

EXCELLENT OFFICE OWNER/USER OR INVESTMENT OPPORTUNITY FOR SALE

# EMERALD BUSINESS PARK

8100 W. EMERALD STREET, ID 83642

AERIAL  
360°  
TOUR



**TOK** COMMERCIAL  
REAL ESTATE

OFFERING PRICE

**\$3,500,000**

AL MARINO, SIOR / 208.947.0811 / al@tokcommercial.com



LANCE HENDRICKS / 208.957.5623 / lance@tokcommercial.com

This property is exclusively marketed by TOK Boise LLC dba TOK Commercial. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.





## OFFERING DETAILS

Property Address	<b>8100 W. Emerald Street Boise, ID 83704</b>
Submarket	<b>West Boise</b>
Property Type	<b>Office</b>
Building Size	<b>17,486 SF</b>
Lot Size	<b>1.342 Acres</b>
Parking	<b>Ample On-Site</b>
No. of Floors	<b>1</b>
Year Built	<b>1986 / 2018 (Partially Remodeled)</b>
Zoning	<b>MX-3DA/ Mixed Use Active</b>
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Sale Price	<b>\$3,500,000</b>
Price / SF	<b>\$200/SF</b>
Occupied Space	<b>Suite 180 - 2,283 SF</b>

**DO NOT DISTURB TENANT - CONTACT AGENT FOR SHOWING**





- **Flexible, Functional Layout** - Property offers excellent use flexibility, easily demisable for a multi-tenant opportunity and well laid out for single tenant use.
- **Great Owner/User or Investment Opportunity** - Perfect for businesses seeking occupancy with upside potential. A portion of the space is currently leased, providing income, with ample space ready to occupy for an owner-user or investment opportunity.
- **Fiber Optics to Building** - Desirable, high-speed connectivity already in place adds to tenant appeal.
- **Excellent Visibility & Accessibility** - Located at the highly trafficked intersection of Milwaukee & Emerald, visible to over 40,000 vehicles per day. Includes both building and monument signage for strong visibility.
- **Proximity to Medical & Retail Services** - Excellent access to I-84, the Connector, Boise Towne Square Mall, and surrounding shopping, restaurants, and services. Just minutes from downtown Boise and key service hubs.
- **Seller Financing Available** - Contact listing agents for details.









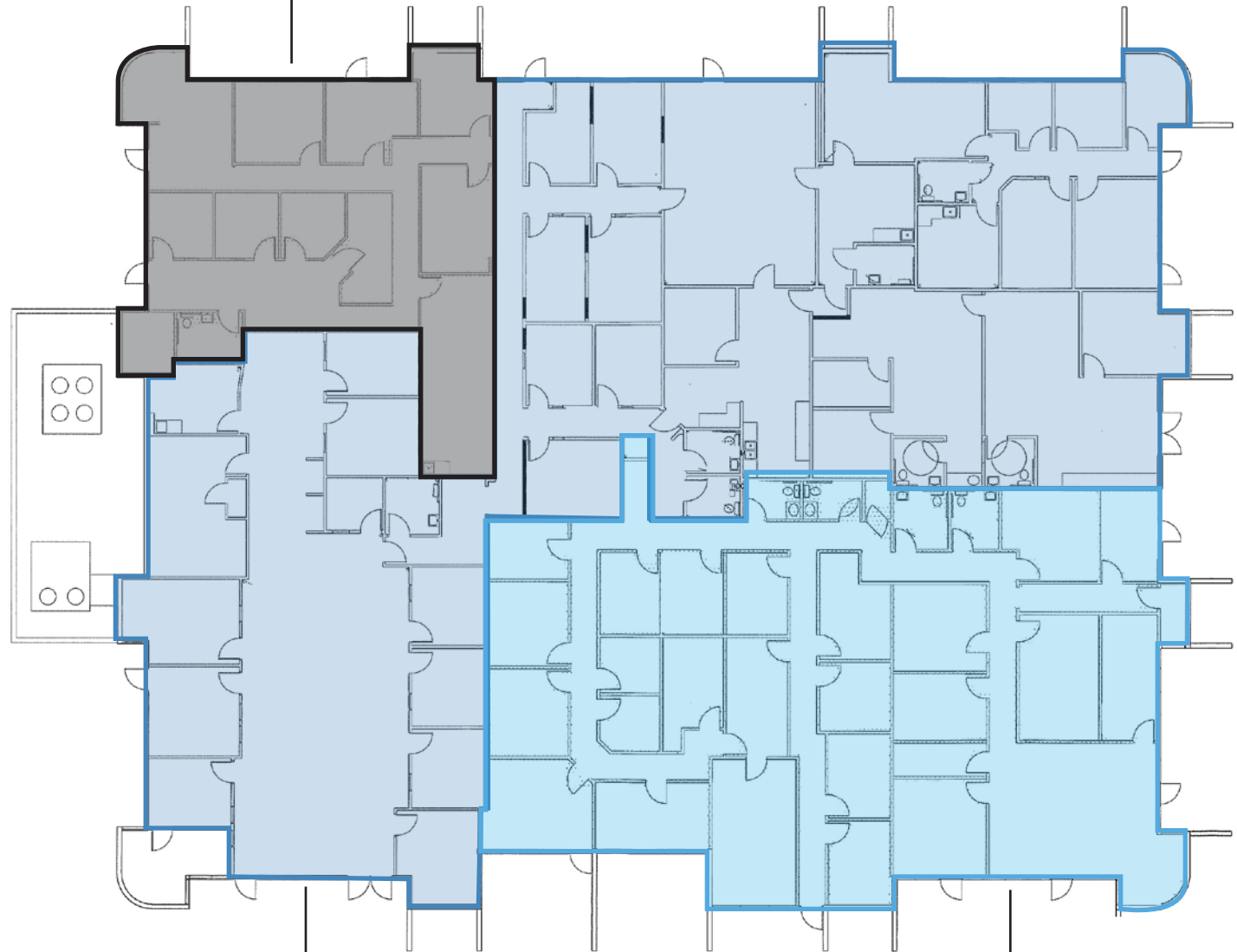




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**STE. 180**  
**2,283 SF**  
**LEASED**

## FLOOR PLAN | 17,846 SQ. FT.



**STE. 170**  
**9,744 SF**

**STE. 100**  
**5,459 SF**



# 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 WORKSHOP francesca's SBARRO  
FOSSIL AÉROPOSTALE HOLLISTER SHOE DEPT. ENCORE Williams-Sonoma VANS  
GNC EXPRESS Jamba COACH Foot Locker  
POTTERY BARN Dillard's JCPenney Buckle up T  
maurices verizon PLACE rue21 VICTORIA'S SECRET  
BANANA REPUBLIC LANE BRYANT TALBOTS

AERIAL  
360°  
TOUR

ihop Fairfield LA QUINTA

ZUPAS MOD PIZZA DAVID'S

FAMOUS FOOTWEAR RED LOBSTER RACK ULTA  
OLD NAVY AVES MEN'S WEARHOUSE

SITE

EMERALD ST

9,600 VPD

MILWAUKEE ST

19,279 VPD

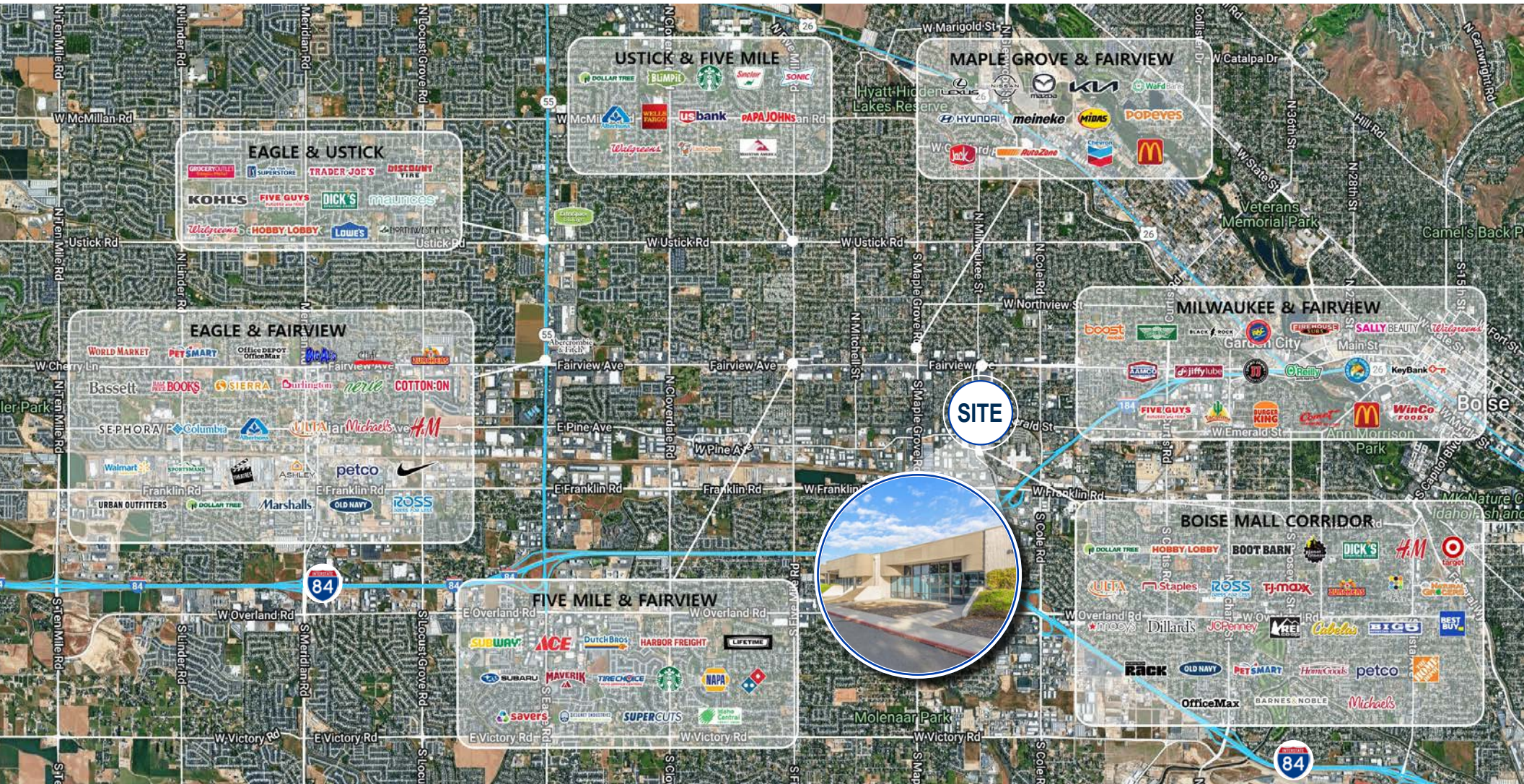


# HIGHLY TRAFFICKED INTERSECTION OF MILWAUKEE & EMERALD





# CONVENIENT WEST BOISE LOCATION WITH EASY I-84 ACCESS



## 1 MILE RADIUS



POPULATION  
**12,561**



HOUSEHOLDS  
**5,332**



AVG. HOUSEHOLD INC.  
**\$79,763**

## 3 MILE RADIUS



POPULATION  
**104,842**



HOUSEHOLDS  
**44,415**



AVG. HOUSEHOLD INC.  
**\$99,933**

## 5 MILE RADIUS



POPULATION  
**264,221**



HOUSEHOLDS  
**112,795**



AVG. HOUSEHOLD INC.  
**\$114,269**



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