

## WESTPARK CORPORATE CAMPUS

BUILDING C | 9925 W EMERALD STREET | BOISE, ID 83704

HIGH QUALITY, FLEX/WAREHOUSE SPACE FOR LEASE

### LEASE DETAILS

<b>TYPE</b>	Office/Flex	<b>LEASE TYPE</b>	NNN
<b>SUBMARKET</b>	West	<b>LEASE TERM</b>	3-5 Years
<b>AVAILABLE</b>	8/01/2026	<b>EST NNN EXPS</b>	\$0.37/SF
		<b>CLEAR HEIGHT</b>	14'-16'

### AVAILABLE SPACE

SPACE	SIZE	RATE/MONTH
Building C - Suite 9925	2,418 SF	\$1.50/SF NNN

### PROPERTY HIGHLIGHTS

- Open office and warehouse space.
- Excellent West Boise location in a professional park.
- Easy access to major thoroughfares.
- Close proximity to restaurants and retail.
- Ample on-site parking.



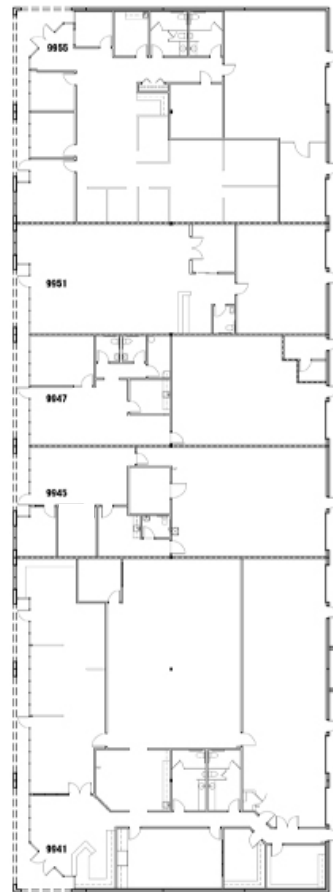
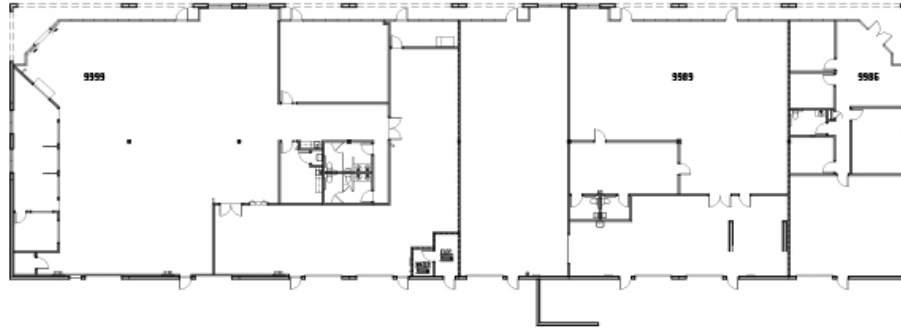
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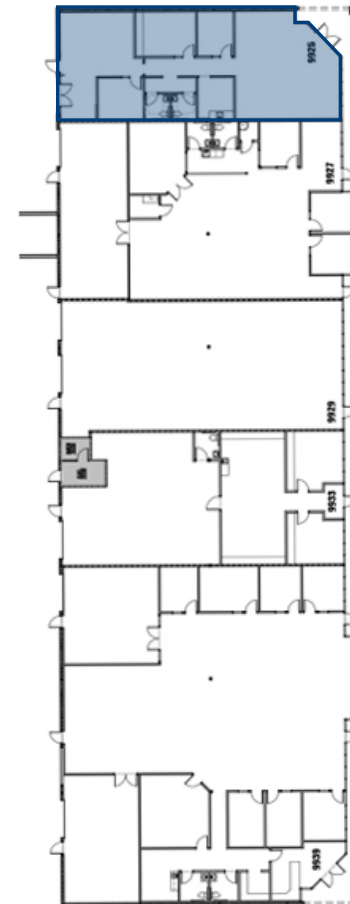
# SITE PLAN



## BUILDING A



## BUILDING B



## BUILDING C

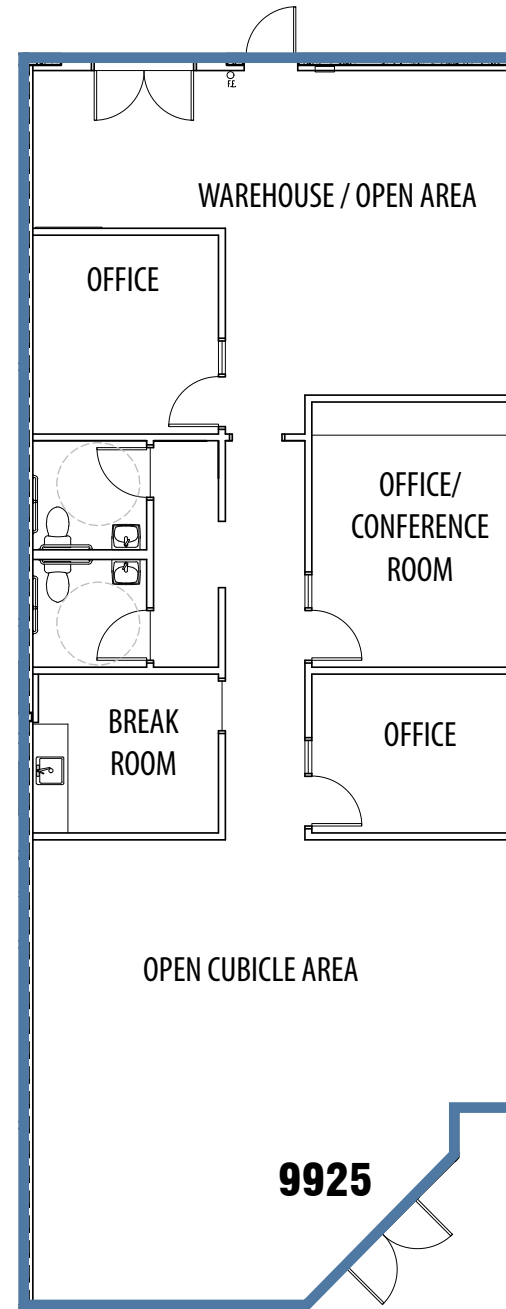
**SUITE 9925**  
Total Size 2,418 RSF  
Available 8/01/2026

# BUILDING C

## SUITE 9925\*

Office	1,899 RSF
Warehouse	519 RSF
Total	2,418 RSF

\*Available 8/01/2026



# TOX

COMMERCIAL



## WESTPARK CORPORATE CAMPUS

BUILDING B

BUILDING C

BUILDING A

Five Mile Road

Ancestor Place

Mitchell Street

Emerald Street

