



COMMERCIAL

Hobble Creek Park

West Boise YMCA  
Aquatic Center

BUILDING  
12501

BUILDING  
12553

BUILDING  
12585

# EXPLORER CAMPUS

12501-12585 W EXPLORER DRIVE BOISE, ID 83713

BOISE RESEARCH CENTER / OFFICE SPACE FOR LEASE

## LEASE DETAILS

<b>SUBMARKET</b>	West
<b>AVAILABLE SPACE</b>	Bldg 12553 - Ste. 100 9,868 SF [Demisable]
<b>LEASE RATE</b>	Contact Agent (Contact agent for conceptual)
<b>LEASE TYPE</b>	FSEJ
<b>PARKING</b>	Ample On-Site

## PROPERTY HIGHLIGHTS

- Desirable office space in Boise Research Center.
- Fiber optics available.
- Ample parking.
- Close to YMCA with Aquatic Center.
- Close to a variety of restaurants and services.
- Easy access to major Boise thoroughfares.



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# FLOOR PLAN

BLDG 12553

**SUITE 100**  
TOTAL 9,868 SF  
[DEMISABLE]



**SUITE 100**  
TOTAL 6,248 SF  
DEMISED  
OPTION

**SUITE 140**  
TOTAL 3,621 SF  
DEMISED  
OPTION





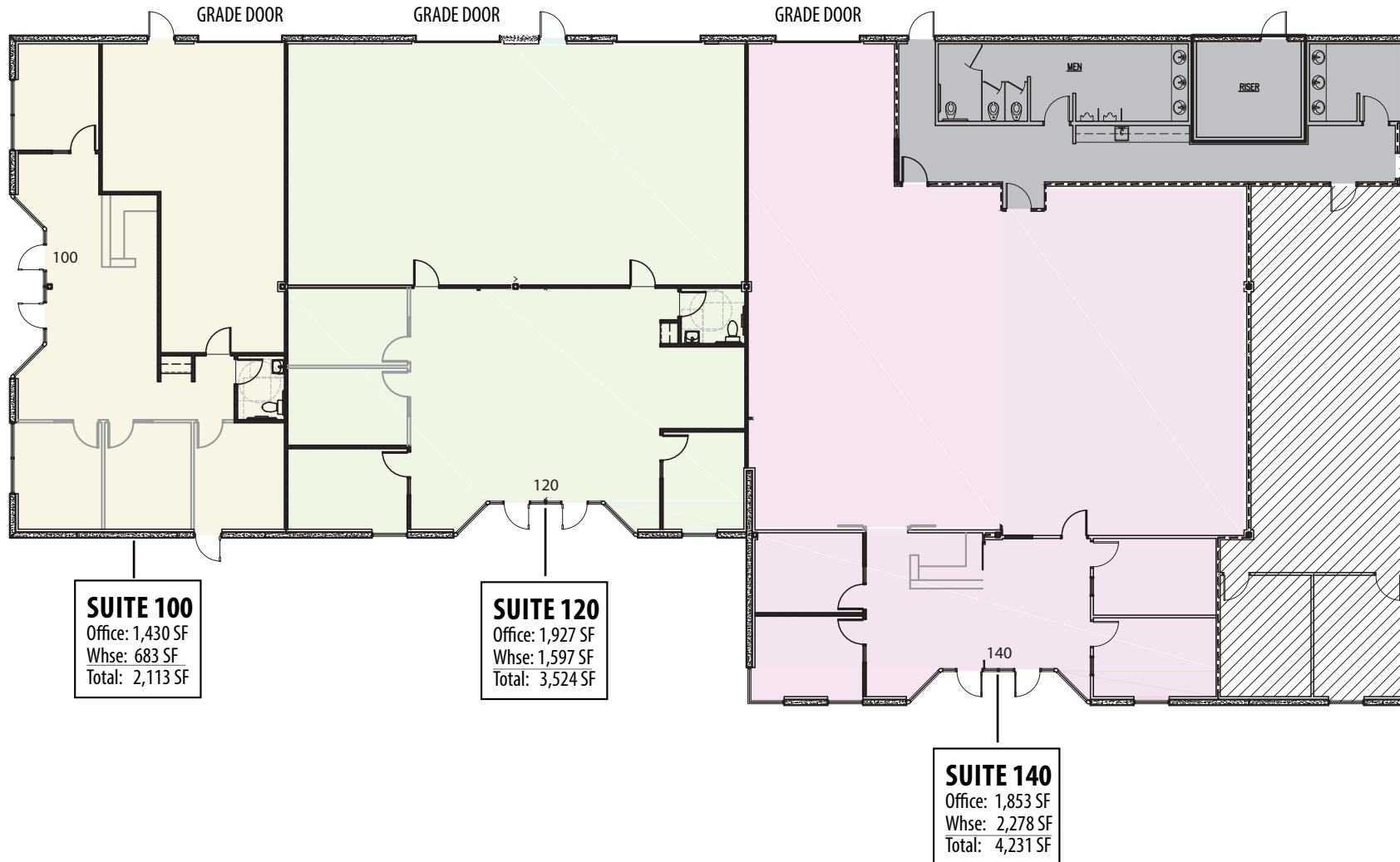
## AVAILABLE SPACE

SPACE	LEASE RATE
SUITE 100:	Contact Agent
SUITE 120:	Contact Agent
SUITE 140:	Contact Agent

\* Warehouse & office space sizes can be modified.  
 \* All suites (100, 120, & 140) can be combined to total 9,868 SF.

# CONCEPTUAL LAYOUT

FOR FLEX | OFFICE | WAREHOUSE  
 TO BE CONSTRUCTED



# TOK

COMMERCIAL

15 MINUTES TO  
I-84 VIA  
EAGLE RD

2 MINUTES TO  
EAGLE  
ROAD

BUILDING  
12553

BUILDING  
12585

BUILDING  
12501

ACCESS POINT

ACCESS POINT

ACCESS POINT

1 MINUTE TO  
CHINDEN  
BLVD



EXPLORER  
CAMPUS

HOBBLE CREEK  
PARK

Explorer Dr

Discovery Way

LaSalle St

Chinden Blvd

Cloverdale Rd

SPRINGHILL  
SUITES  
BY MARRIOTT



- Peaceful walking paths throughout the park.
- Neighboring West YMCA and parks.
- Walking distance to restaurants.

