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Easy access to Five Mile Road, Fairview Avenue and I-84.

Excellent exposure on Emerald Street hard corner.

Highly visible building signage available.

Furniture and racking negotiable.

Quality tilt-up construction.

Convenient freeway access.

Grade level loading.

CONTACT AGENTS FOR SHOWING

AVAILABLE SPACE

	SIZE	RATE
Building	8,334 SF	\$1.50/SF/mo

DEMISED OPTIONS

SPACE	SIZE	RATE
Suite 100	4,106 SF	\$1.50/SF/mo
Suite 150	4,228 SF	TBD

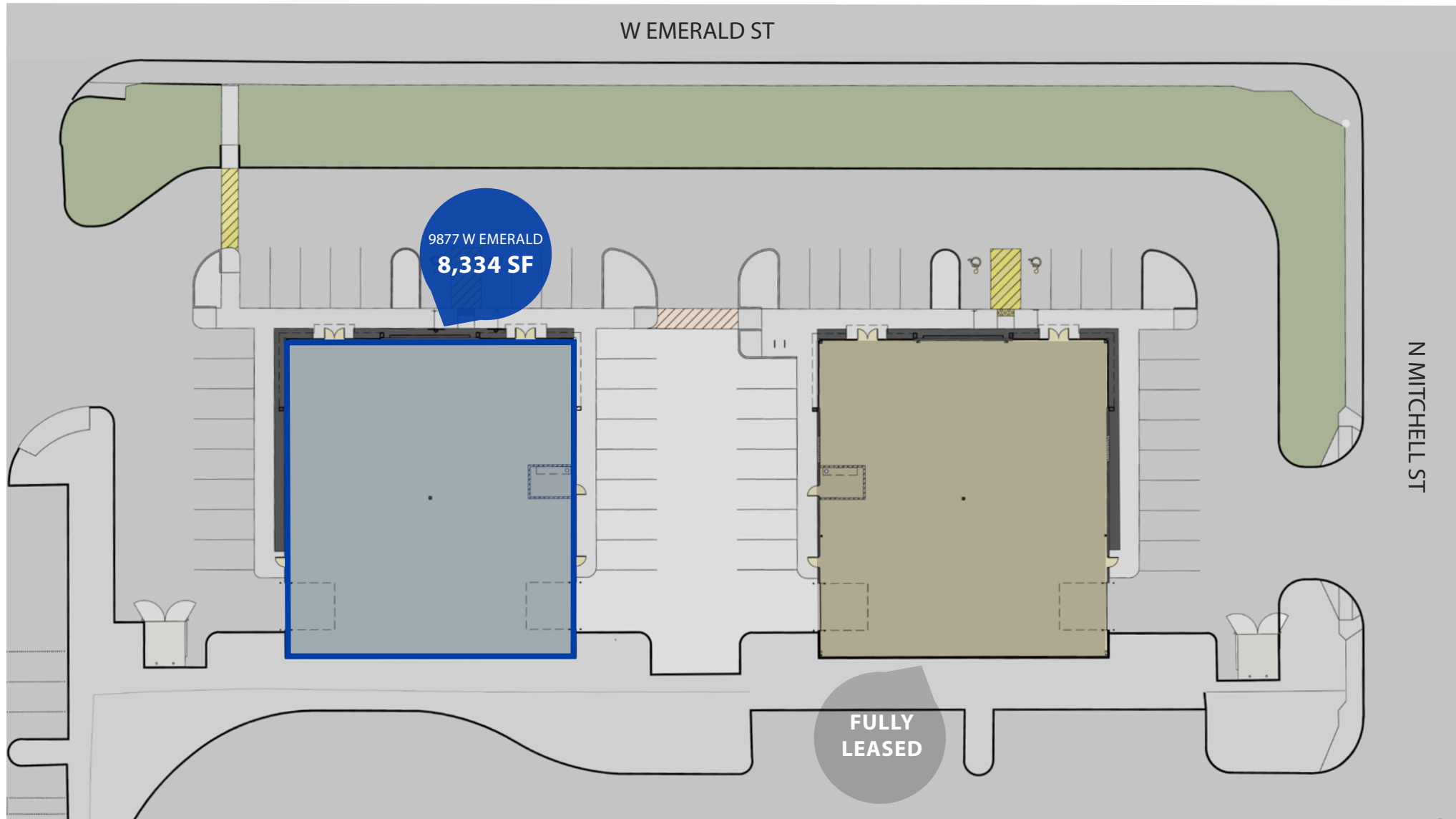
BLDG TYPE	Flex/Industrial	POWER	600 Amps; 3 Phase
BLDG SIZE	8,334 SF	SPRINKLERS	Yes
CLEAR HEIGHT	14'9" - 15'8"	LEASE TYPE	NNN
GRADE LEVEL	14'x14' (2)	AVAILABLE	Immediately

CONTACT

HIGHLIGHTS

DETAILS

SITE PLAN

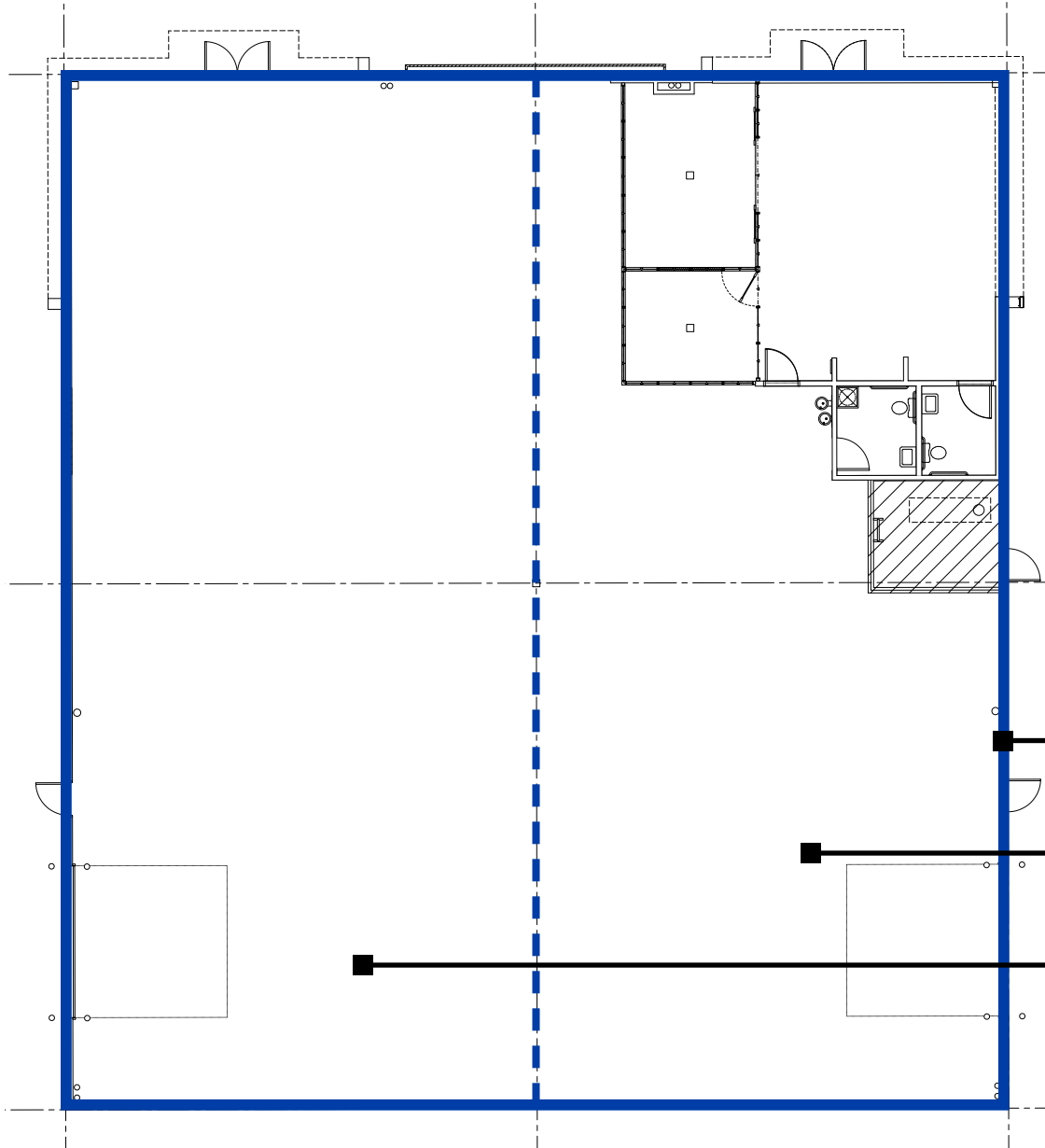


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FLOOR PLAN



AVAILABLE BUILDING

	SIZE	RATE
Warehouse	7,239 SF	
Office	1,095 SF	
Total	8,334 SF	\$1.50/SF/Mo
Est NNNs		\$0.30/SF/Mo

DEMISED OPTIONS

SUITE 100

	SIZE	RATE
Warehouse	3,011 SF	
Office	1,095 SF	
Total	4,106 SF	\$1.50/SF/Mo
Est NNNs		\$0.30/SF/Mo

SUITE 150

	SIZE	RATE
Warehouse	TBD	TBD
Office	TBD	TBD
Total	4,228 SF	TBD
Est NNNs		\$0.30/SF/Mo

BUILDING

8,334 SF

SUITE 100

4,106 SF

SUITE 150

4,228 SF





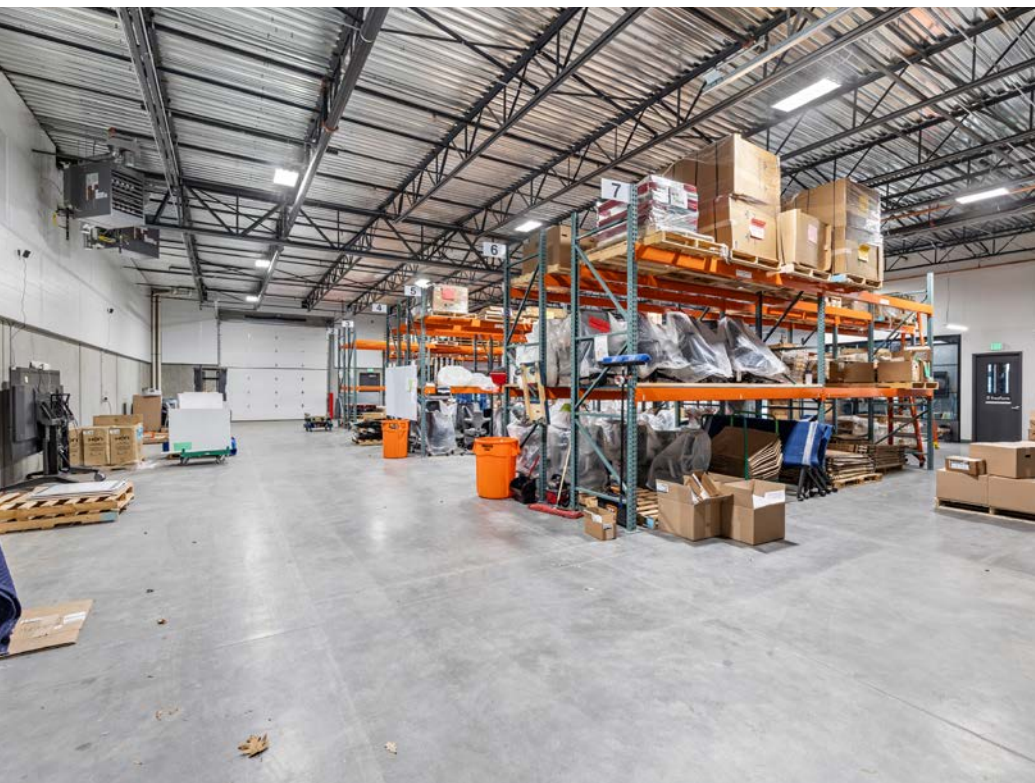
QUALITY TILT-UP CONSTRUCTION





CLASS A FINISHES | FURNITURE NEGOTIABLE





RACKING NEGOTIABLE

WINCO CORPORATE OFFICES

SITE

TARGET

BOISE POLICE DEPARTMENT

BOISE TOWNE SQUARE MALL

IDAHO POWER BOISE

6 Minutes to I-84

REPUBLIC STORAGE



CENTRAL BOISE LOCATION – JUST OFF I-84

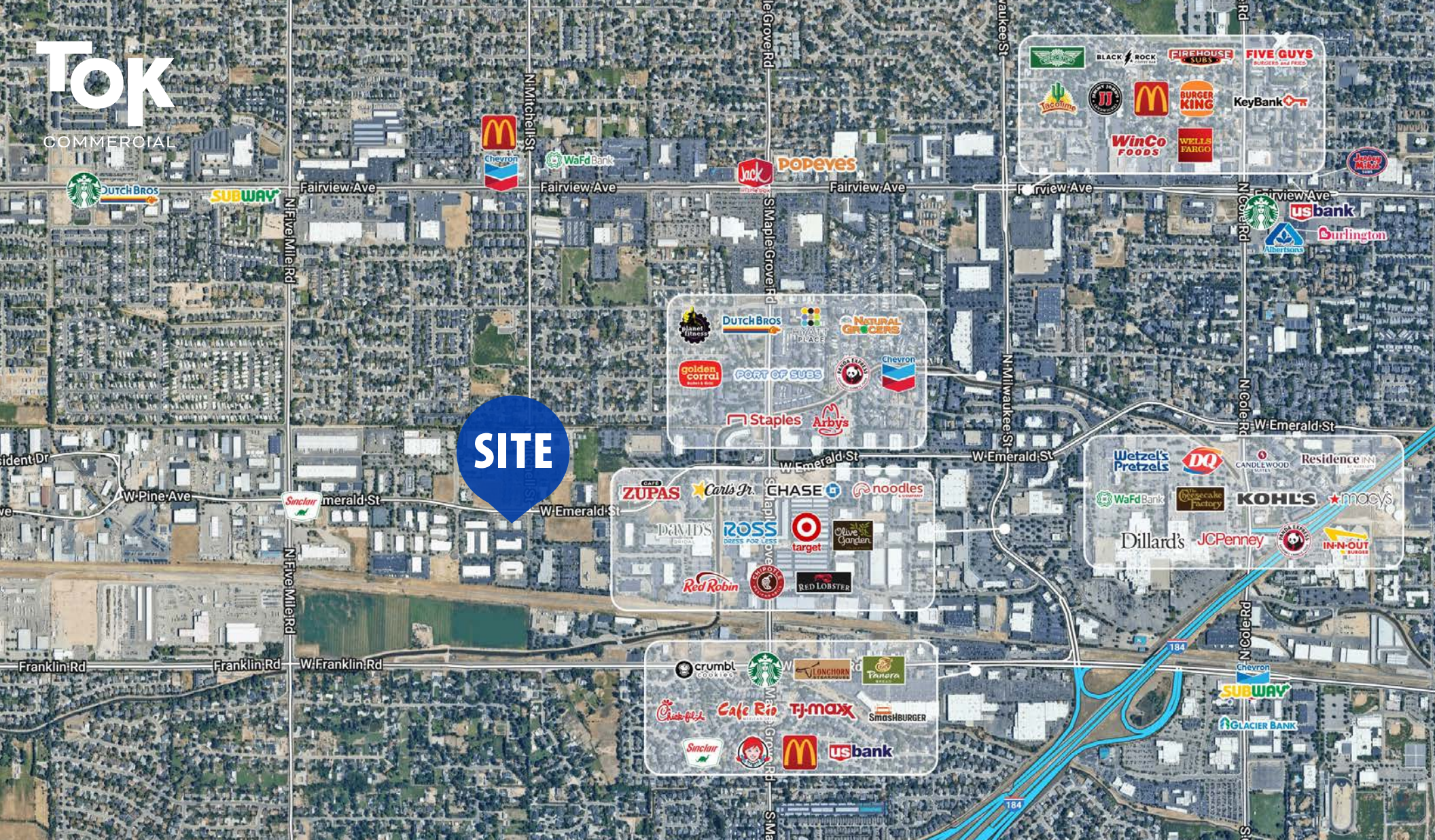
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TOK

COMMERCIAL



1 MILE RADIUS



POPULATION
11,831
1 MI. RADIUS



HISTORIC ANN. GROWTH
1.5%
1 MI. RADIUS



AVG. HOUSEHOLD INC.
\$91,000
1 MI. RADIUS

3 MILE RADIUS



POPULATION
99,089
3 MI. RADIUS



HISTORIC ANN. GROWTH
1.3%
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$101,163
3 MI. RADIUS

5 MILE RADIUS



POPULATION
270,734
5 MI. RADIUS



HISTORIC ANN. GROWTH
1.8%
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$110,549
5 MI. RADIUS

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