

The Colliers logo consists of the word "Colliers" in a white, serif font, centered within a dark blue rectangular box. Below the text are three horizontal stripes in yellow, red, and blue.

Accelerating success.

A blue rectangular sign mounted on the building's exterior. It features the word "Building" in small white letters above a large white number "5". To the right of the "5", the word "Suites" is written in small white letters, followed by "196-218" and "S. Cole Rd." in a slightly larger white font.

For Lease

Franklin Business Park | Suite 198, Building 5
S. Cole Road at Franklin, Boise, ID



New Listing!

Steve Foster
+1 208 472 2834
steve.foster@colliers.com

Michael McNeight
+1 208 472 2865
michael.mcneight@colliers.com

Property Overview

| | |
|---------------|--------------------------|
| Property Type | Office |
| Parking | Ample On-Site |
| Lease Rate | \$1.20 NNN + \$0.56 FSEJ |
| Available | Now |
| Access | Call Agent |



Space Available

| Building | Suite | Size | Type | Notes |
|----------|-------|--------|--------|---------------------------|
| 5 | 198 | 571 SF | Office | <i>Small Office Suite</i> |

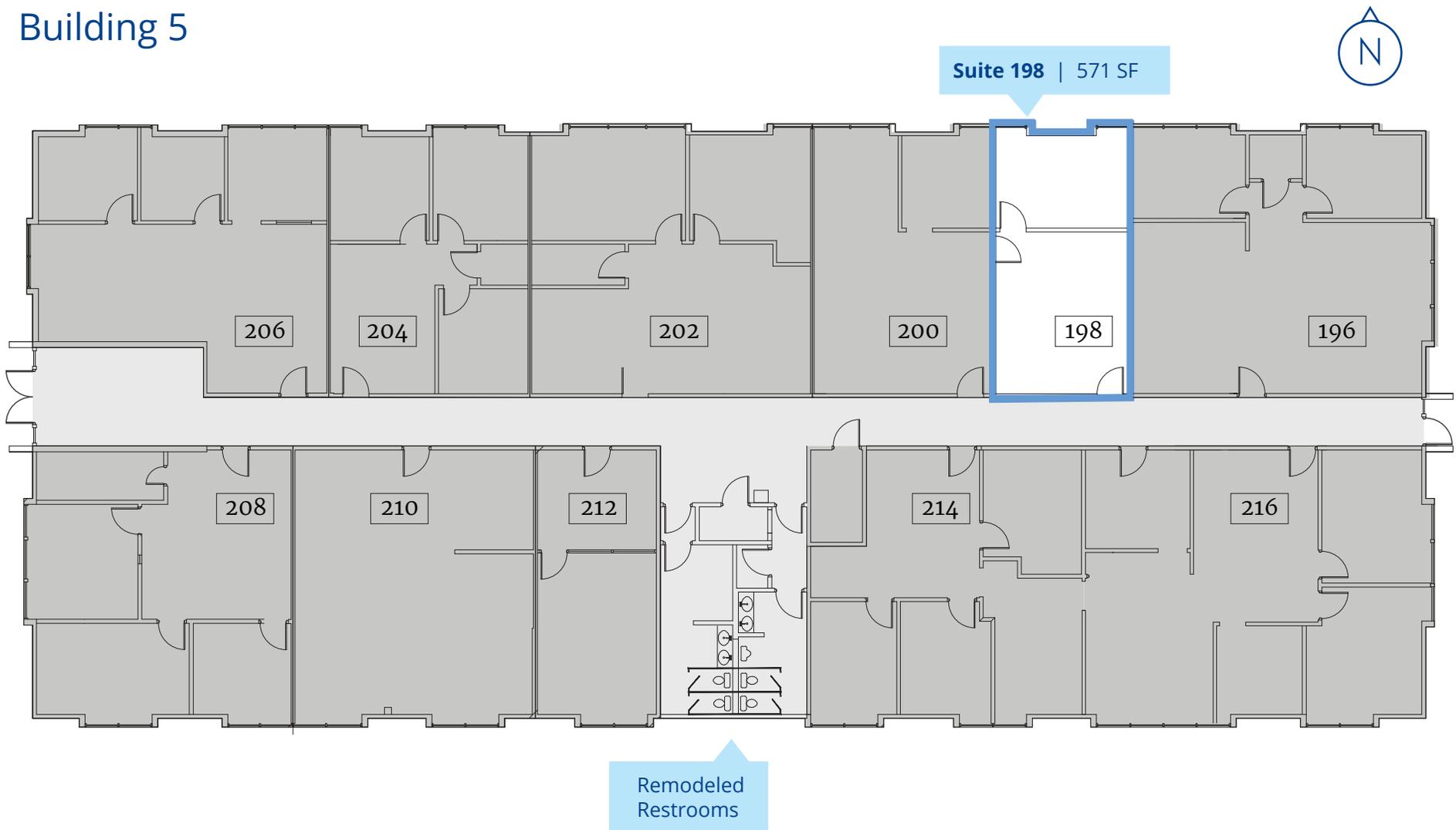


Key Highlights

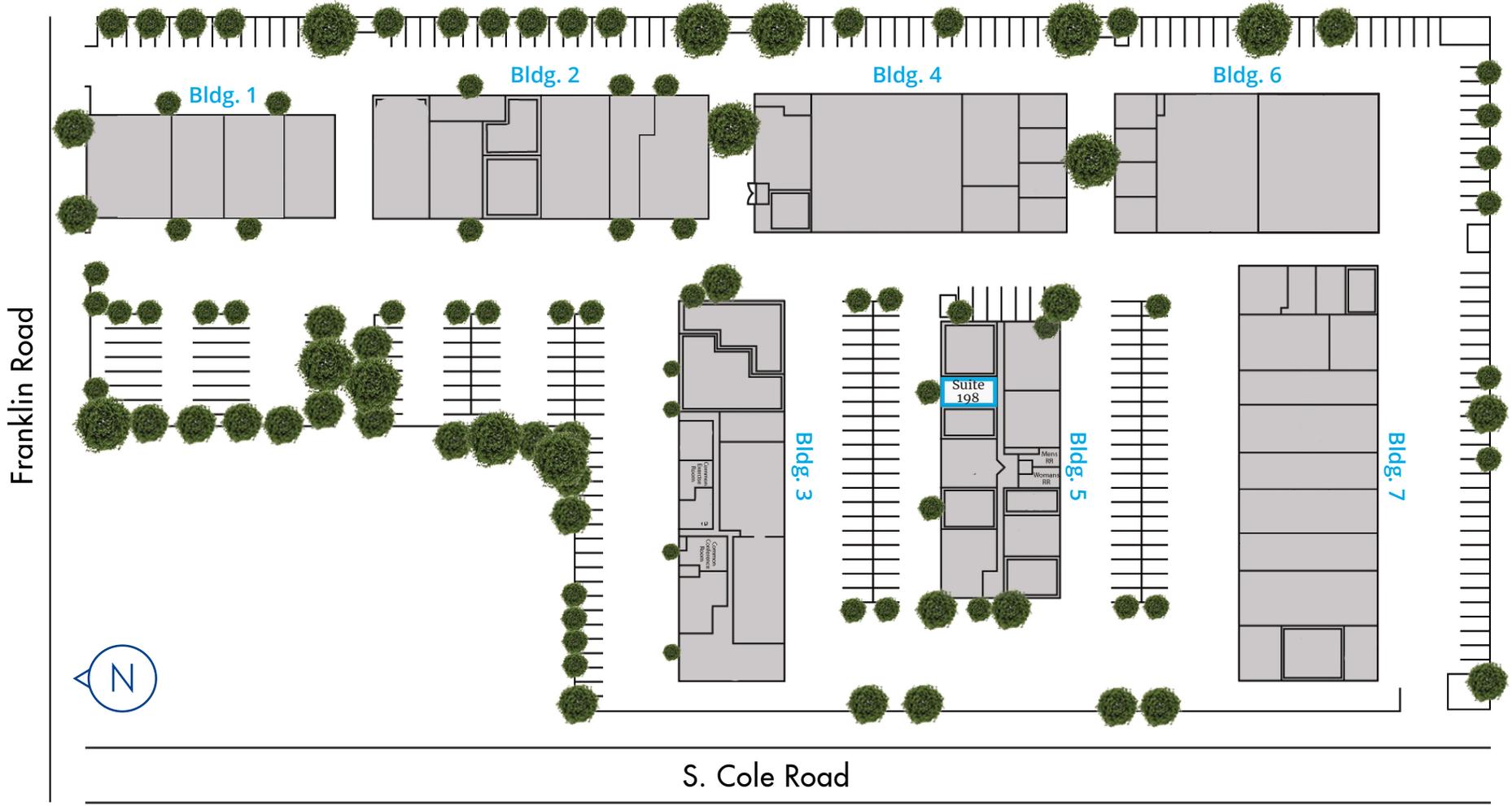
- Easy access to Interstate 84 via Cole Road
- Excellent mix of office and flex spaces
- Newer landscaping
- New parking lot
- Newer exterior paint
- Newer HVAC units, all newer roofs
- New restroom remodel
- Monument signage available
- Close proximity to Boise Towne Square Mall, restaurants, retail, medical and more
- Restaurant on site

Floor Plan

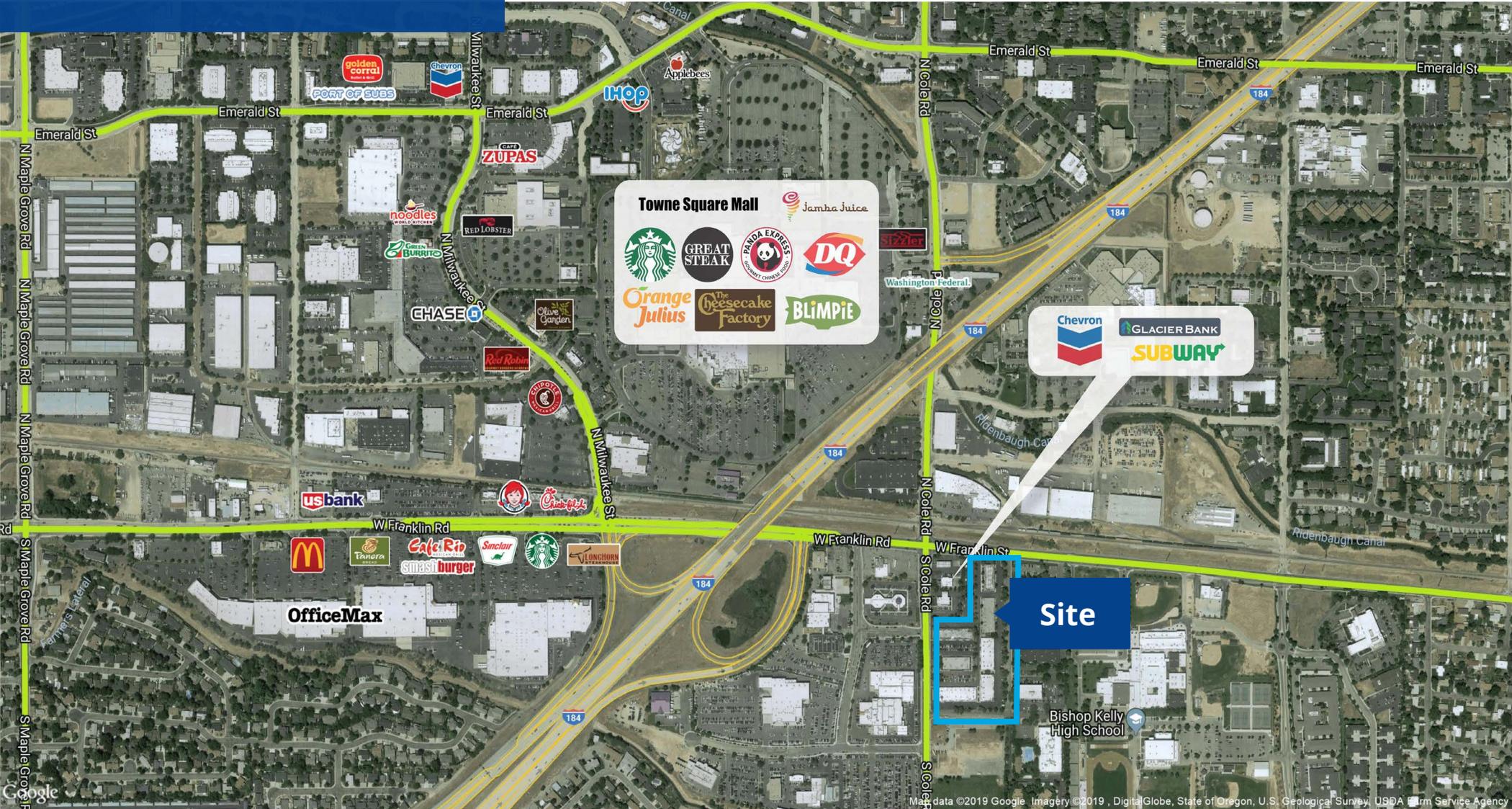
Building 5



Site Plan



Location



Property owned by:



755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and / or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.