

EMERALD SQUARE

OFFICE INVESTMENT/USER OPPORTUNITY WITH UPSIDE
FOR SALE OR LEASE

4355 W EMERALD STREET | BOISE, ID 83706

TOK COMMERCIAL
REAL ESTATE

AVIATION FINANCE GROUP

PRICE REDUCED

38,396 SF

BUILDING SIZE

SALE PRICE \$5,375,000

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PROPERTY DETAILS

FOR LEASE

SPACE	SIZE	RATE
SUITE 100	7,804 SF	\$16.50/SF, FSEJ
SUITE 250*	~1,500 - 6,936 SF	\$16.50/SF, FSEJ

*SUITE 250 CAN BE DEMISED DOWN TO ~1,500 SF.
CONCEPTUAL DRAWINGS ON PG 6.

FOR SALE | PRICE REDUCED

\$5,375,000
LIST PRICE

\$140.00/SF
PRICE/SF

DETAILS

38,396 SF
BUILDING SIZE

2.43 ACRES
LOT SIZE

1987
YEAR BUILT

62% LEASED
MULTI-TENANT BUILDING

6/1,000
PARKING

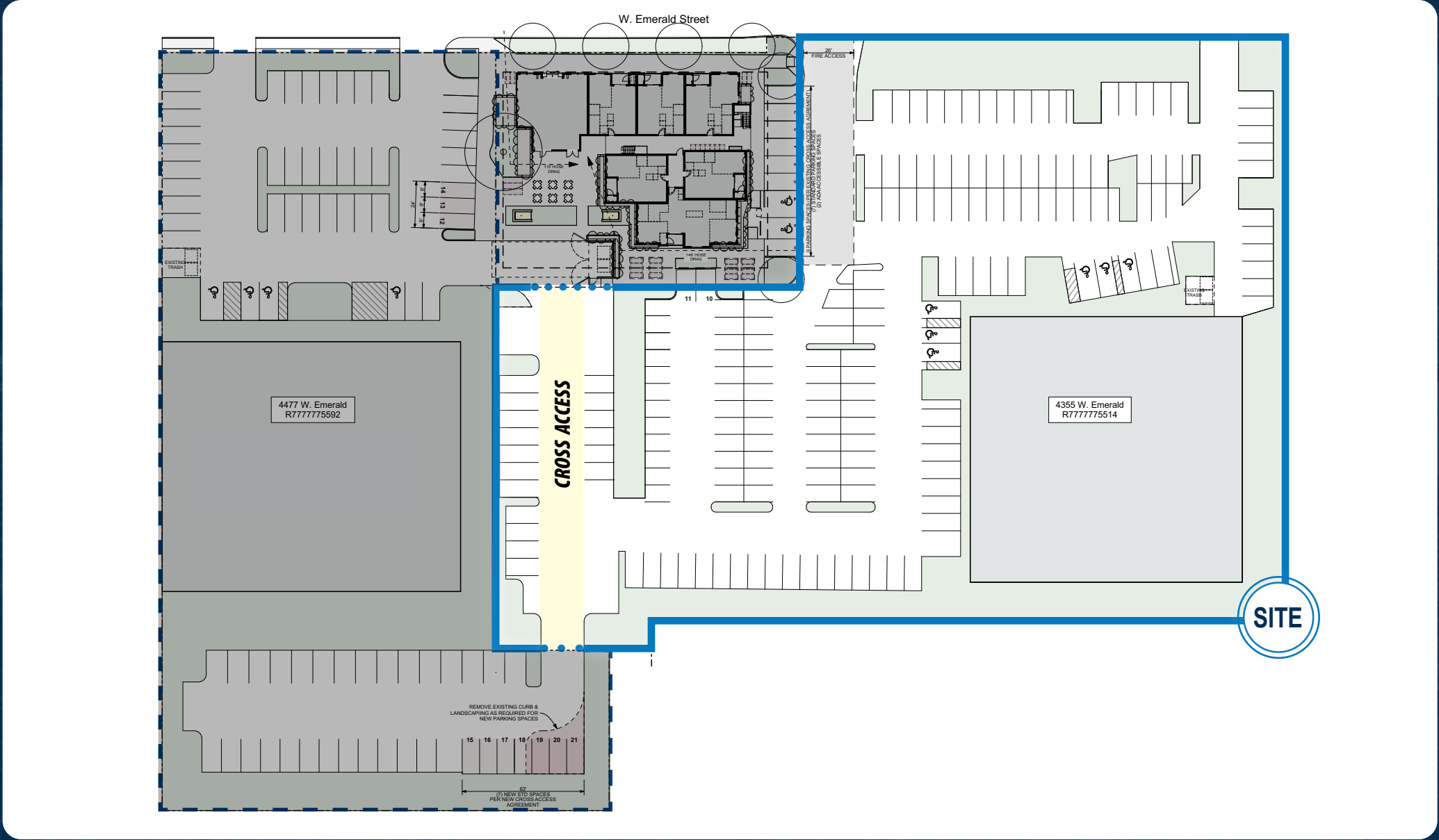
R-1C
ZONING

OFFICE
PROPERTY TYPE





SITE PLAN



THE OFFERING

Emerald Square is offered for sale or lease, presenting a compelling investment or owner-user opportunity to occupy a significant portion of the 38,396-square-foot multi-tenant office building while generating income from existing in-place tenants. Currently 62% leased, the property allows a buyer to step into immediate cash flow and offset occupancy costs with rental revenue, while utilizing available suites ranging from ~1,500 to 7,804 square feet. Offered at \$5,375,000 (\$140/SF)—well below replacement cost—the asset features clear mark-to-market potential and a defined path to NOI growth through lease-up and rental rate increases, all situated on a 2.43-acre site with R-1C zoning in Boise's established Central Bench corridor.

THE HIGHLIGHTS

Income-Producing Opportunity - Great for owner/user with income from other tenants.

Attractive Basis - Offered at \$140/SF, below replacement cost, providing a compelling entry point within a high-demand submarket.

Recent Capital Improvements - New Daikin Mammoth 91-ton HVAC RTU installed September 2024, representing a \$350,000 capital investment.

Common Area Improvements Underway - Common areas are currently being updated with new lighting, flooring, and paint, enhancing the overall tenant experience and property appeal.

Strategic Boise Bench Location - Positioned on Emerald Street in Boise's Central Bench submarket, with immediate access to the I-184 Connector and Downtown Boise, supporting strong tenant demand and regional connectivity.

Embedded Rental Upside - Opportunity to grow NOI by bringing in-place rents to market over time, supported by current vacancy and near-term lease roll that provide a clear path to capture upside.

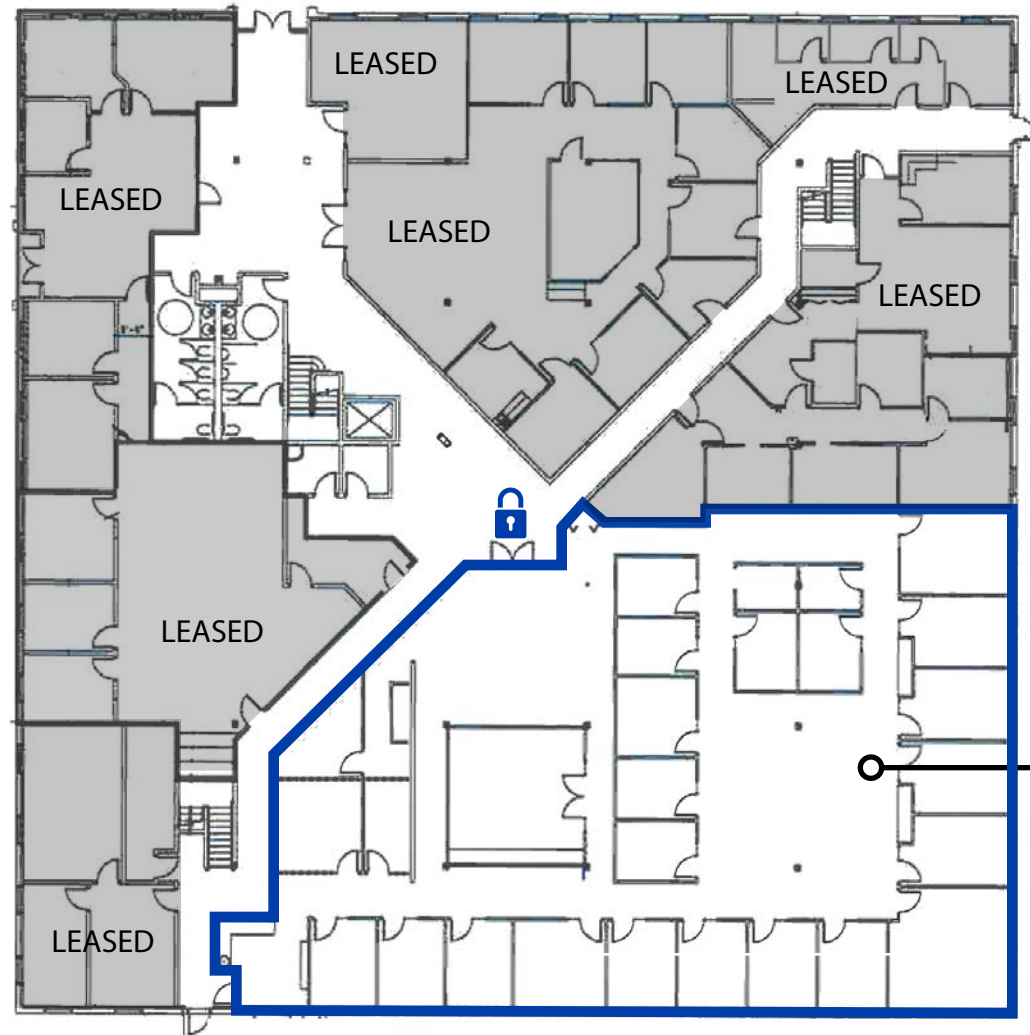
2.43 Acre Lot - Zoned R-1C (Residential Traditional), and with neighboring commercial properties, future rezoning consideration can be explored.



FOR LEASE	SIZE	RATE
Suite 100	7,804 SF	\$16.50/SF

LEASE TYPE: FSEJ

PARKING: 6/1,000



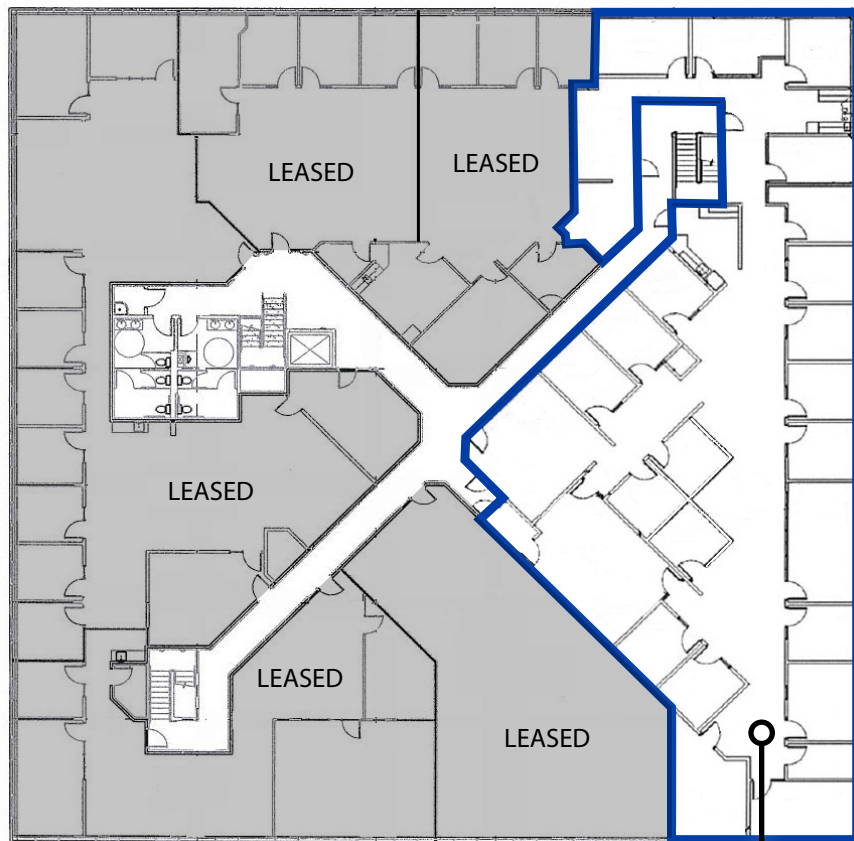
SUITE 100
7,804 SF
AVAILABLE IMMEDIATELY

FOR LEASE	SIZE	RATE
Suite 250	~1,500 - 6,936 SF	\$16.50/SF

LEASE TYPE: FSEJ

PARKING: 6/1,000

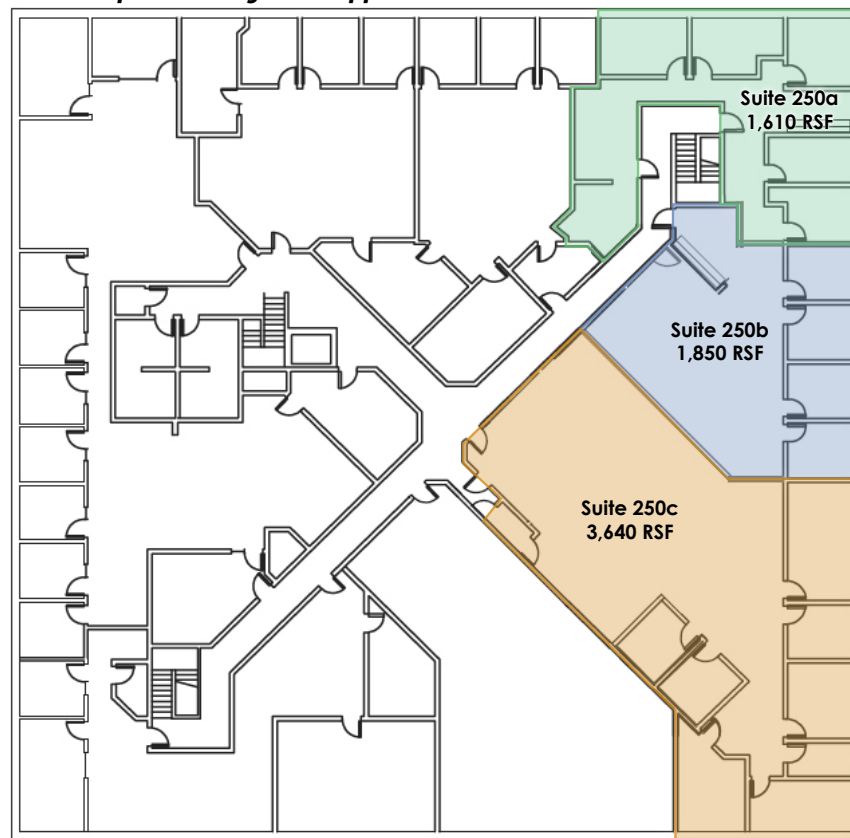
EXISTING FLOOR PLAN



SUITE 250
~1,500 - 6,936 SF
AVAILABLE IMMEDIATELY

IN-PROGRESS DEMISING PLAN

**Suite square footages are approximate.*



RENT ROLL



CLICK HERE TO ACCESS 

ZONING INFORMATION

R-1C

R-1C in Boise is a Residential Traditional zoning district intended primarily for single-family neighborhoods on smaller urban lots, often in more central or established areas. It supports a walkable, neighborhood-scale pattern with homes fronting public streets, sidewalks, and street trees to reinforce a traditional streetscape character.

The district allows mainly residential uses, with some supportive civic and community uses such as schools or churches that serve local residents. Lots are generally smaller than in lower-density zones, and standards tend to allow higher unit counts per acre, making R-1C an important tool for infill housing and modest density increases while keeping a compatible scale.

For developers and investors, R-1C is attractive because its smaller minimum lot sizes and relatively higher density allowances enable townhomes, narrow-lot homes, accessory dwelling units, and other small-scale infill projects. This creates opportunities for incremental intensification—such as lot splits and additional units on existing parcels—while remaining consistent with surrounding neighborhood character and market demand for close-in housing.

**SINGLE-FAMILY
RESIDENTIAL
FOCUS**

**SMALL-LOT URBAN
PATTERN**

**STRONG INFILL
POTENTIAL**

LEARN MORE





[9] EMERALD SQUARE

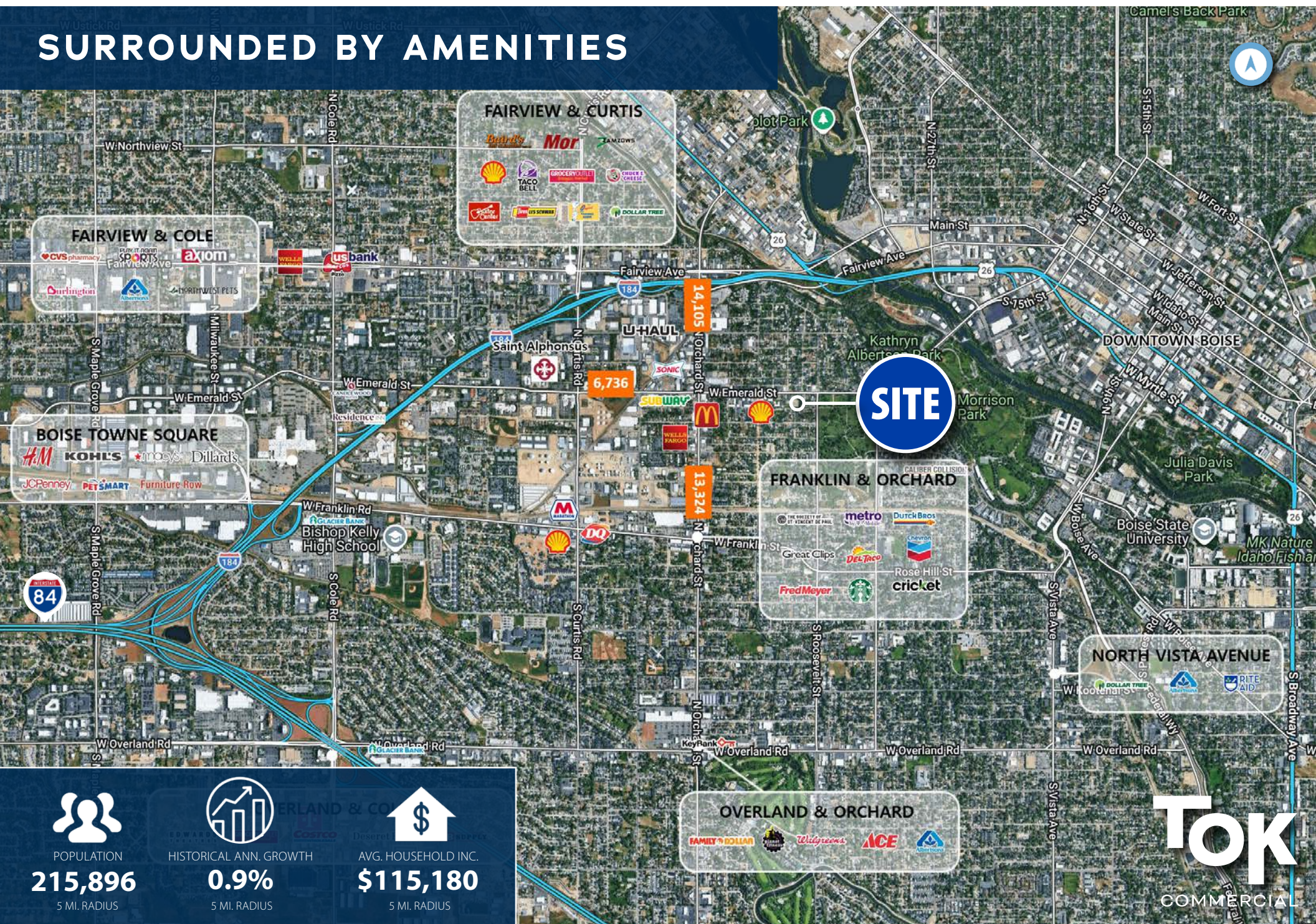
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CENTRALLY LOCATED 2.43-ACRE LOT ZONED R-1C



SURROUNDED BY AMENITIES



BOISE, IDAHO

AREA OVERVIEW

The Boise Valley is home to Idaho's capitol and serves as the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 845,864. Experts estimate the MSA population will exceed 1,075,000 by 2050.

Although Idaho is world famous for its agriculture, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in the valley, including Micron Technology, Hewlett Packard, Amazon, Albertsons, J.R. Simplot Company, MotivePower, Materne, LambWeston, and many others.

Forbes consistently ranks the Boise Valley as one of the top places in the country to not only do business, but also for raising a family, entertainment, recreation and its high quality of life.



#3

BEST PERFORMING CITY
*Milken Institute



845,864

POPULATION



\$128,006

AVERAGE HOUSEHOLD
INCOME



3.6%

UNEMPLOYMENT
RATE

MARKET SNAPSHOT

THROUGH MARCH 2026



ANNUAL



QUARTERLY

58,000 SQ. FEET
NET ABSORPTION



ANNUAL



QUARTERLY

9.5%
MULTITENANT VACANCY



ANNUAL



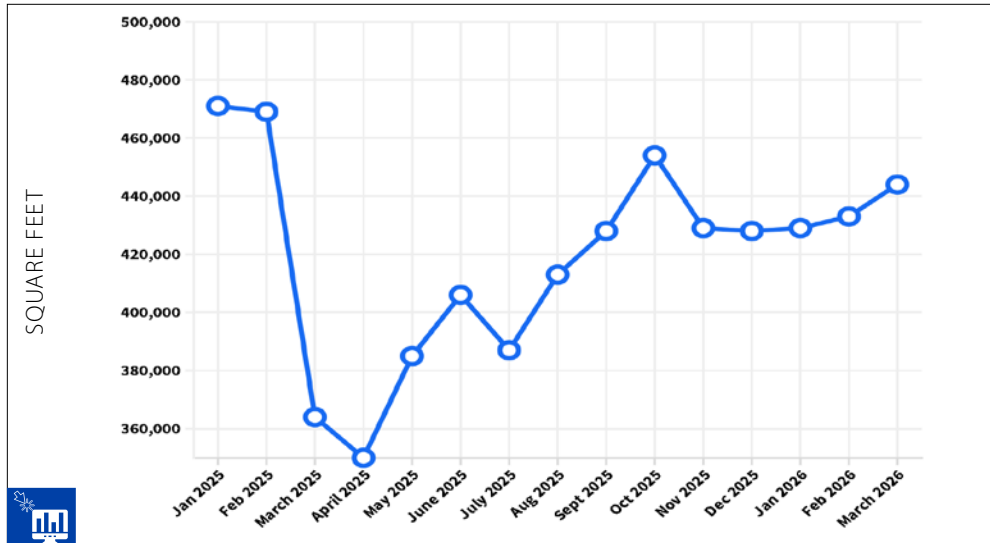
QUARTERLY

\$22.15
AVERAGE FLSV LEASE RATE (ANNUALLY)

TOK OFFICE MARKET STATS

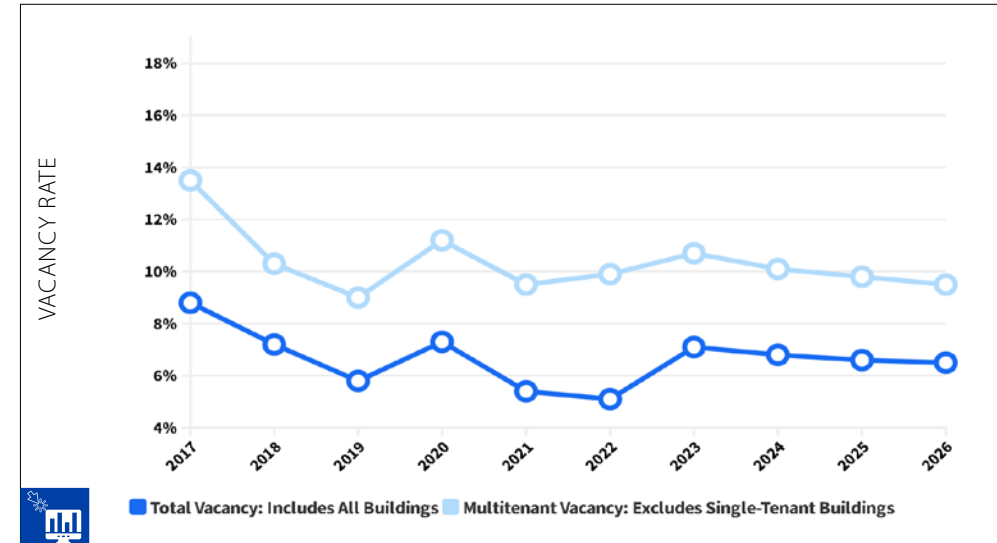
SUBLEASE SPACE BY SQUARE FEET

TOTAL AVAILABLE SUBLEASE SPACE rose to **444,000 SF** in Q1, **UP 22%** year over year. **32%** of available **SUBLEASE SPACE** is in **NORTH MERIDIAN** with **144,000 SF LISTED**.



VACANCY TRENDS

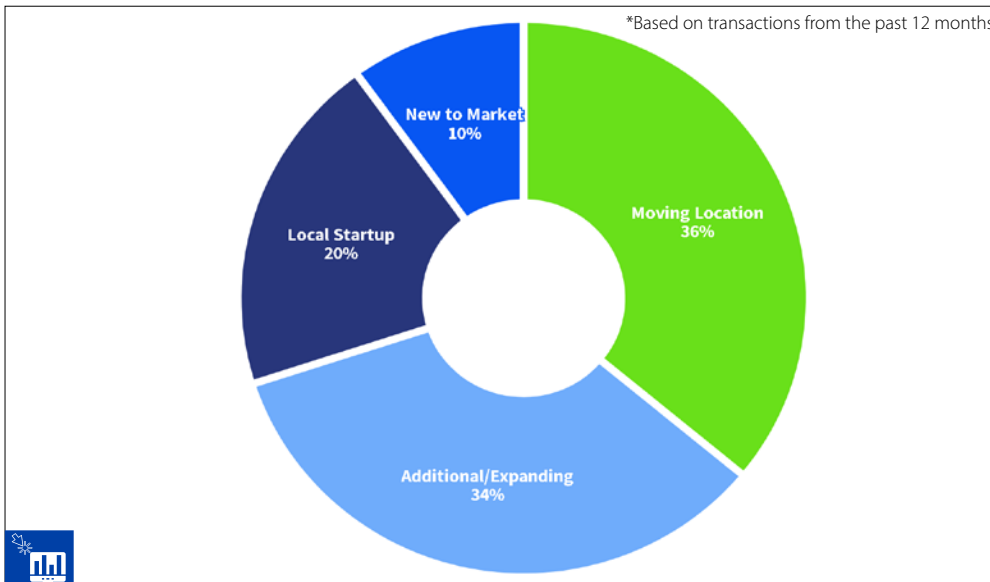
TOTAL VACANCY decreased from **6.8%** in Q1 2025 to **6.5%** in Q1 2026. Vacancy in **MULTITENANT BUILDINGS** decreased from **10.0%** to **9.5%** over the past 12 months.



TENANT ORIGIN

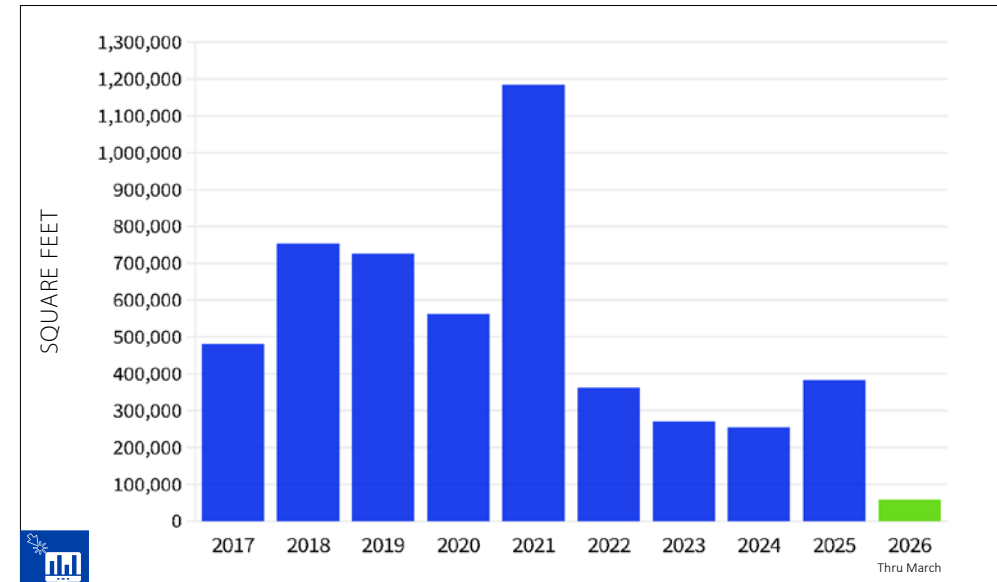
OVER 60% of **NEW TO MARKET TENANTS** found space in the **BOISE** submarkets. **TRANSACTIONS** with tenants **NEW TO THE MARKET** were **UP 3%** from Q1 2025.

*Based on transactions from the past 12 months



NET ABSORPTION

NET ABSORPTION was **OVER DOUBLE** the amount recorded in Q1 2025 totaling **58,000 SF**. **NORTH MERIDIAN** submarket had the **HIGHEST NET ABSORPTION** thru March with **36,000 SF**.



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