



CONTACT

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HIGHLIGHTS

- Rare modern flex space near downtown.
- Two grade level loading doors (one 14' tall) at back of property.
- Stand alone building in large center including Emerald Lanes, Orient Market, Wok-Inn Noodle, Big Smoke, Smart Buy Auto Sales, and more.
- Ample individually owned parking lot.
- Located directly off a high traffic retail corridor at the corner of Orchard and Emerald.

DETAILS

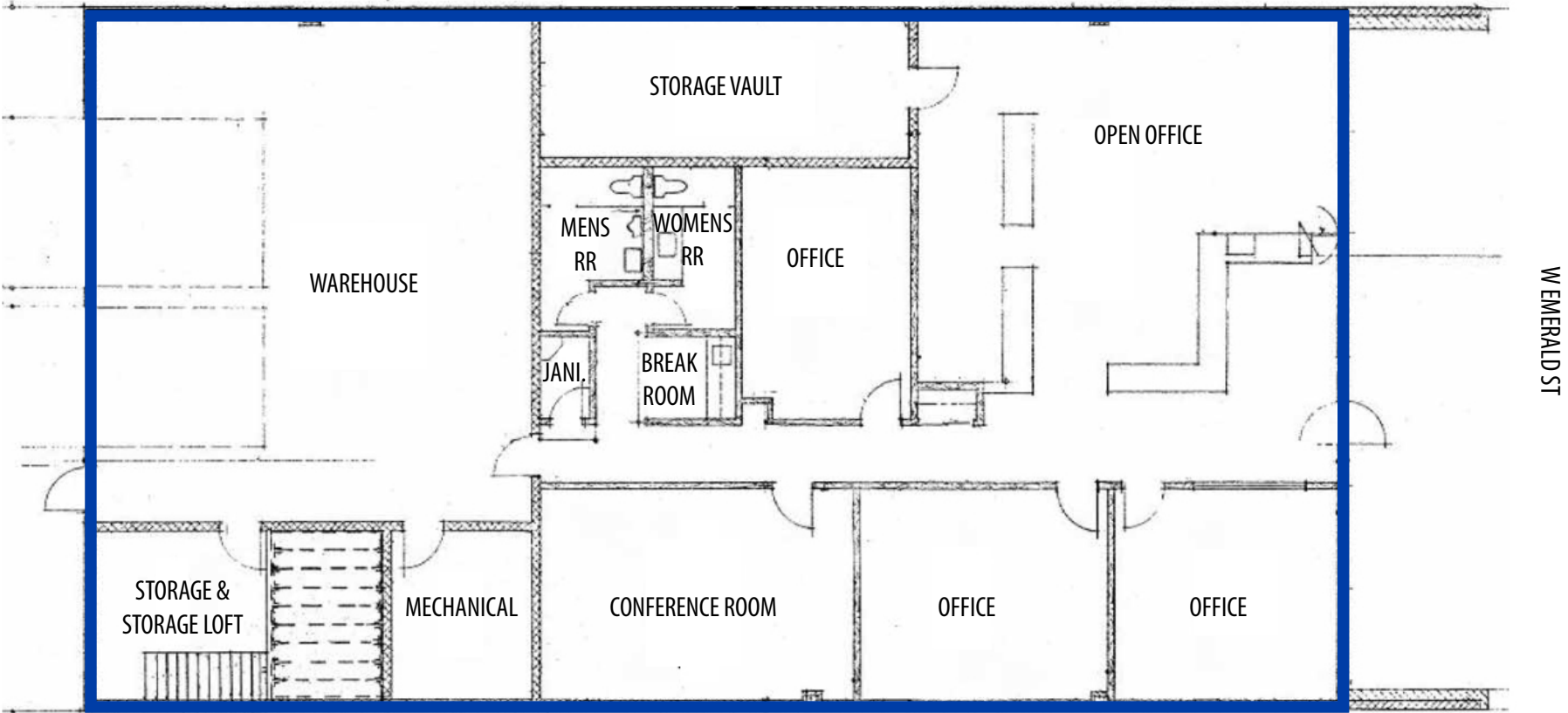
SPACE	RSF	RATE
4828 W Emerald St	4,851 SF	\$14.00/SF, NNN

CONTACT AGENT FOR SHOWING

SUBMARKET	Central
BLDG TYPE	Office/Flex Warehouse
ZONING	MX-1
LEASE TYPE	NNN
EST. NNN'S AVAILABLE	\$1.67 6/1/2025



FLOOR PLAN OPEN FLEX WAREHOUSE/OFFICE LAYOUT





POPULATION
122,215
3 MI. RADIUS



HISTORIC ANN. GROWTH
2.5%
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$98,616
3 MI. RADIUS

FAIRVIEW & CURTIS

FAIRVIEW & COLE

BOISE TOWNE SQUARE

OVERLAND & COLE

OVERLAND & ORCHARD

FRANKLIN & ORCHARD

NORTH VISTA AVENUE

