

PROFESSIONAL OFFICE | FLEXIBLE COMMERCIAL SPACE



7940 W RIFLEMAN ST, SUITE 140, BOISE, ID



FOR MORE INFORMATION CONTACT US:

BILL DAVIS

208.859.8329
bill@cornerpointcre.com

JOSH WIETING

208.870.9633
josh@cornerpointcre.com

SHERRY SCHOEN

208.870.6933
sherry@cornerpointcre.com

- NUMEROUS PRIVATE OFFICES
- LARGE SEMINAR/TRAINING ROOM
- CONVENIENT WEST BOISE LOCATION

7940 W RIFLEMAN ST, SUITE 140 | BOISE, ID

CornerPoint Commercial Real Estate is pleased to present a flexible commercial opportunity within a well-established multi-tenant commercial building in West Boise. Situated in one of the Treasure Valley's premier business and retail hubs, the property offers exceptional access to I-84 and is surrounded by Boise Towne Square, St. Alphonsus Regional Medical Center, restaurants, hotels, and a wide variety of nearby amenities. The existing layout features a welcoming reception area, numerous private offices, a large training/conference room, and ample support space, making it well suited for professional office, medical, educational, financial services, counseling, and other appointment-based businesses.

Conveniently located in the heart of West Boise, the property offers a flexible commercial layout, exceptional regional accessibility, and immediate access to one of the area's most established business districts.

PROPERTY DETAILS

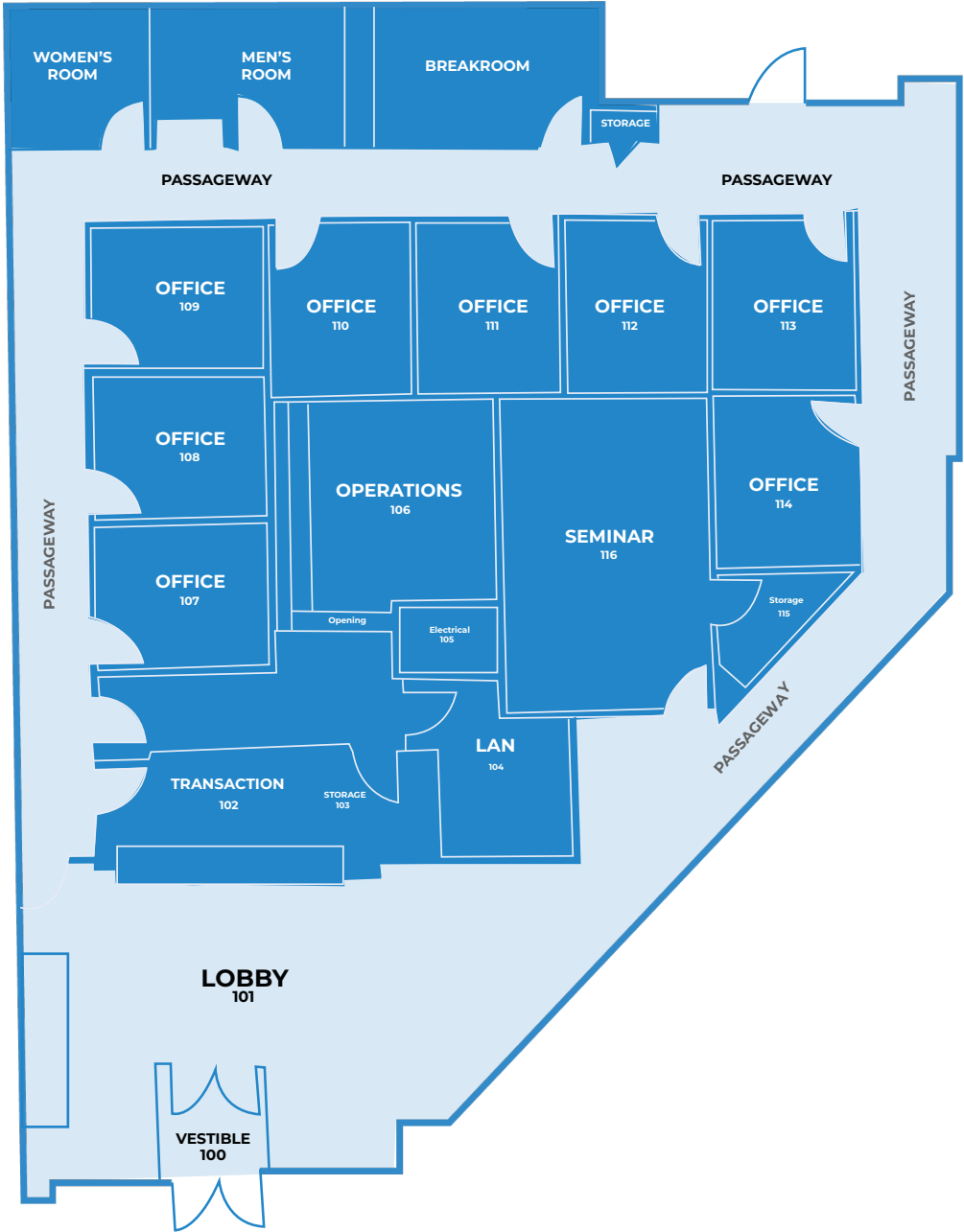
Available Space:	4,183 SF
Lease Rate:	\$26.00 PSF
Lease Type:	NNN (Est. \$4.87 PSF)
Building Type:	Multi-Tenant Office & Service Building
Existing Layout:	Reception, numerous private offices, seminar/training room, break room & storage
Parking:	Abundant on-site parking
Signage:	Prominent storefront signage plus an additional sign opportunity on the end cap facing Emerald St.
Availability:	Immediate



PROPERTY HIGHLIGHTS

- ▶ Flexible floor plan with numerous private offices
- ▶ Large seminar or training room
- ▶ Welcoming reception and lobby area
- ▶ Ideal for professional office, medical, education, counseling, financial services, and other appointment-based businesses
- ▶ Exceptional access to I-84, Cole Rd, and Milwaukee St.
- ▶ Surrounded by major retailers, restaurants, hotels, medical services, and everyday amenities in the heart of West Boise.
- ▶ Abundant on-site parking for employees or visitors

FLOOR PLAN



7940 W RIFLEMAN ST, SUITE 140 | BOISE, ID

INTERIOR PHOTOS



7940 W RIFLEMAN ST, SUITE 140 | BOISE, ID

INTERIOR PHOTOS



SOUTH VIEW



NORTH VIEW





PROFESSIONAL OFFICE | FLEXIBLE COMMERCIAL SPACE

7940 W RIFLEMAN ST, SUITE 140, BOISE, ID

FOR MORE INFORMATION, CONTACT US:

BILL DAVIS

208.859.8329

bill@cornerpointcre.com

JOSH WIETING

208.870.9633

josh@cornerpointcre.com

SHERRY SCHOEN

208.870.6933

sherry@cornerpointcre.com

