

OFFICE FOR LEASE NORWOOD PROFESSIONAL PLAZA

6550 W. Emerald Street, Boise, ID 83704



PROPERTY SUMMARY

Available Space:	Suite 122 - 1,173 SF
	Suite 124 - 965 SF
	*Suites 122 & 124 Can Be Combined For 2,138 SF
Lease Rate:	\$14.75 SF/Yr
Lease Type:	Modified Gross
Building Size:	10,942 SF
Year Built:	1979
Zoning:	L-OD
Cross Streets:	Emerald Street & N. Raymond Street

PROPERTY HIGHLIGHTS

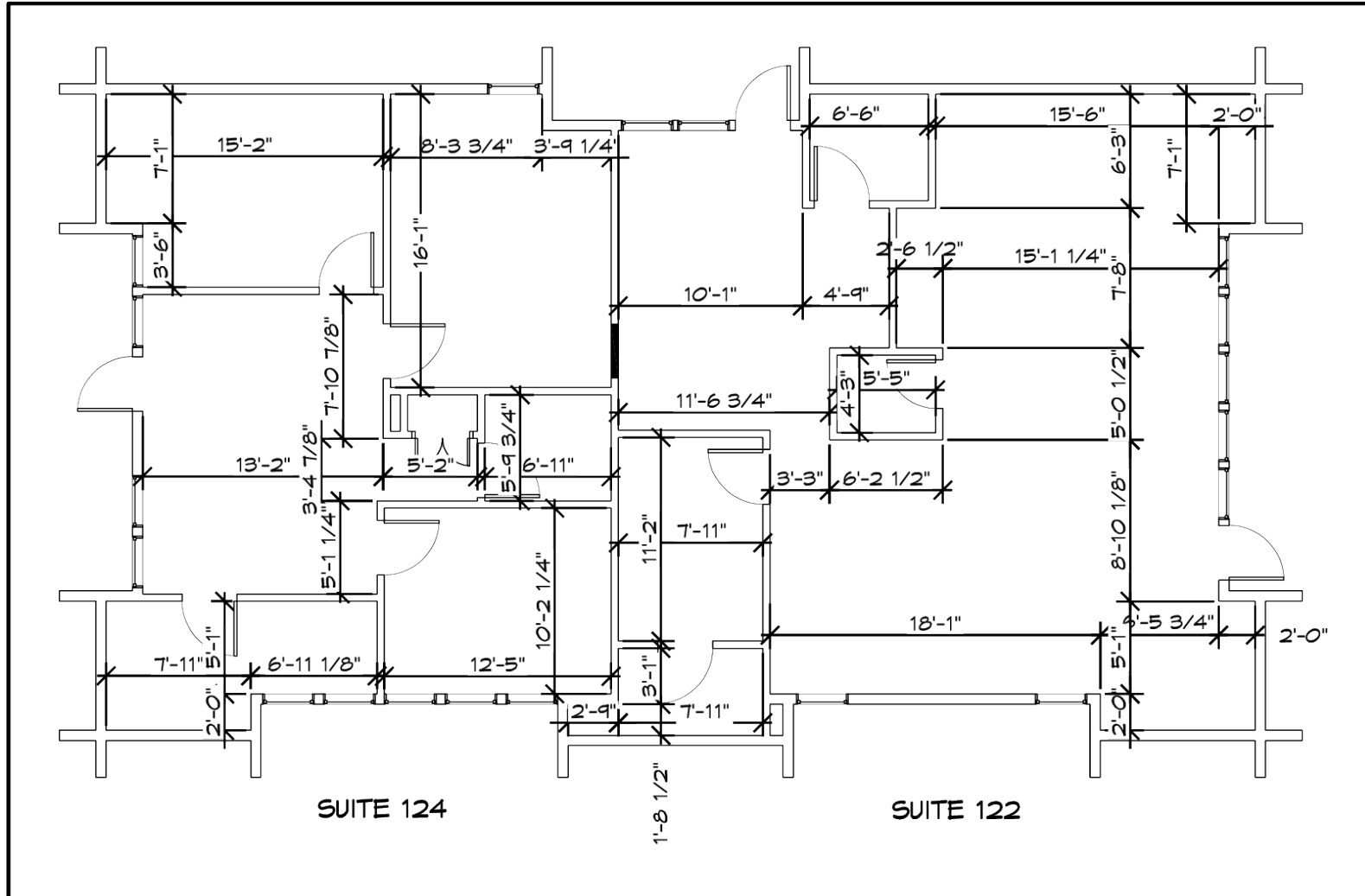
- Located adjacent to St. Alphonsus Hospital and nearby medical clinics
- Excellent signage opportunities on Emerald Street
- Three separate structures connected by a partially covered breezeway
- New roofing and HVAC

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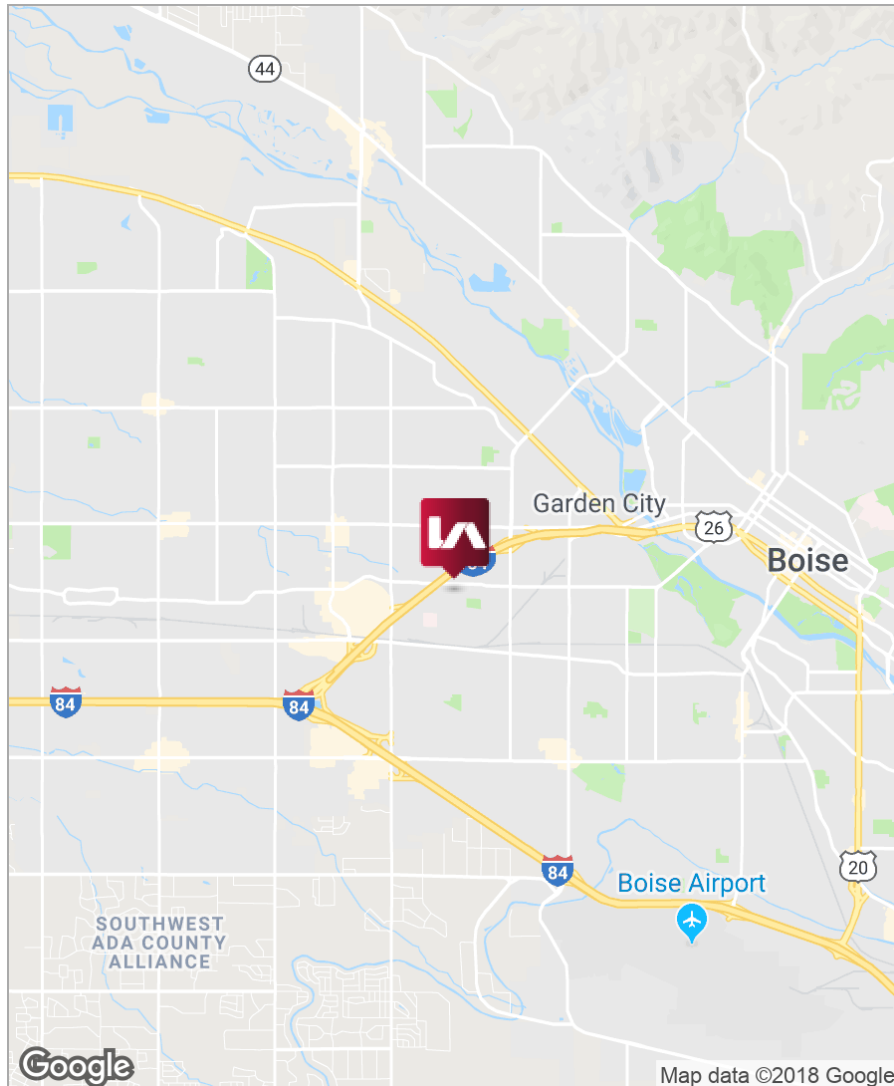
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,114	93,380	215,886
MEDIAN AGE	28.6	34.4	35.1
MEDIAN AGE (MALE)	28.5	33.4	34.3
MEDIAN AGE (FEMALE)	28.9	35.5	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,595	40,339	91,187
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$42,253	\$50,689	\$57,524
AVERAGE HOUSE VALUE	\$179,464	\$176,833	\$211,489

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