

# FOR SALE OR LEASE

## Class "A" Office Space

### GATEWAY EAST BLDG

9095 S. Federal Way, Boise

#### AVAILABLE OFFICE

Total of 17,584 SF

**SIZE RANGE:** 1,000 to 5,069 SF

Plus proportionate common area as applicable

#### PURCHASE PRICE

+/- \$98.00 PSF (for 27,570 SF building)

#### LEASE RATE

\$1.00 PSF Office

\$.44 PSF Warehouse

#### TENANT IMPROVEMENTS

Optional, amortized over five years

#### PARKING

Excellent on-site parking

#### COMMENTS

- Class "A" Architectural Block Building
- Large tinted windows provide beautiful view of mountains and desert
- Elevator service
- Mezzanine office can provide an additional 1,041 SF
- Excellent I-84 visibility and access between Gowen and Eisenman exits

**Warehouse Space Also Available**

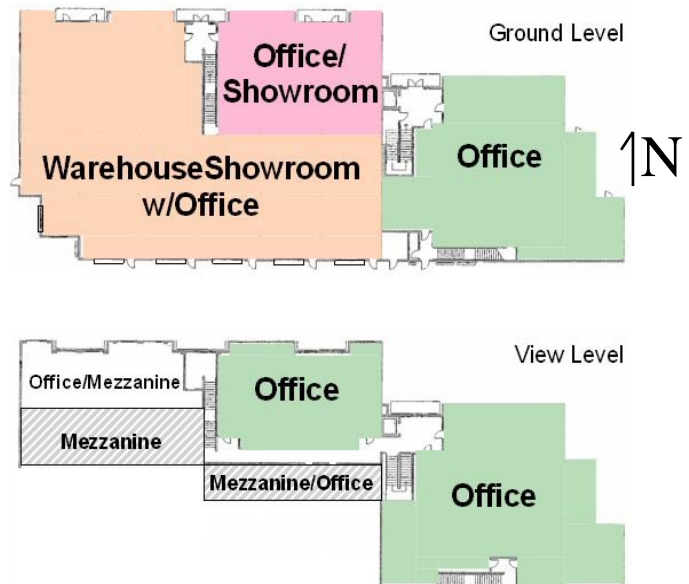
### READY FOR BUILDOUT

Divisible to Meet Your Needs!



*Highly Visible and Attractive First Class Building Across from Micron Technology*

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### ARTHUR BERRY & COMPANY

Commercial Real Estate Division

960 Broadway Avenue, Suite 450

Boise, Idaho 83706

Tel 208-336-8000 Fax 208-345-0609

For more information visit [www.arthurberry.com](http://www.arthurberry.com) or contact:

Randy Limani 208-639-6172 [rlimani@arthurberry.com](mailto:rlimani@arthurberry.com)

Art Berry 208-336-8000 [arthurberry@arthurberry.com](mailto:arthurberry@arthurberry.com)

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