

Market Watch

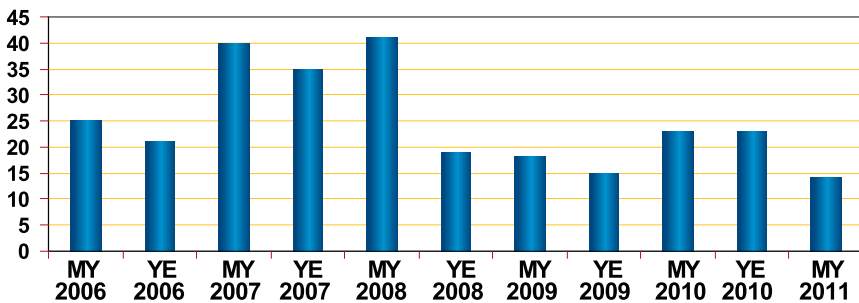
Properties of the Month



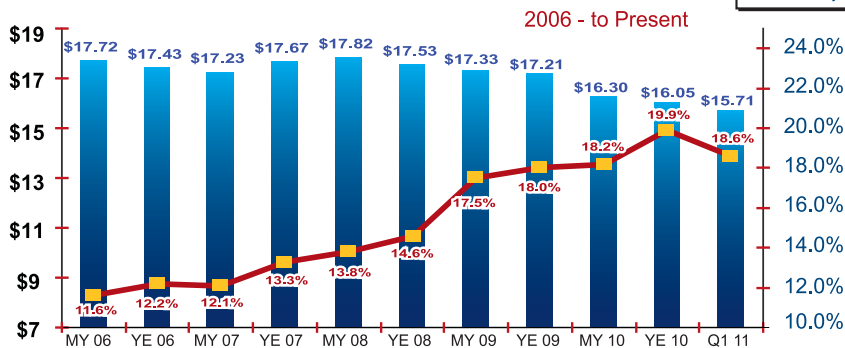
4883 & 4869 W. MALAD STREET OFFICE SPACE FOR SALE OR LEASE

- Class 'B' office space with on-site parking, available immediately
- Two-building complex:
 - 4883 W. Malad — 4,992 SF
 - 4869 W. Malad — 4,672 SF
- Ideal for general office use or specialty uses such as school or church
- Lease Rate: \$10.00 PSF, MG
- Sale Price: \$625,000 (\$65 PSF)

NUMBER OF SALES TRANSACTIONS IN THE TREASURE VALLEY — OFFICE PROPERTIES



OFFICE VACANCY & ASKING RATES



LEASE TRANSACTION DATA — Q1 2011

■ \$17.00 NNN	Downtown	3,339 SF	class B
■ \$11.85 MG	Eagle	2,170 SF	class A
■ \$9.05 FSEJ	West Bench	3,184 SF	class A
■ \$8.69 FSEJ	Meridian	6,901 SF	class B
■ \$16.00 FSEJ	DT Periphery	1,200 SF	class B



EMERALD CORPORATE PARK OFFICE BUILDING FOR LEASE

- Five Class 'A' buildings totaling 84,344 SF, with a great location in the West Bench
- Space Available: 1,863 SF - 11,783 SF
- Lease Rate: \$9.00 - \$14.50 PSF, FS
- T.I. Allowance: Negotiable
- Recently remodeled, with new landscaping



Accelerating success.

Office Term of the Month

Load Factor

"In a lease, the load factor is the multiplier to a tenant's useable space that accounts for the tenant's proportionate share of the common area (restrooms, elevator lobby, mechanical rooms, etc.)"

source: www.officespace.com

Colliers Transactions

April and May, 2011

PROPERTY NAME & ADDRESS	SIZE OF DEAL	TENANT OR BUYER / OFF-MARKET DATE
SOLD Tiaron Business Park 9201-9303 W. State St., Ste 9201 Boise, ID	14,834 SF	May 18, 2011
SOLD Ancona Business Park 1079 S. Ancona Road Eagle, ID	7,700 SF	May 2, 2011
LEASED Jefferson Place 350 N. 9th Street, Ste. 500 Boise, ID	7,472 SF	Gallatin Group May 27, 2011
LEASED Fremont Place 6213 N. Cloverdale Road Boise, ID	7,467 SF	Debt Reduction Services May 23, 2011

Colliers International: *Leading the Way in Office Real Estate*

Colliers International's Office Group provides professional real estate services for the office market in the greater Boise metropolitan area. Our group specializes in tenant and buyer representation as well as in the representation for the sale, lease and sublease of office space.

Using our services is free of cost to tenants looking to relocate or renegotiate their current leases. Contact us today for a free lease analysis and a comprehensive guide to office relocation.

Have a question? Ask via email or call us at 208 345 9000.



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