

REMODELED OFFICE WITH FURNITURE FOR SUBLEASE

EMERALD TECH CENTER

10095 W. Emerald Street, Boise, ID 83704



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

AVAILABLE UNIT:	Suite 110
AVAILABLE SIZE:	6,678 SF
LEASE RATE:	\$14.95 SF/Yr
LEASE TYPE:	Full Service

PROPERTY INFORMATION

COUNTY:	Ada
MARKET:	BoiseCity/Nampa
SUBMARKET:	Boise

BUILDING DATA

TOTAL BUILDING SF:	11,504 SF
YEAR BUILT:	2004
ZONING:	M-1D

SHOWING INSTRUCTIONS: Contact Agent

PROPERTY OVERVIEW

Lee and Associates is pleased to present this recently remodeled office suite for sublease. Great open floor plan with three offices, conference room, IT room, and large break room. Offices come furnished with 28 sit-stand desks with partitions, memory system, and power rails. Also included are 34 chairs, 28 cabinets, and conference table. Space has windows surrounding the entire perimeter offering an abundance of natural light throughout.

LOCATION OVERVIEW

This property is located near the corner of Emerald Street and N. Ancestor Place.

PROPERTY HIGHLIGHTS

- Below market rents
- High Speed Internet
- On-site free parking
- Furnished offices and break room
- Open floor plan
- 5 minutes to Boise Towne Square
- 15 minutes to the Boise Airport

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

INTERIOR PHOTOGRAPHS EMERALD TECH CENTER

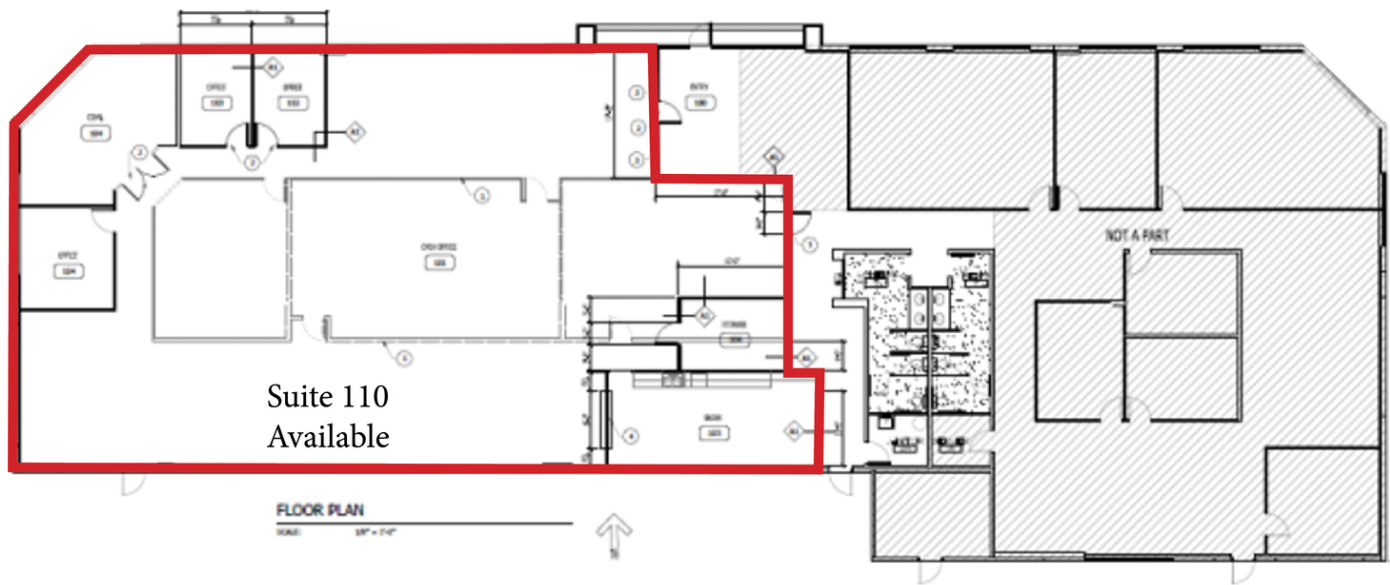
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FLOOR PLAN
EMERALD TECH CENTER
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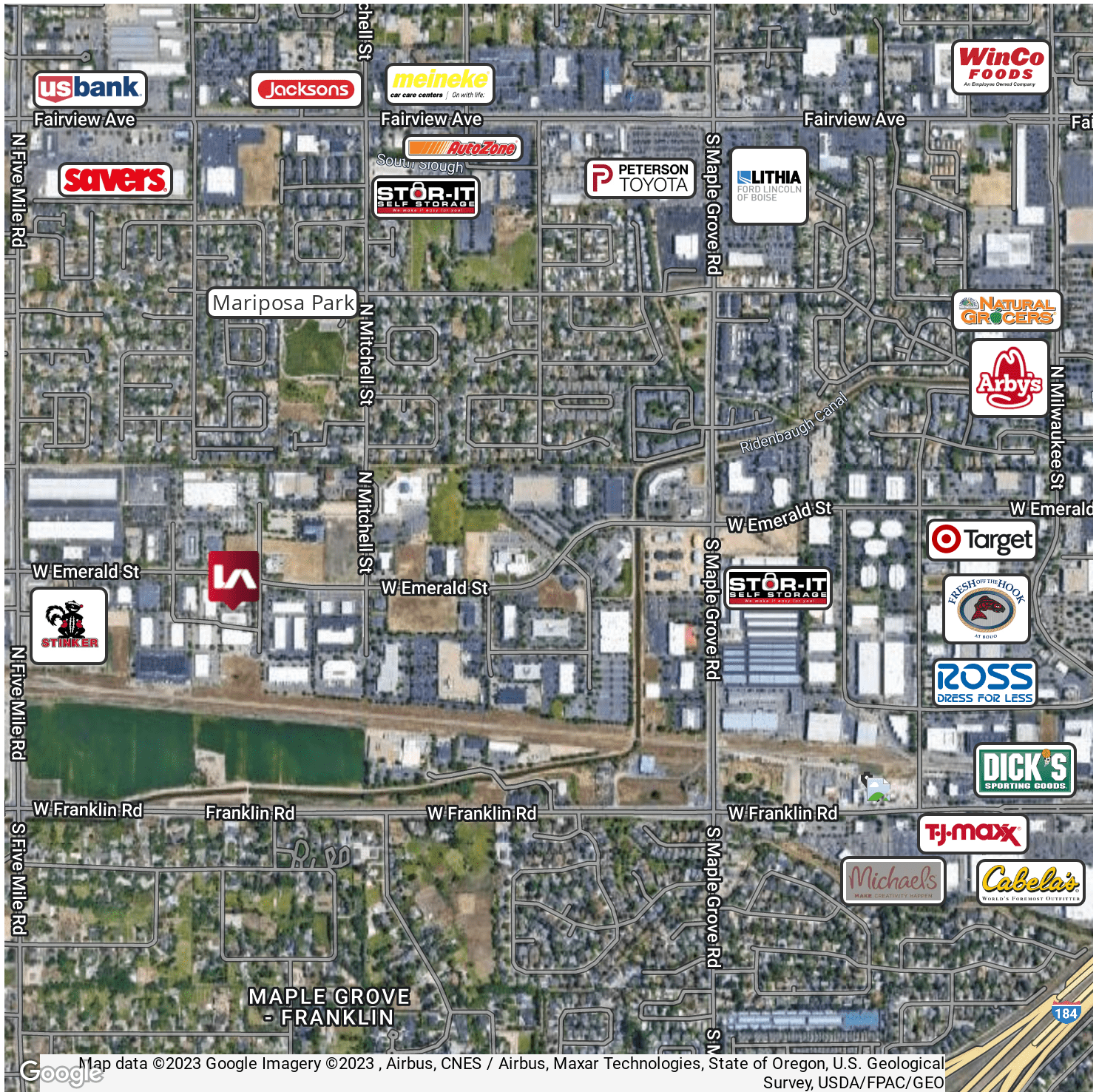


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RETAIL MAP EMERALD TECH CENTER

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LOCATION MAPS EMERALD TECH CENTER

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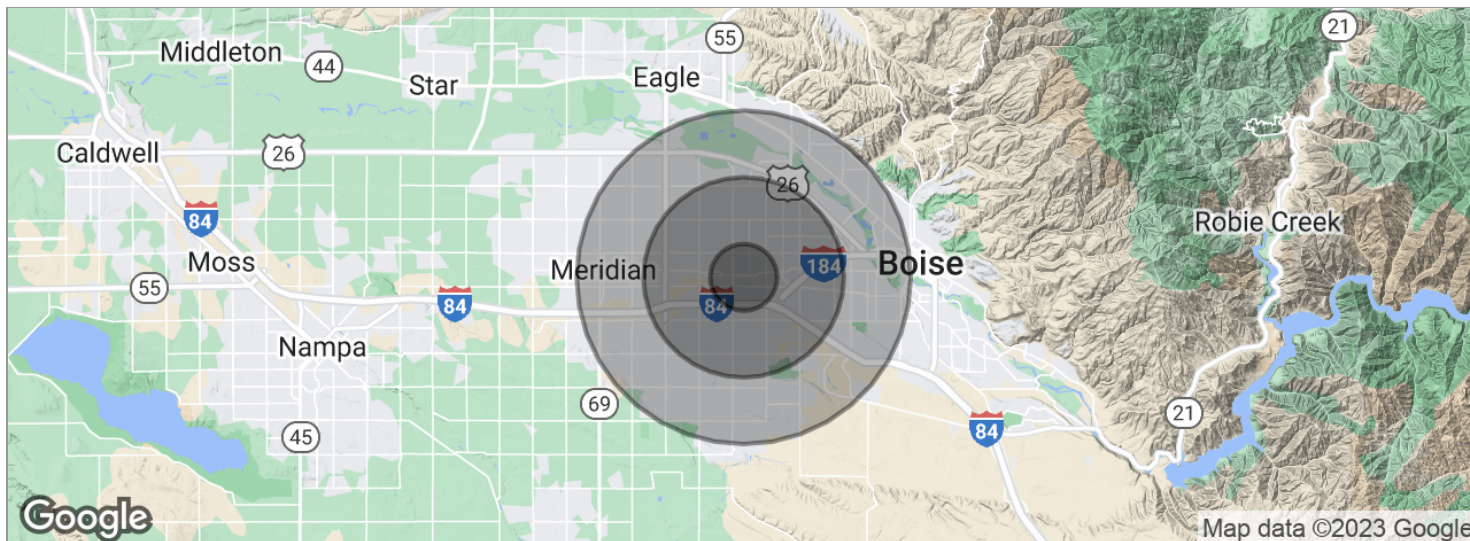


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DEMOGRAPHICS EMERALD TECH CENTER

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,059	84,356	188,459
Median age	36.0	35.6	35.4
Median age (Male)	34.1	34.8	34.6
Median age (Female)	38.2	36.3	36.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,517	32,480	73,812
# of persons per HH	2.6	2.6	2.6
Average HH income	\$58,426	\$62,371	\$63,874
Average house value	\$170,529	\$203,810	\$213,458

*Demographic data derived from 2020 ACS - US Census

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