

Colliers

For Lease

Franklin Business Park | Suite 30

S Cole Rd at Franklin, Boise, ID



New Listing!



Steve Foster
+1 208 472 2834
steve.foster@colliers.com

Michael McNeight
+1 208 472 2865
michael.mcneight@colliers.com



Great Flex Space!

Property Overview

Property Type	Flex/Office
Parking	Ample On-Site
Doors	Rear Entry Door
HVAC	100% Heating & Cooling
Location	Building 1
Lease Rate	\$1.25 NNN PSF
OPEX	\$0.33 PSF
Available	Now
Access	Lock Box Front Door

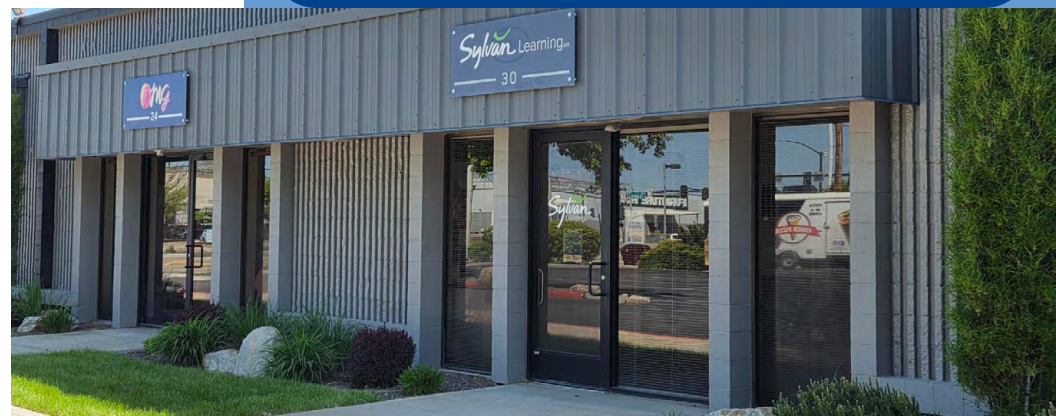
Space Available

Building	Suite	Size	Type
1	30	±2,599 SF	Flex

Great flex space with mixture of offices and open area. 100% HVAC, 100% dropped ceiling, breakroom, two restrooms, huge skylight. Great for a large classroom or training room.

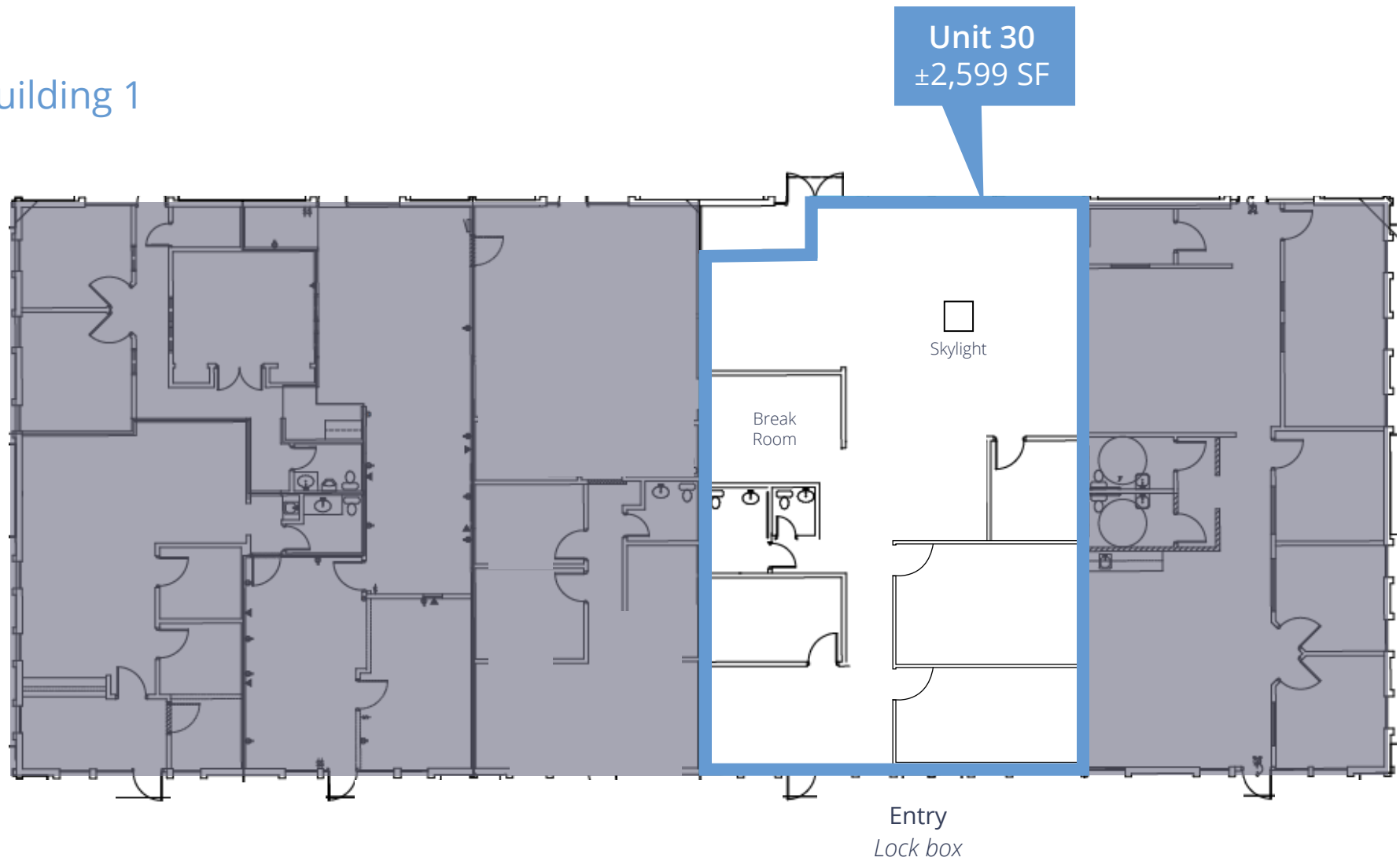
Key Highlights

- Easy access to Interstate 84 via Cole Road
- Excellent mix of office and flex spaces
- Newer landscaping
- Newer parking lot
- Newer exterior paint
- Newer HVAC units, all new roofs
- Monument signage available
- On-site restaurant
- Close proximity to Boise Towne Square Mall, restaurants, retail, medical and more

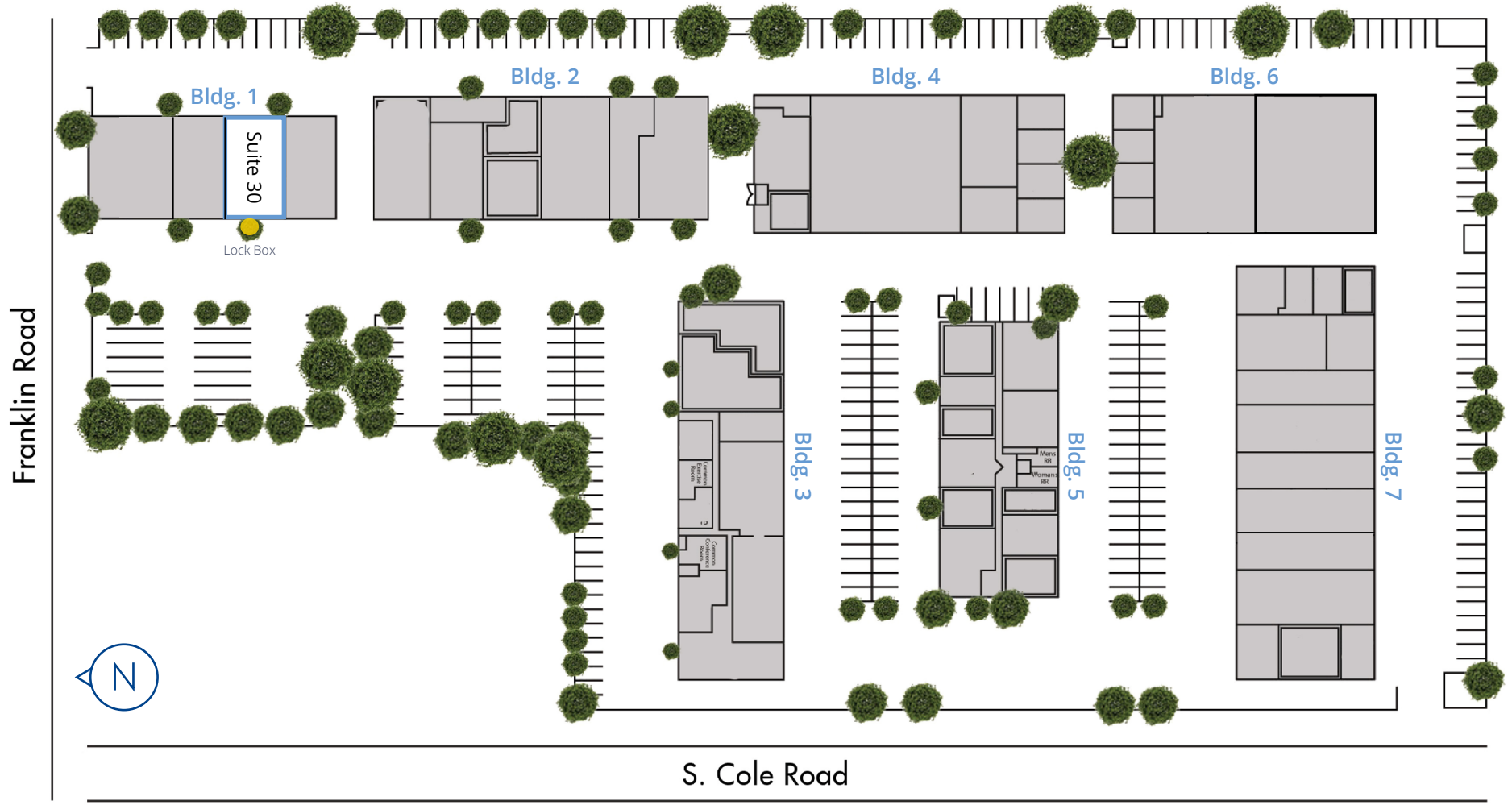


Floor Plan

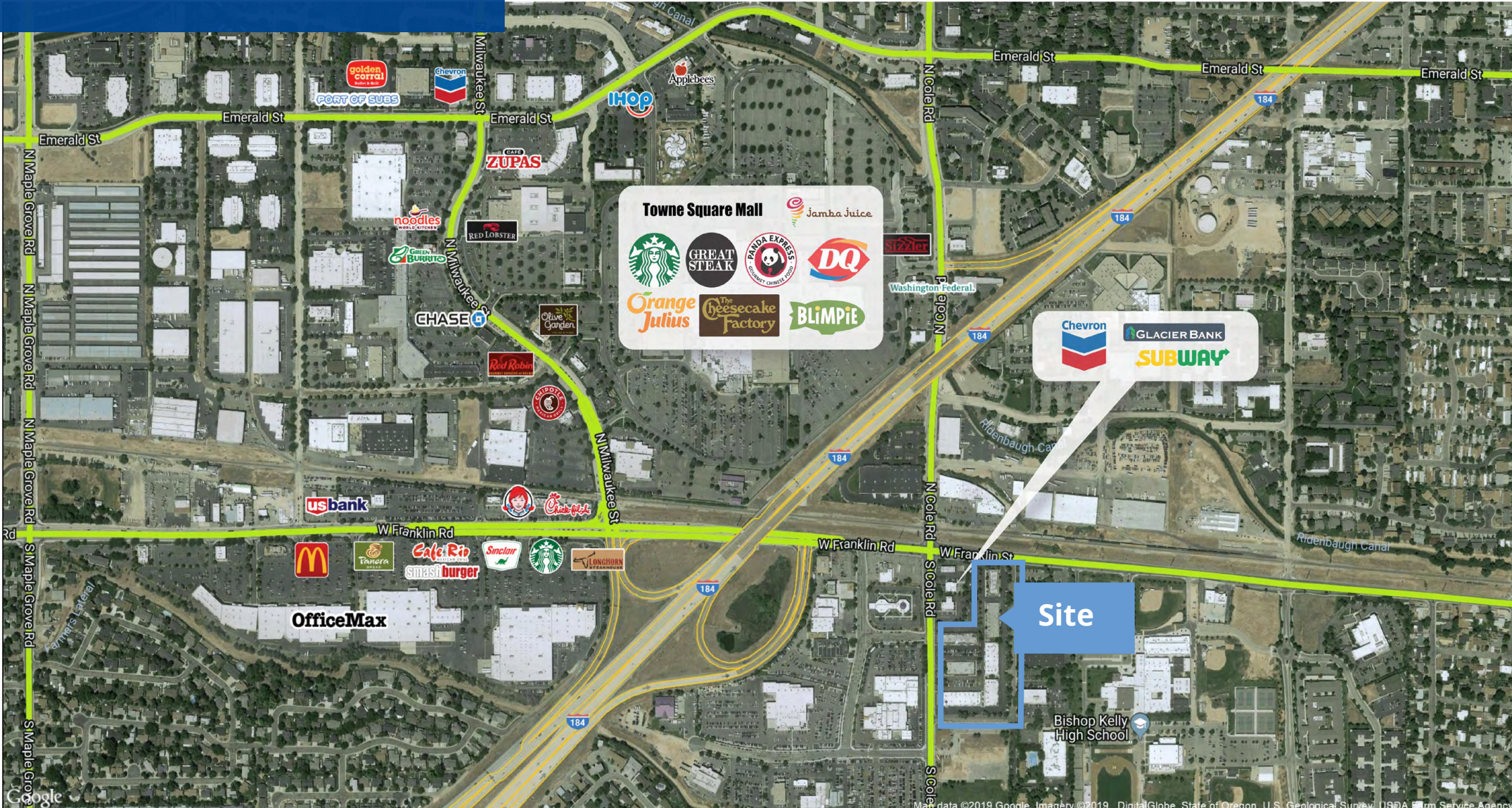
Building 1



Site Plan



Location



Property owned by:



755 West Front Street, Suite 300
Boise, Idaho 83702
208 345 9000
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.