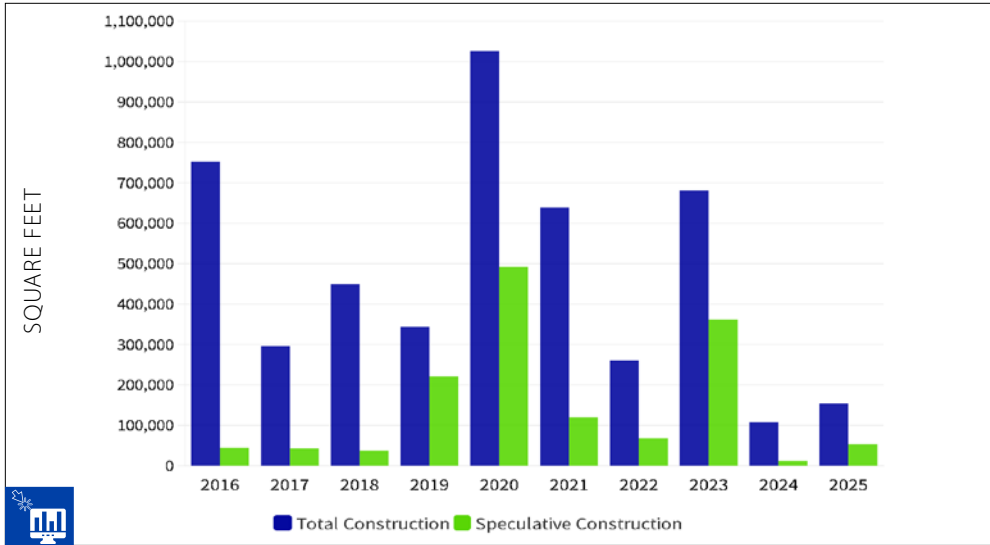


QUARTERLY

\$22.00
AVERAGE FLSV LEASE RATE (ANNUALLY)

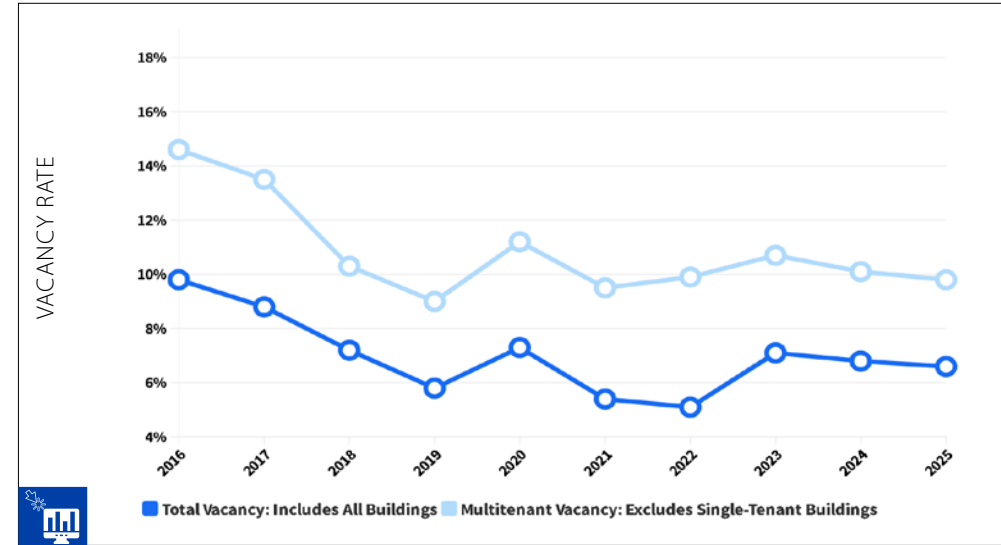
CONSTRUCTION TRENDS

154,000 SQUARE FEET of new construction DELIVERED in 2025.
34% of the total construction was SPECULATIVE SPACE, totaling 53,000 SQUARE FEET.



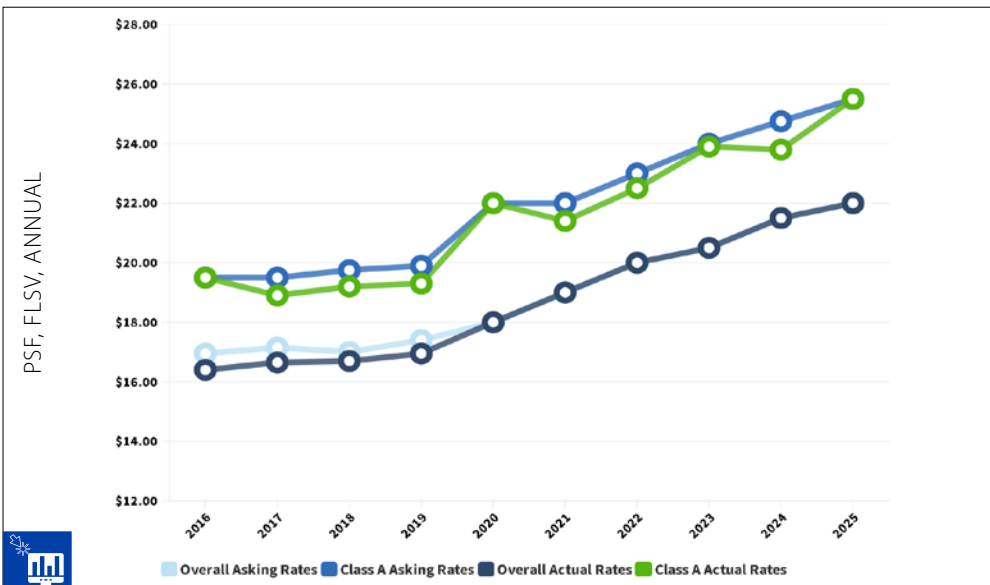
VACANCY TRENDS

TOTAL VACANCY decreased from 6.8% in 2024 to 6.6% at the end of 2025.
Vacancy in MULTITENANT BUILDINGS decreased from 10.1% to 9.8% over the past 12 months.



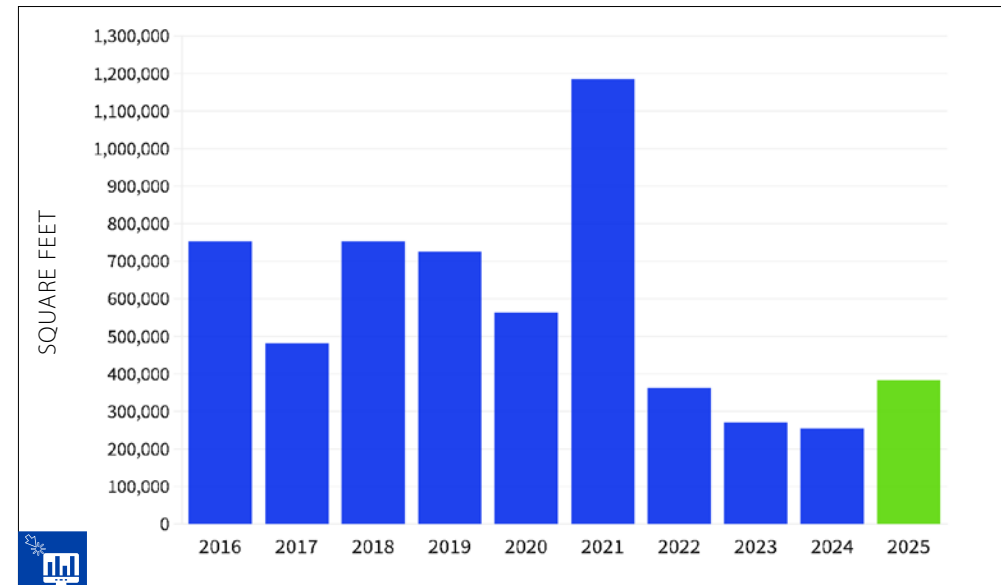
LEASE RATES TRENDS

CLASS A LEASE RATES are at or above \$23.00 per square foot in ALL SUBMARKETS.
Overall and Class A rates hit RECORD HIGHS OF \$22.00 & \$25.50 per square foot, respectively.



NET ABSORPTION

NET ABSORPTION was UP 50% from 2024 totaling 383,000 SQUARE FEET.
DOWNTOWN BOISE net absorption INCREASED 32% year over year.



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