

# FOR SALE OR LEASE FLEX OFFICE SPACE OR CALL CENTER

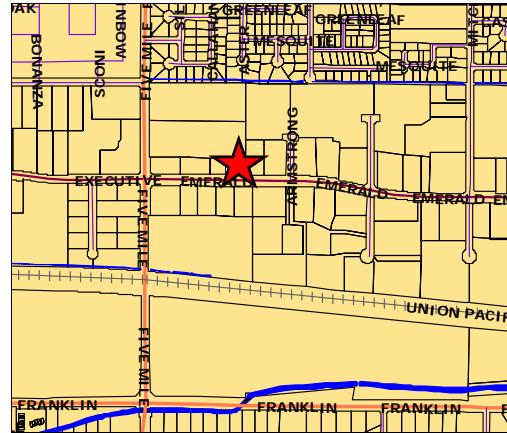
10350 W Emerald— Boise, Idaho



*Building Description:*

**7,958+/- Square Feet**

- Total building square feet—7,958
- Divisible to—3,979 each suite
- Call center cubicles may be available for purchase
- Additional parking available in neighboring lot
- Each suite contains:
  - Conference Room
  - Training Room(furniture may be available)



**Sublease opportunity from Sprint  
for the first 1 1/2 years.**

**\$132 per sf  
.505 Acres  
Zoned M-1D**

**PRICE: \$1,050,000**

**LEASE RATE: \$8.50 NNN**

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