



OFFICE/WAREHOUSE/FLEX FOR SUBLEASE

330 N Ancestor Place
Boise, ID 83704
10,990 SF AVAILABLE

Very Central Location Along the Emerald Street Corridor, Close to the Interstate, Restaurants, Etc.

- **Available:** Immediately
- **Available Space:** 10,990 SF (Suite 100)
- **Sublease Rate:** \$1.39 PSF (NNN)
- **Sublease Term:** Through May 31, 2030
- **Flexible Interior:** Great Mix of Office/Showroom/Warehouse Space
- **Doors:** Four (4) Dock-High Doors
One (1) Grade-Level Roll-Up Door
One (1) Ramped Roll-Up Door

Formerly Occupied by Xerox/Boise Office Equipment



AVAILABLE SPACE
10,990 SF
Suite 100



LEASE RATE
\$1.39 PSF (NNN)

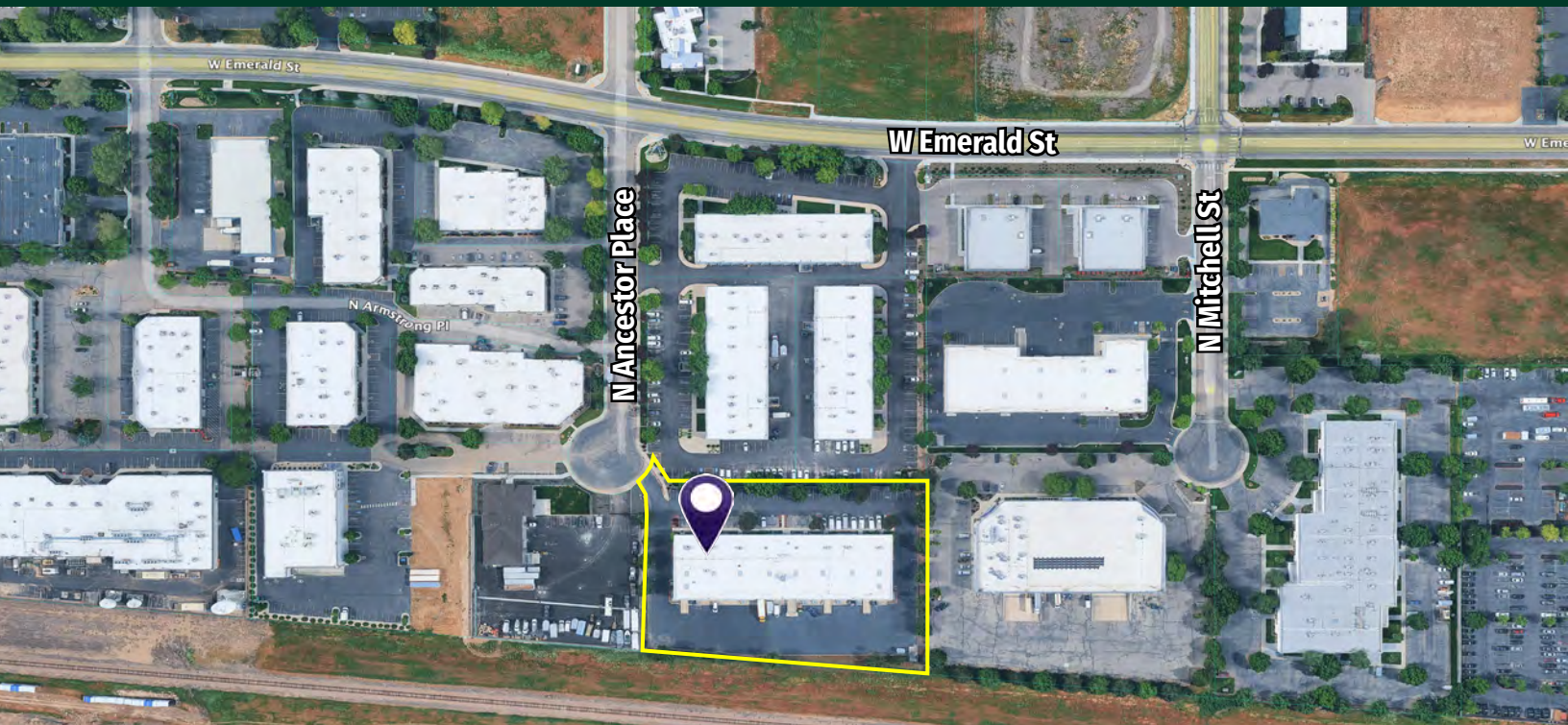


LEASE TERM
Through 5/31/2030



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

JIM HOSAC // PRINCIPAL/ASSOCIATE BROKER
jim@icreboise.com
(208) 850-8470 cell



EXECUTIVE SUMMARY

Location: 330 N Ancestor Place

Available Space: 10,990 SF (Suite 100)

Sublease Rate: \$1.39 PSF

Sublease Type: NNN

Sublease Term: Through May 31, 2030

Zoning: City of Boise - IL (Light Industrial)

Cross Streets: W Emerald St & N Five Mile Rd



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

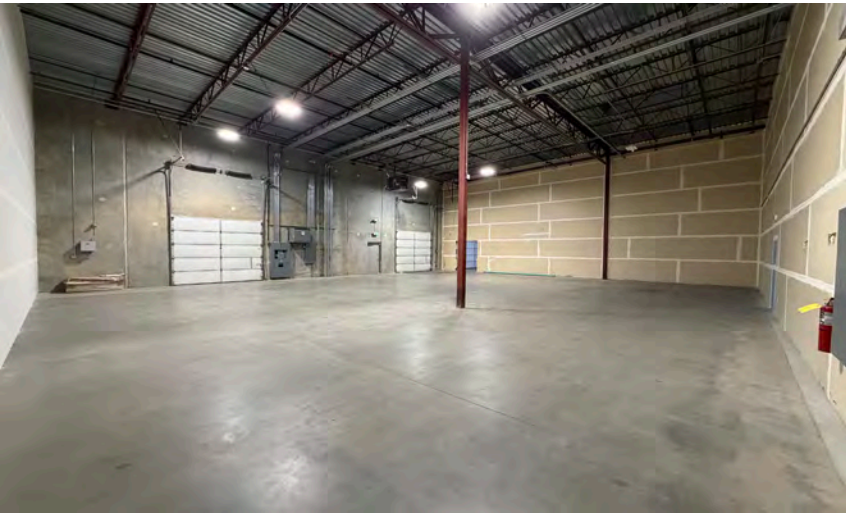
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BOISE OFFICE/WAREHOUSE/FLEX | 330 N ANCESTOR PLACE

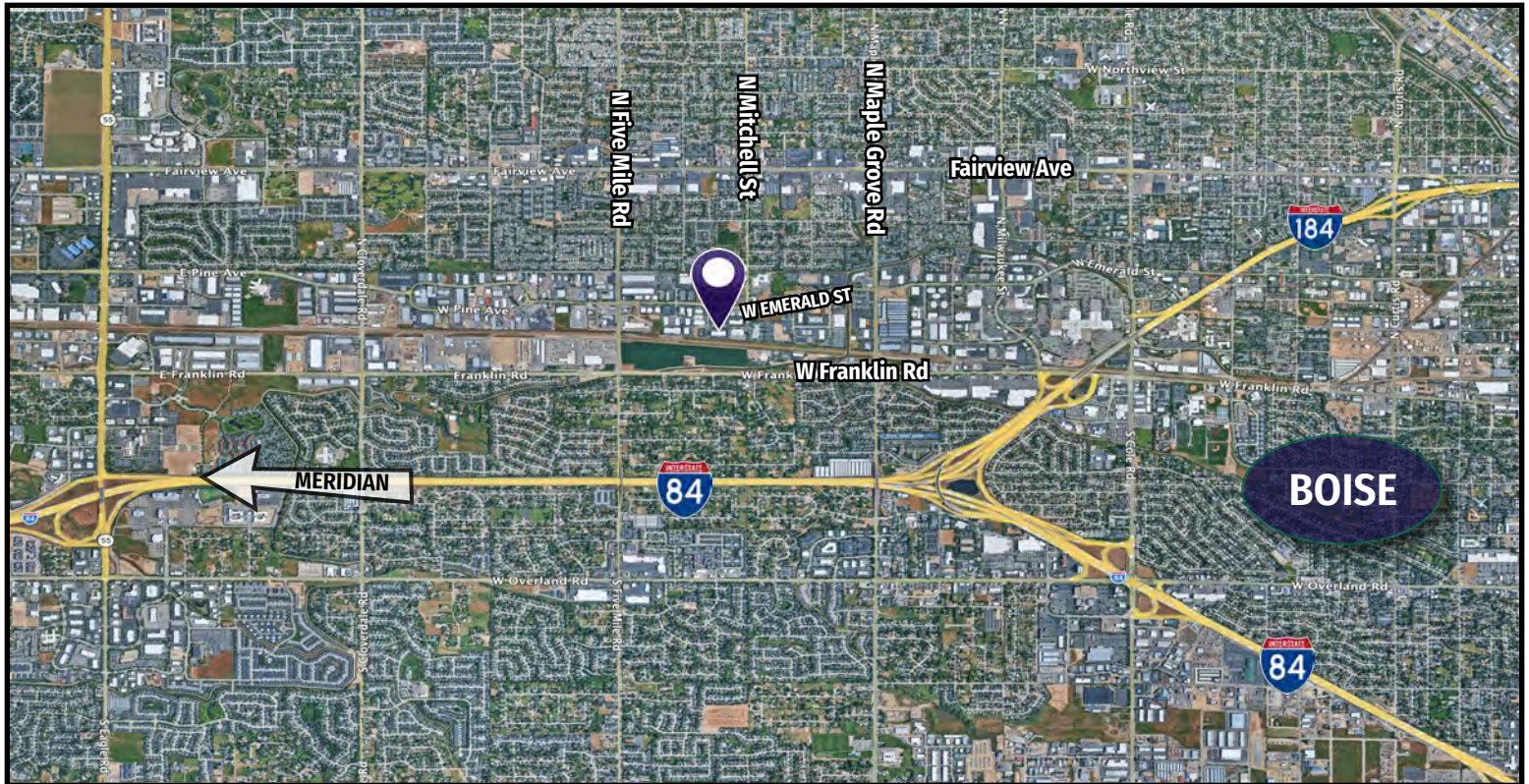
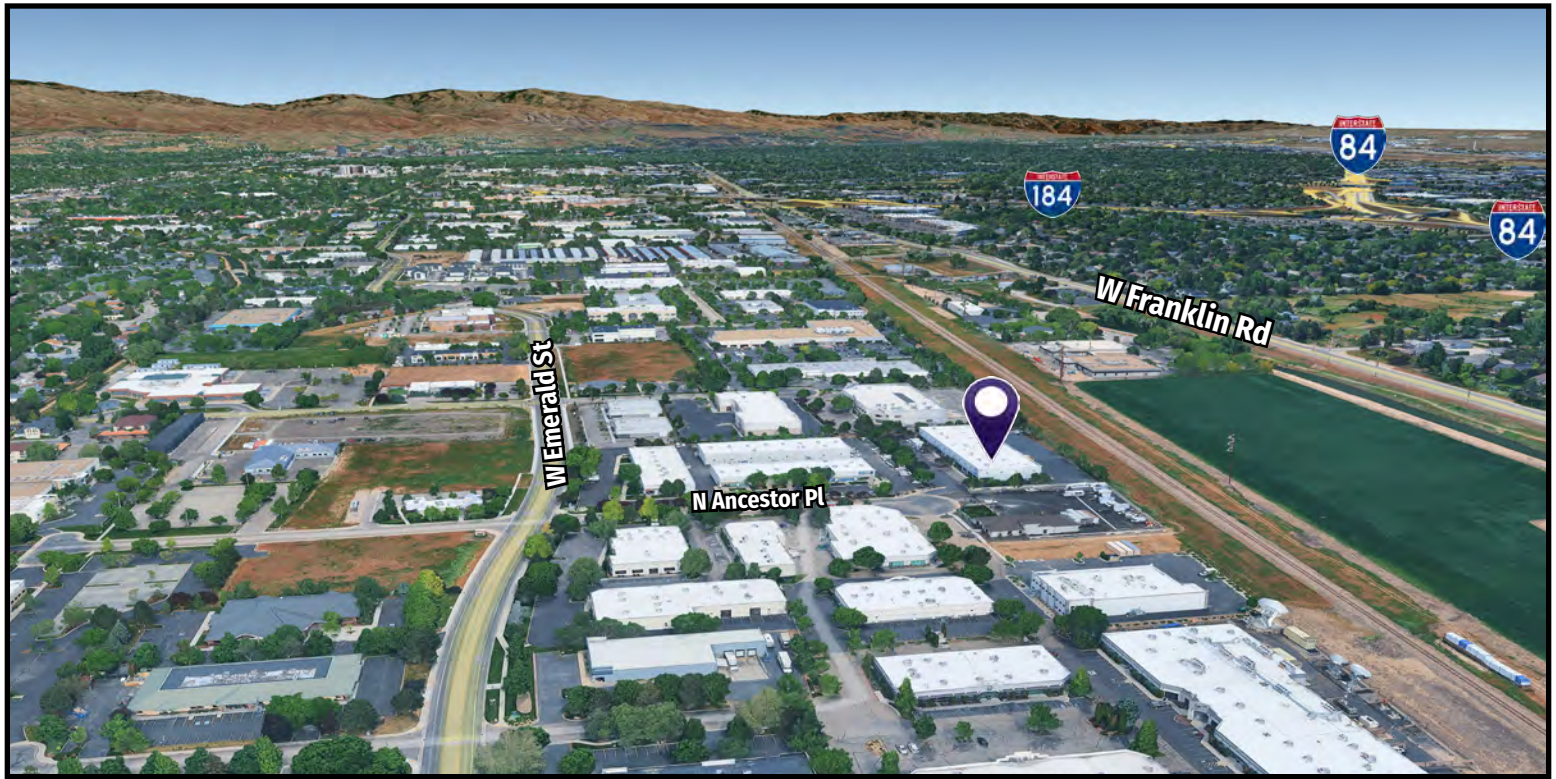


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The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.



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