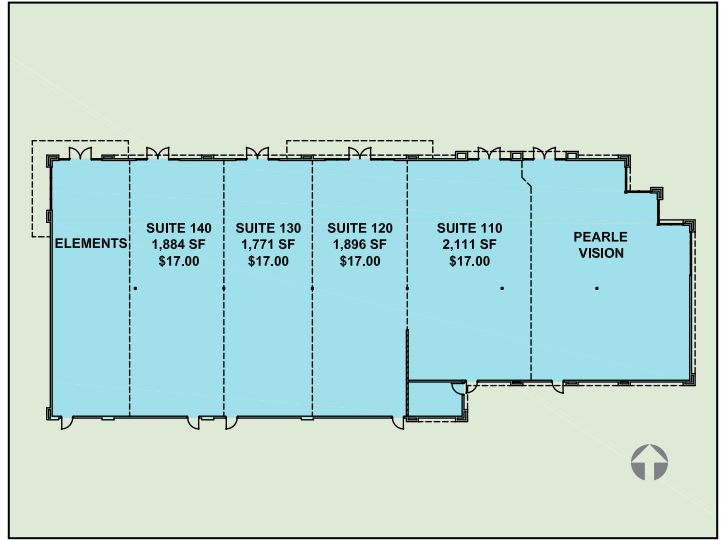


THE JEWEL

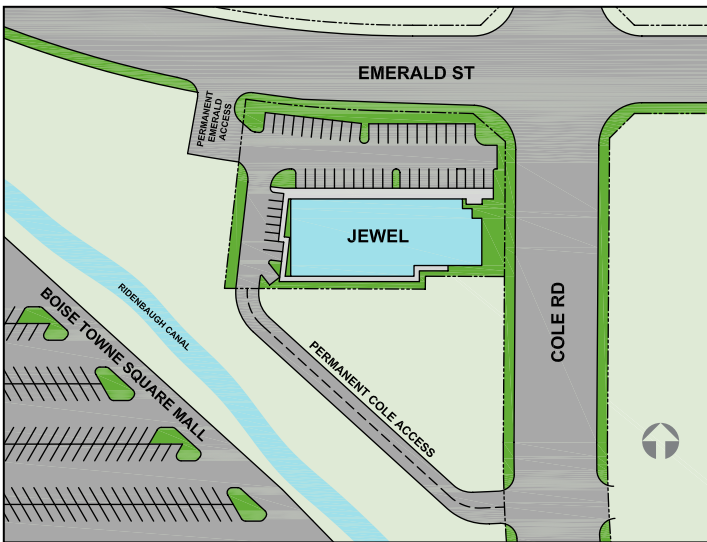
Retail Space for Lease



Building Exterior



Floor Plan



Site Plan



★ Property Location - 7447 W Emerald St, Boise

- ◆ High visibility, high traffic location next to the Boise Towne Square Mall, the largest mall in Idaho.
- ◆ Corner location with convenient access from both Emerald St and Cole Rd. Near freeway access.
- ◆ New, high quality facilities with interior space **custom designed** to your specifications.
- ◆ Free on-site parking in the ratio of 4.2 stalls per 1,000 SF.
- ◆ Attractive, contemporary design finished in a palette of stone, brick and stucco with metal accenting.

- ◆ Monitored fire protection; quiet concrete floor system.
- ◆ No percentage rent.
- ◆ \$40 TI allowance.
- ◆ Complete construction services available.
- ◆ Professionally managed and owned by W.H. Moore Company, developing quality projects for over 25 years.

By the Numbers	
Bldg size:	12,000 SF
Available:	Up to 7,700 SF
Load factor:	1%
Parking:	4.2 per 1,000 SF
Rent:	From \$17
TIs:	\$40 allowance