



EMERALD SQUARE

4355 EMERALD STREET, BOISE, ID 83704

CENTRAL BOISE OFFICE SPACE FOR LEASE



NICK SCHUITEMAKER, CCIM
208.947.0802 | nick@tokcommercial.com

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LEASE DETAILS

SUBMARKET	Central	YEAR BUILT	1987
BLDG TYPE	Office	LEASE TYPE	FSEJ
BLDG SIZE	40,044 SF	T.I. ALLOWANCE	Negotiable
# OF FLOORS	2	PARKING	6:1000

AVAILABLE SPACE

NEW REDUCED RATES!

SPACE	SIZE	RATE
Suite 180	850 SF	\$16.50/SF, FSEJ
Suite 185	1,995 SF	\$16.50/SF, FSEJ
Suite 250*	2,000 - 6,936 SF	\$15.00/SF, FSEJ

*Suite 250 can be demised down to 2,000 SF. [Conceptual drawings on pg 4.](#)

PROPERTY HIGHLIGHTS

Fiber optics to building.

Electronic key card access.

Ample on-site parking available.

Great central bench location close to the I-184 Connector and Downtown Boise.

FLOOR PLAN

FIRST FLOOR

SUITE 180 | 850 RSF
AVAILABLE IMMEDIATELY

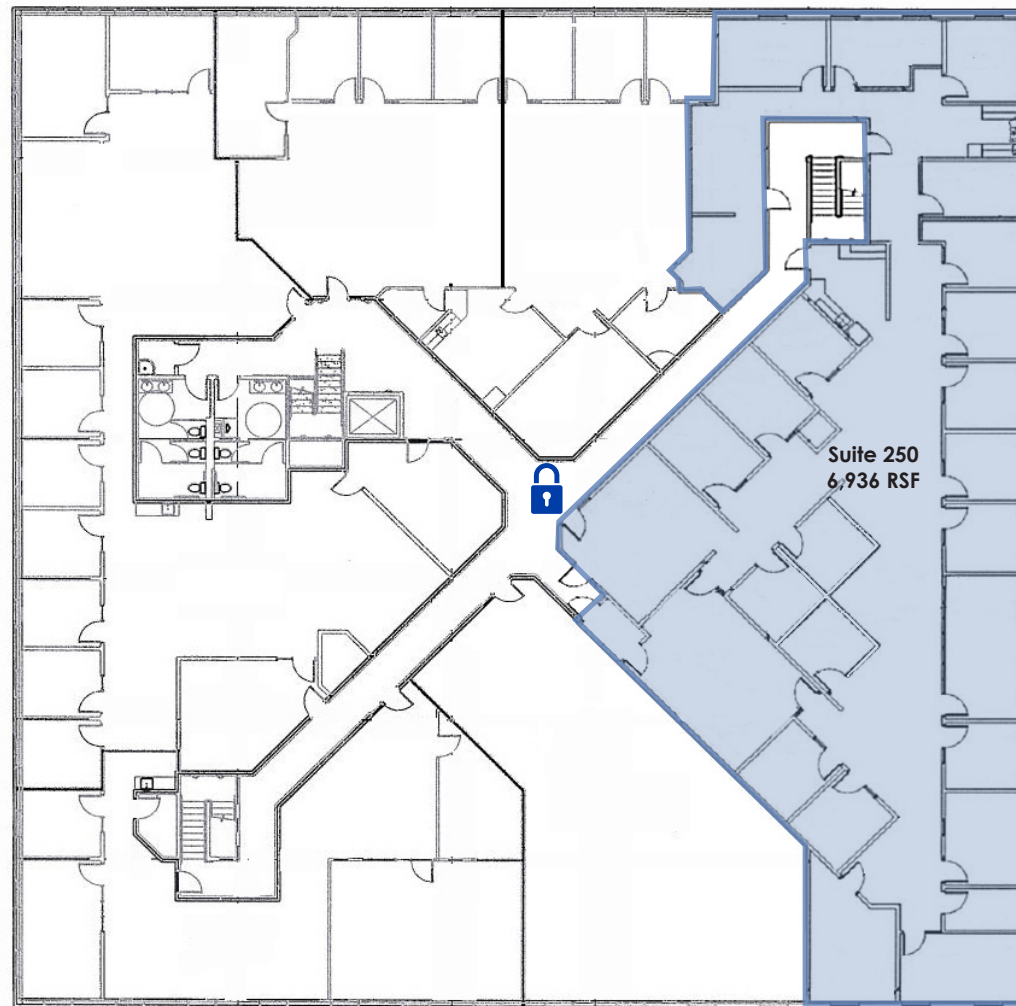
SUITE 185 | 1,995 RSF
AVAILABLE IMMEDIATELY



FLOOR PLAN

SECOND FLOOR

SUITE 250 | 2,000 - 6,936 RSF
AVAILABLE IMMEDIATELY



CONCEPTUAL FLOOR PLANS

