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786 SF of mezzanine space available.
Building and monument signage available.

Central valley location – easy access to I-84, the Connector.

Fiber optics to building – high-speed connectivity in place.

Flexible layout – demisable for multi-tenant or single-user use. See included floorplans.

Excellent visibility & access – prime Milwaukee & Emerald location with 40,000+ VPD and strong signage.

SPACE	SIZE	RATE
Building	1,754 - 8,693 RSF	\$22.50/RSF

SUBMARKET	Boise	ZONING	MX-3DA
BLDG TYPE	Office	LEASE TYPE	NNN
BLDG SIZE	8,693 SF	EST NNN's	\$7.06/SF
PARKING	Ample	AVAILABLE	9/1/2026

CONTACT

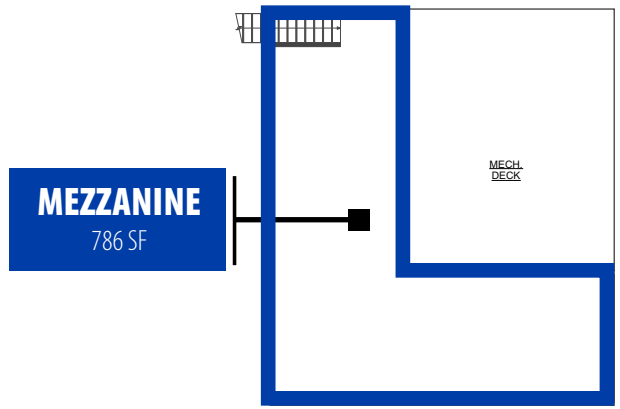
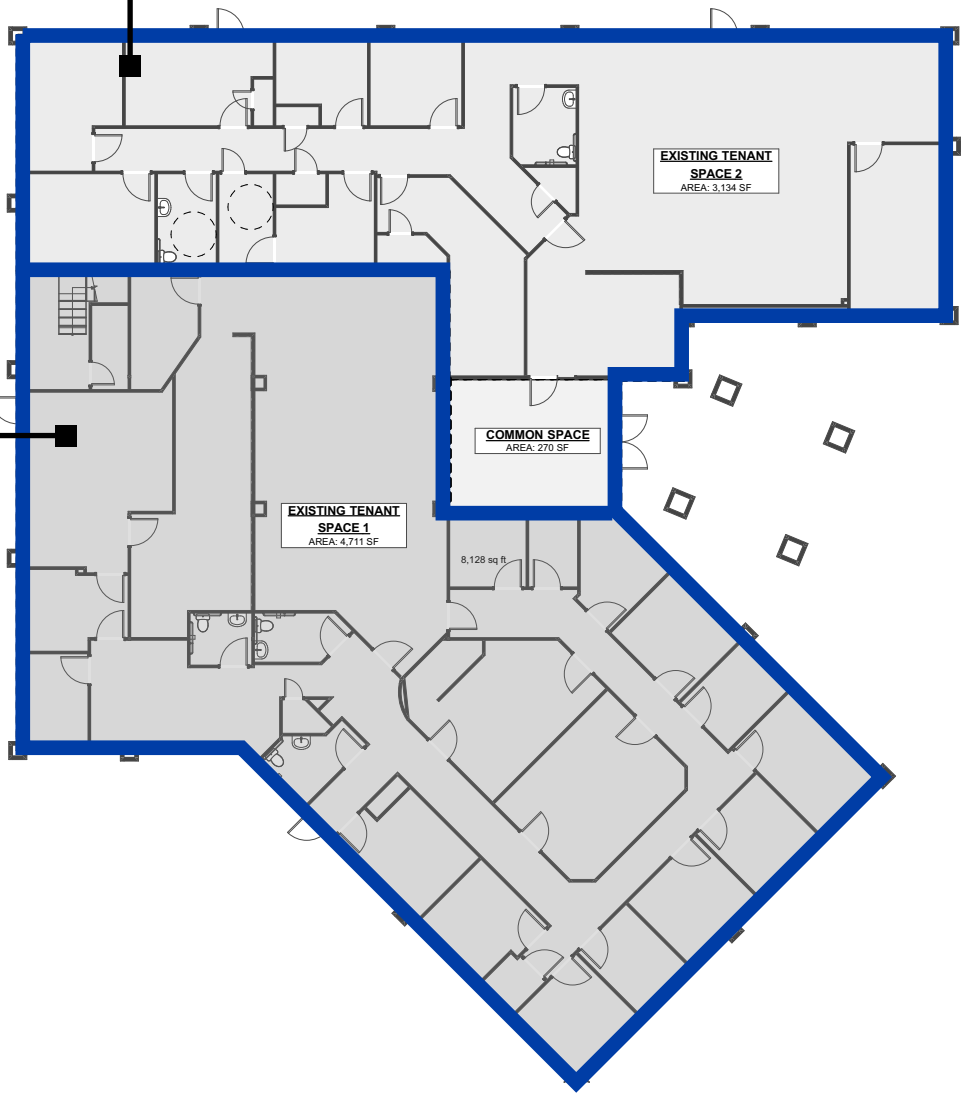
HIGHLIGHTS

DETAILS

EXISTING FLOOR PLAN

SPACE 2
3,134 SF

SPACE 1
4,711 SF



MEZZANINE
786 SF

UPDATED: 4.8.2026

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CONCEPTUAL FLOOR PLANS

SPACE 1

8,693 SF

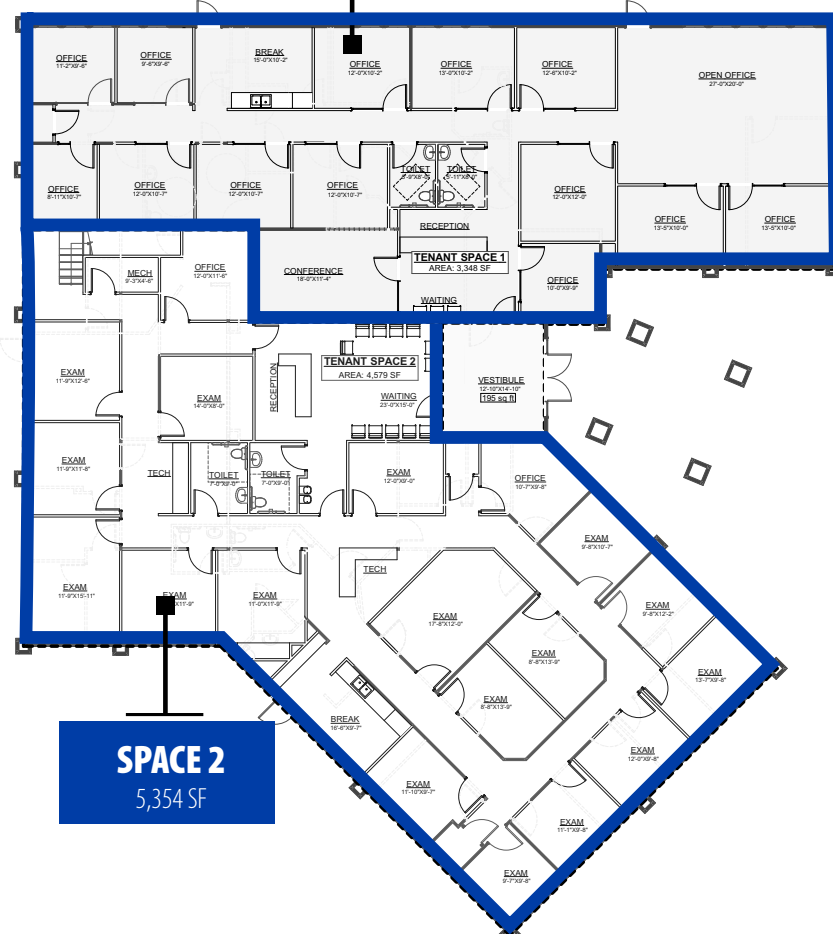
SINGLE TENANT



SPACE 1

3,347 SF

TWO TENANTS



SPACE 2

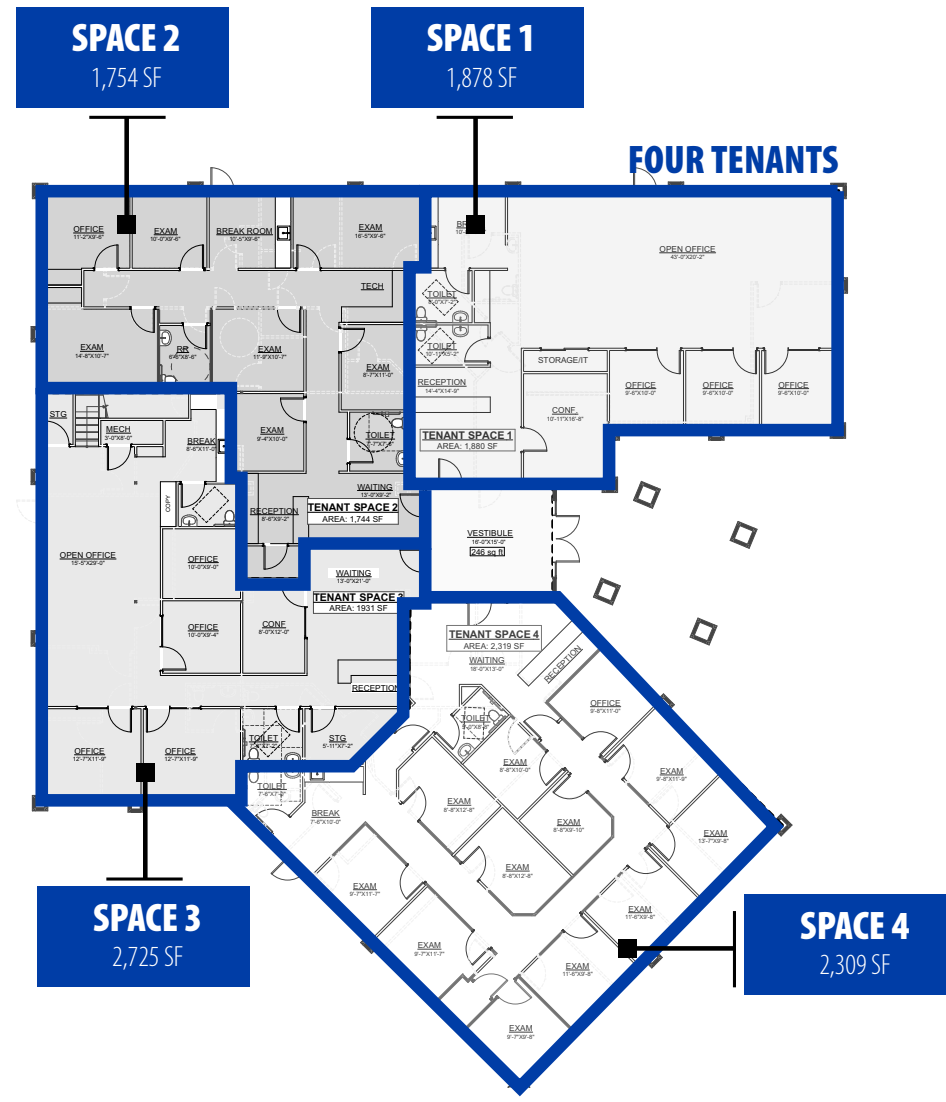
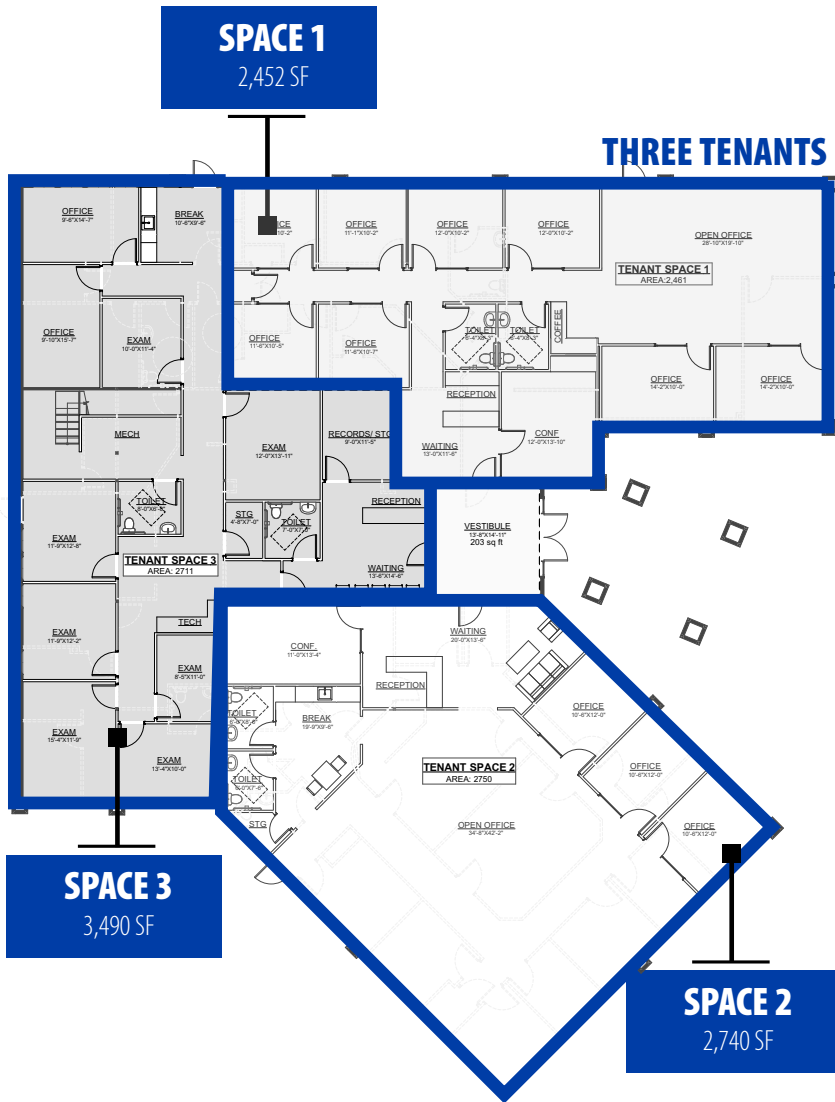
5,354 SF

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CONCEPTUAL FLOOR PLANS

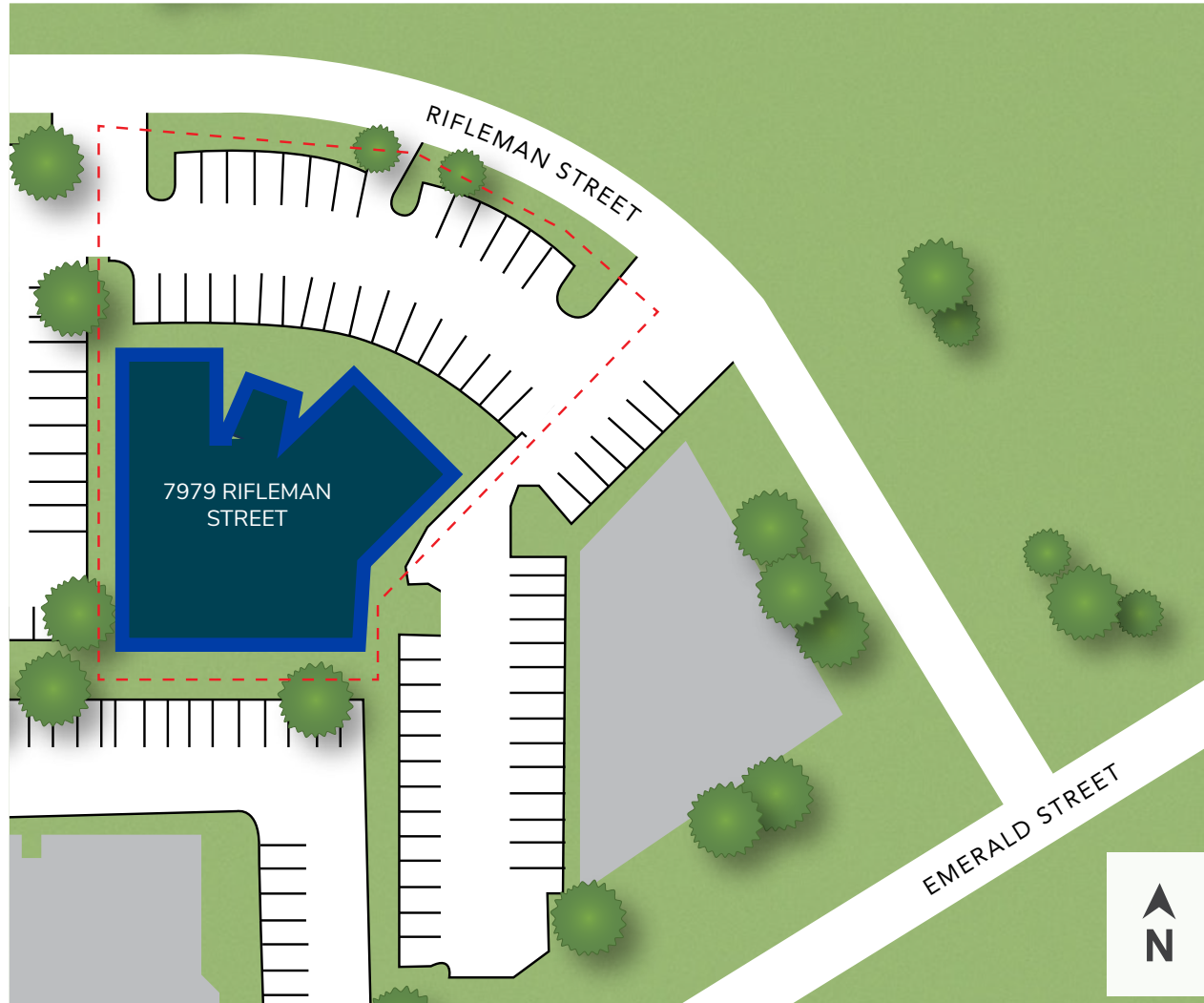


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SITE PLAN



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CONVENIENT WEST BOISE LOCATION WITH EASY I-84 ACCESS

BOISE TOWNE SQUARE MALL

- ZALES, PANDORA, KAY, zumiez, See's CANDIES
- Wetzel's Pretzels, GameStop, lululemon, TORRID, H&M
- HOT TOPIC, DQ, Eddie Bauer, Sbarro, Dunkin'
- FOSSIL, WORKSHOP, francesca's, Oldemark Factory, VANS
- AÉROPOSTALE, HOLLISTER, SHOE DEPT. ENCORE, WILLIAMS-SONOMA
- GNC, EXPRESS, jamba, COACH, Foot Locker
- Gap, Olive Garden, PACSUN, AMERICAN EAGLE, Apple, macy's
- POTTERY BARN, Dillard's, JCPenney, Buckle, TJ Maxx
- maurices, verizon, PLACE, rue21, VICTORIA'S SECRET
- BANANA REPUBLIC, LANE BRYANT, TALBOTS

- IHOP, Fairfield, LAQUINTA

- ZUPAS, MOD PIZZA, DAVID'S BRIDAL

- FAMOUS Footwear, RED LOBSTER, Rack, ULTA
- OLD NAVY, ALE STORE, MEN'S WEARHOUSE

SITE

