



FOR SUBLEASE

9955 W. Emerald Street Boise, ID

Westpark Corporate Campus

Overview

- 4,965 SF
- Newly finished flex space with new carpet, paint, lights
- Private offices, break room, reception, server room and M/F restrooms
- Rare small warehouse with 2 grade level doors
- Great location and access to downtown and Meridian

Contact

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[TenantRealtyAdvisors.com](https://www.TenantRealtyAdvisors.com)

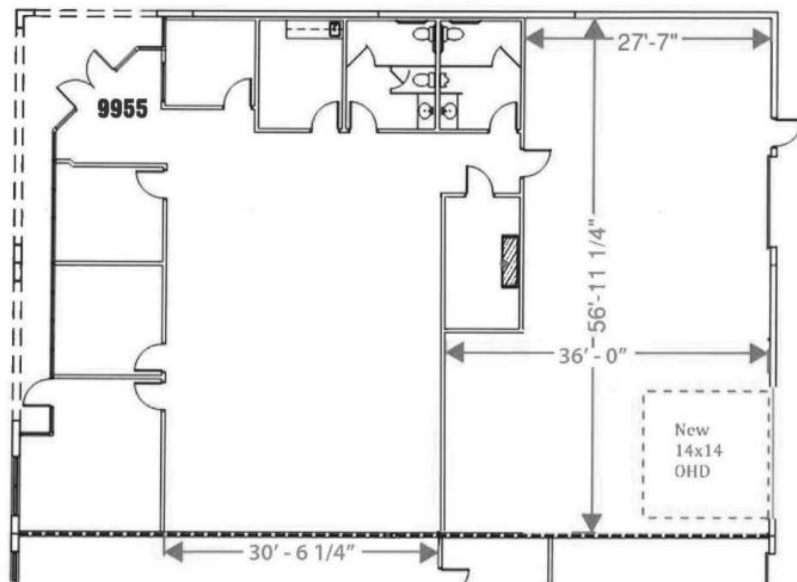
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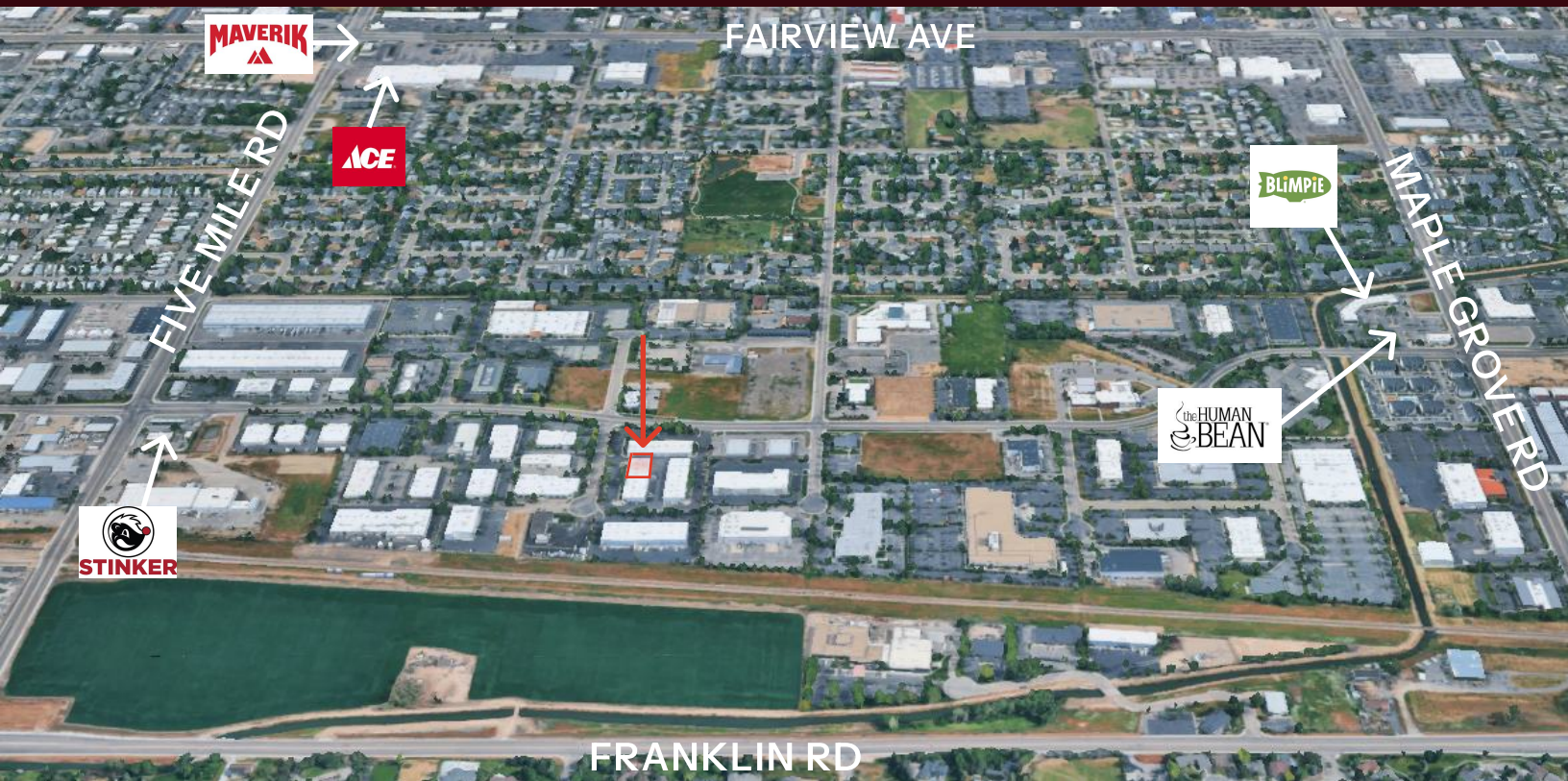


Flex Space for Sublease

- 4,965 SF (approx 1,800 warehouse).
- Asking rate: \$1.30/SF NNN.
- 2 grade level doors in warehouse.
- As is with furniture negotiable.
- Contact agent for showing instructions.
- Available immediately.
- Preferred term: through 4/30/30
- Direct Lease available.

Floor Plan





LOCATOR MAP

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