

# FOR SALE OR LEASE

## Class "A" Condo Warehouse/Showroom

### GATEWAY EAST BLDG

9095 S. Federal Way, Boise

#### AVAILABLE WAREHOUSE

Total of 9,986 SF

#### SIZE RANGE:

- ◆ Warehouse 1,920 to 9,986 NRSF
- ◆ Showroom/Office 1,023 to 5,844 NRSF
- ◆ Mezzanine 500 to 1,592 NRSF

#### LEASE RATE:

- ◆ Warehouse \$.44 psf Contact Agent
- ◆ Showroom/Office \$1.00 psf Contact Agent
- ◆ Mezzanine Contact Agent

#### PURCHASE PRICE

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

#### AMENITIES:

- ◆ 3 Phase Power
- ◆ Sprinkled
- ◆ Grade Level Doors
- ◆ 25' Ceilings
- ◆ Climate-controlled

#### TENANT IMPROVEMENTS

Negotiable

#### COMMENTS

- ◆ Class "A" Architectural Block Building
- ◆ Large tinted windows provide beautiful view of mountains and desert
- ◆ Elevator service
- ◆ Building design for additional mezzanine space
- ◆ Excellent I-84 visibility and access between Gowen and Eisenman exits
- ◆ Excellent on-site parking

**Office Space Also Available**

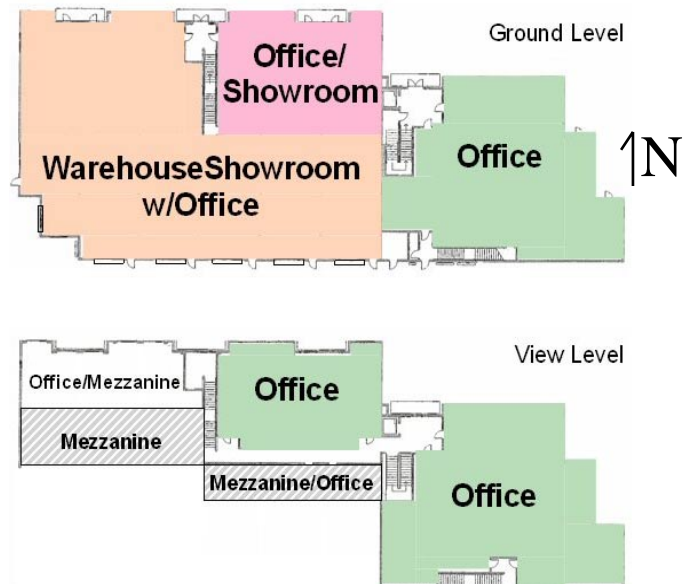


**READY FOR BUILDOUT**  
**Divisible to Meet Your Needs!**

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### Lease Option to Purchase

*See agent for details*



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