

— PRELEASING PACKAGE

Emerald Medical

5963 W Emerald Street
Boise, Idaho

BUILDING 20,680 SF · 2 Stories

DIVISIBLE TO 5,000 SF

DELIVERY Estimated Q1 2028



Medical Office

— PROJECT OVERVIEW

A purpose-built medical asset in west Boise

PROPERTY DETAILS

Address	5963 W Emerald St, Boise, ID
Building Size	20,680 SF (10,340 SF / floor)
Divisibility	Suites from 5,000 SF
Use	Medical Office (incl. potential surgery center)
Parcel Size	±70,349 SF (±1.615 Acres)
Parking	81 Stalls (±4.0 / 1,000 SF)
Developer	Rocky Mountain Companies
Timing	Estimated Q1 2028 Delivery

LOCATION



PROJECT HIGHLIGHTS

Directly Adjacent to Saint Alphonsus

Adjacent to a regional healthcare hub serving the Treasure Valley, Southwest Idaho, and surrounding communities.

Prominent Signage

Building and monument signage with Emerald St visibility.

Dedicated Medical Office

Ground-up build designed for clinical and surgical use.

On-Site Parking

81 stalls supporting high patient throughput.

Frontage & Access

Direct Emerald St frontage with convenient ingress/egress.

Brand New Construction

State-of-the-art medical building with Class A finishes.

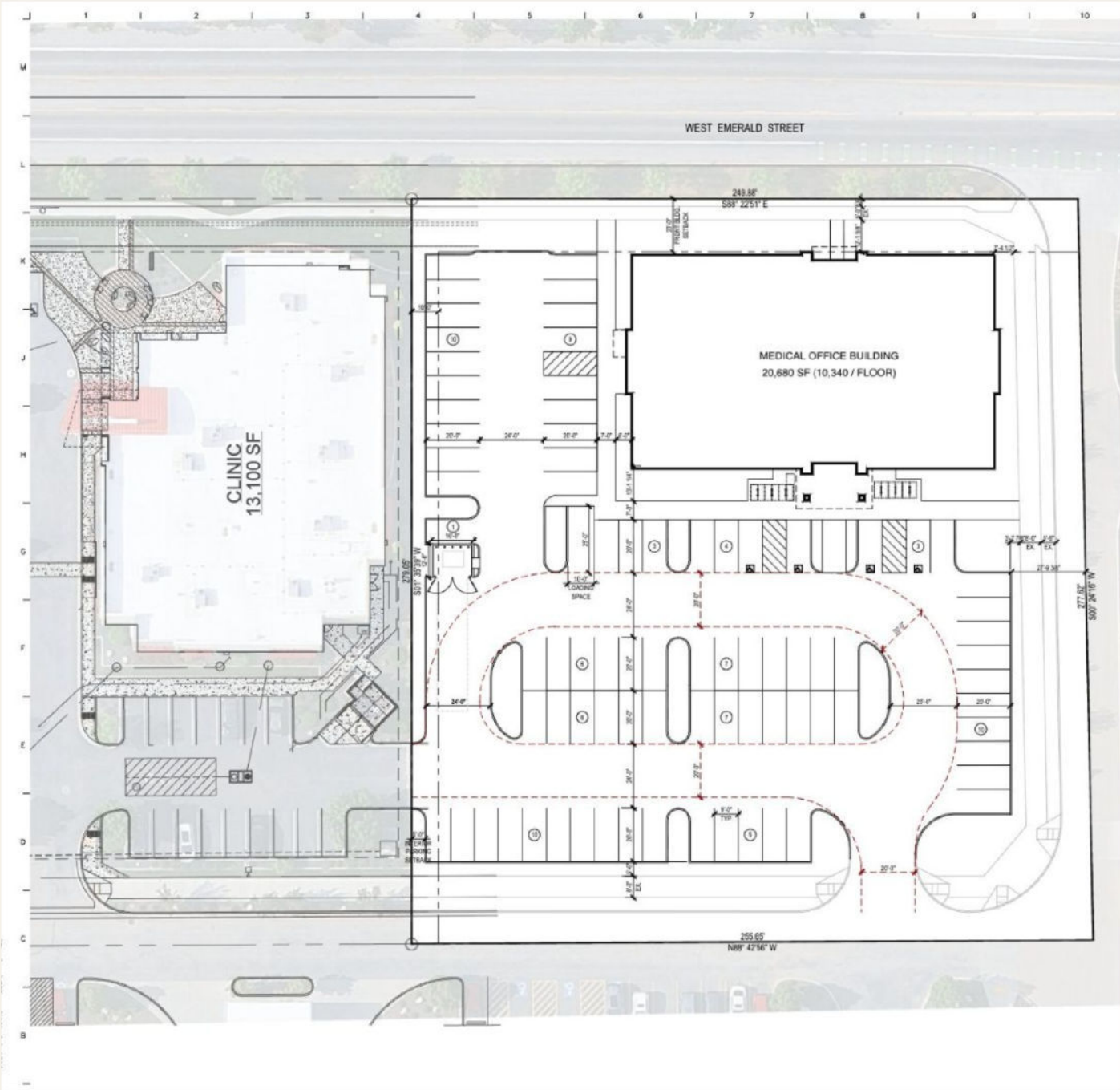
— RENDERING



5963 W Emerald St · Boise, Idaho

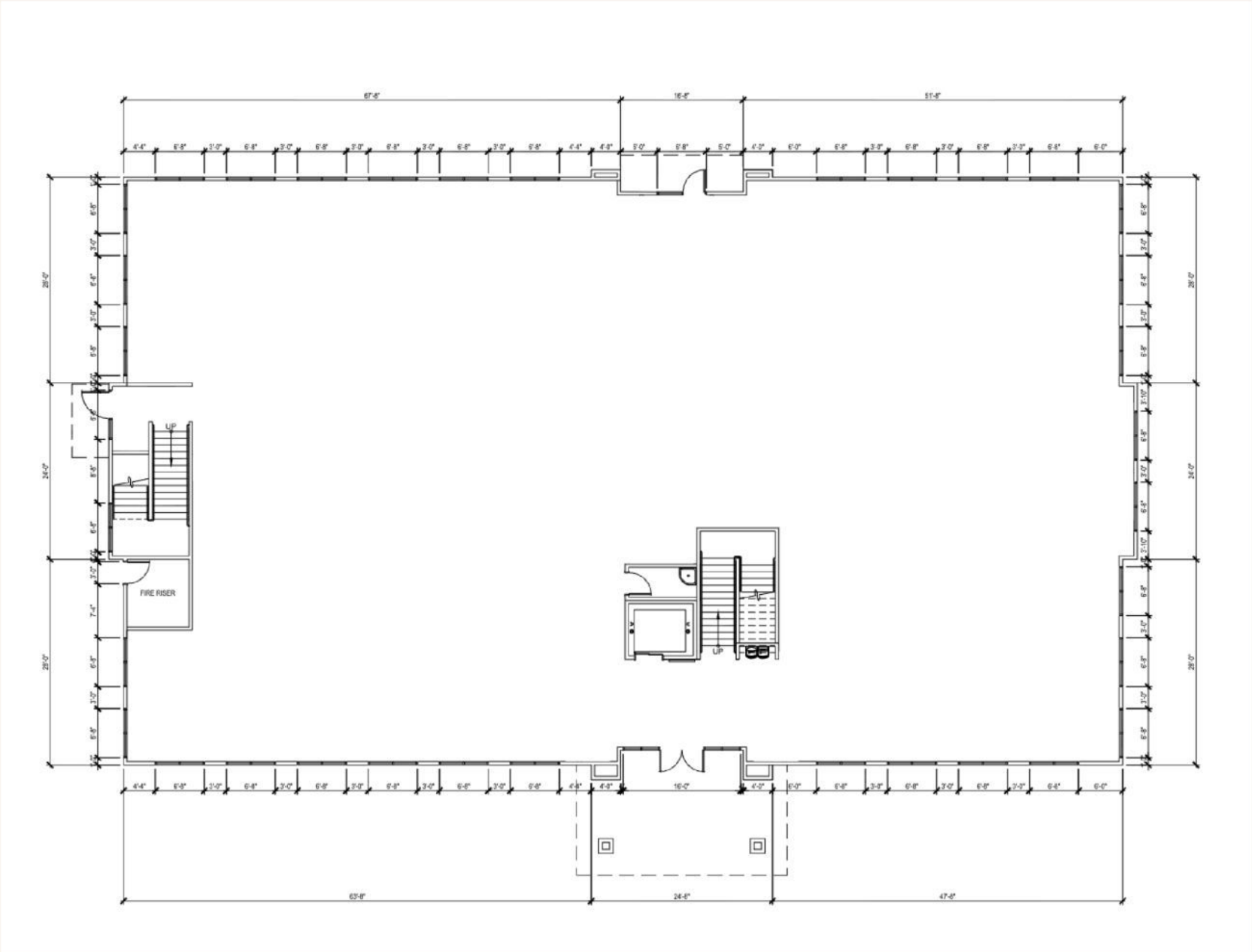
Conceptual Rendering — Subject to Final Design Changes

— SITE PLAN



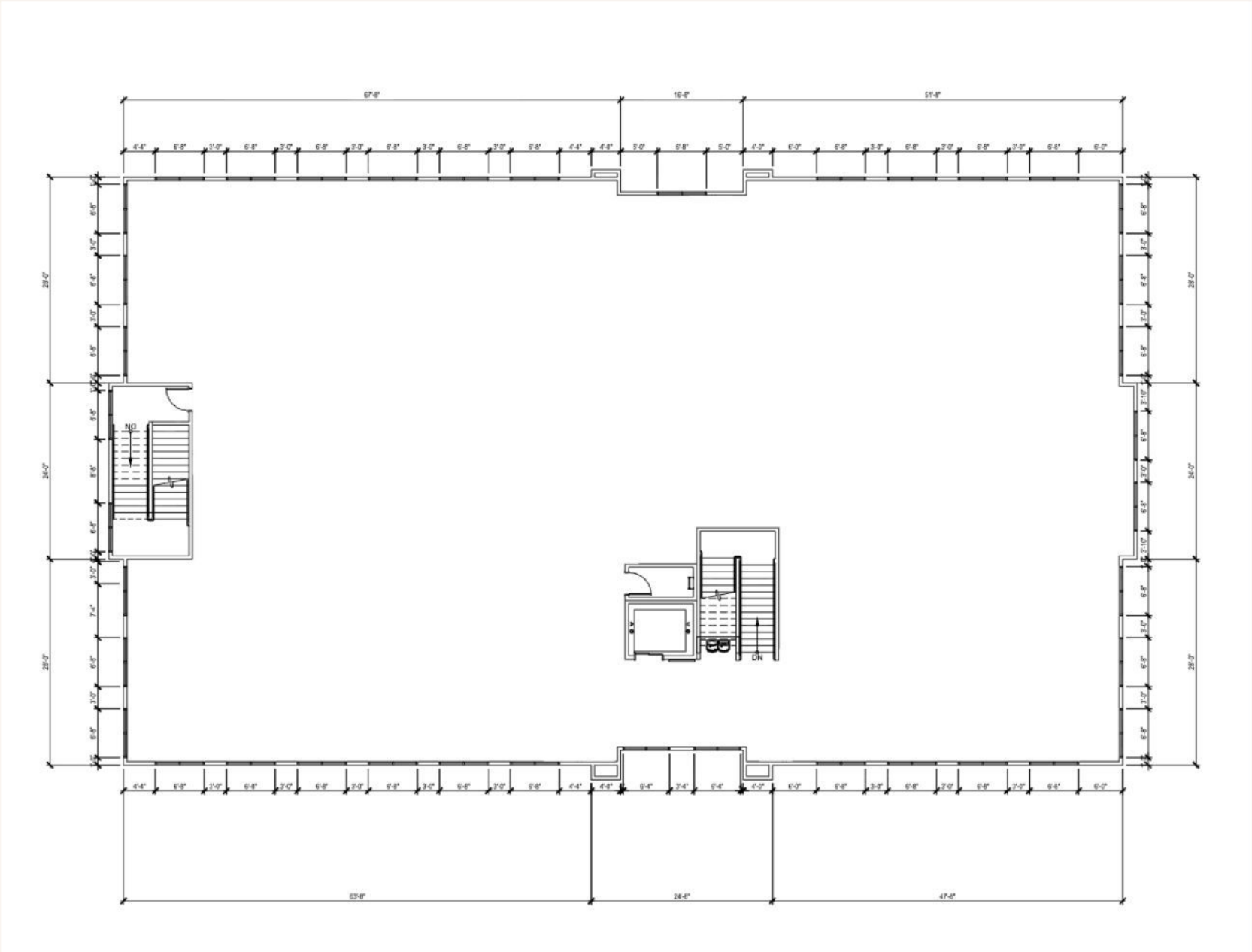
First floor plan

SHELL & CORE



Second floor plan

SHELL & CORE



Potential surgery center

Surgery center concept to be inserted here

This building can be designed for a first-floor surgery center with a second, direct ingress/egress on the west side of the building to the parking lot for inpatient/outpatient admission.

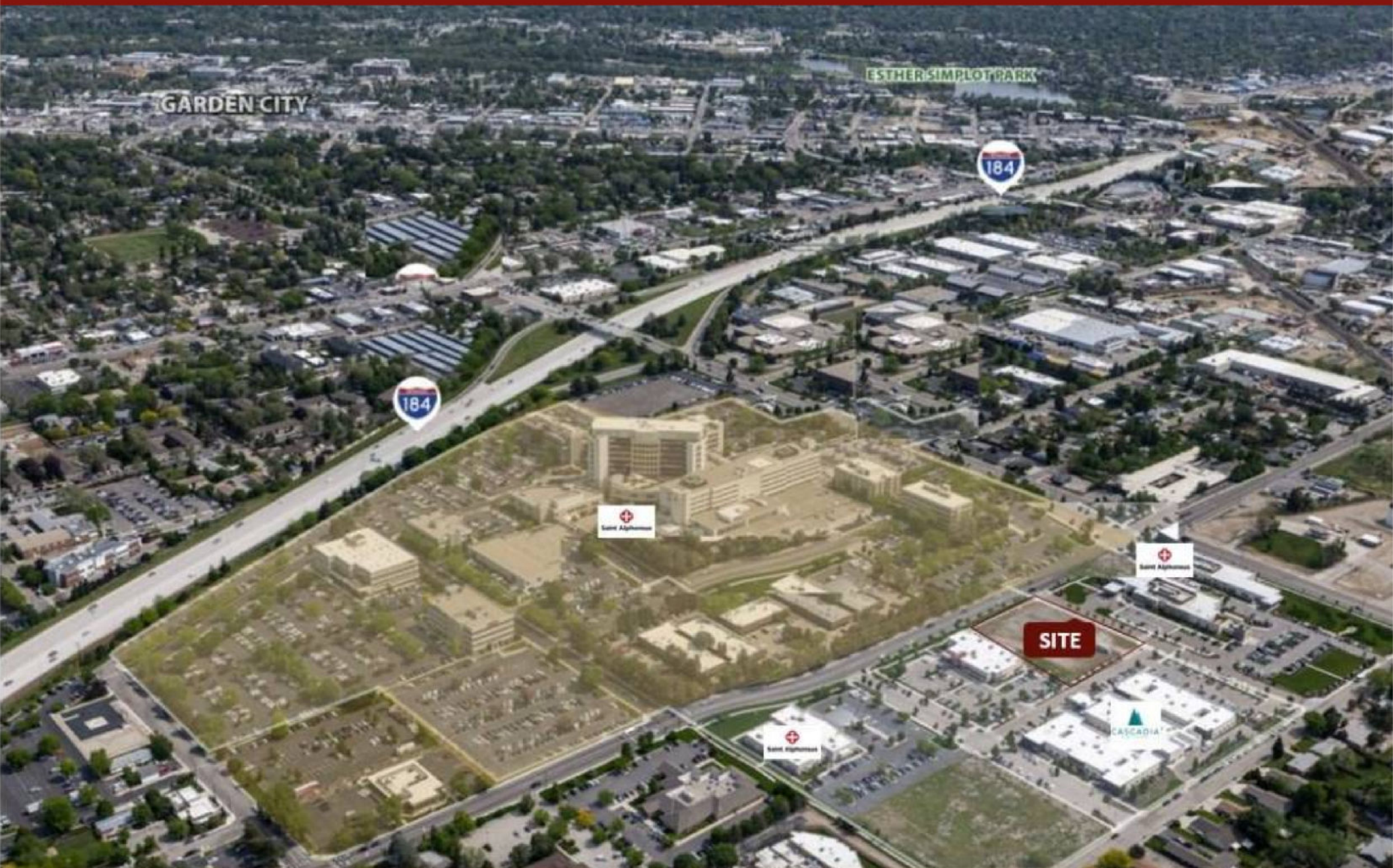
LOCATION

Directly adjacent to Saint
Alphonsus

0.1 mi Saint
Alphonsus

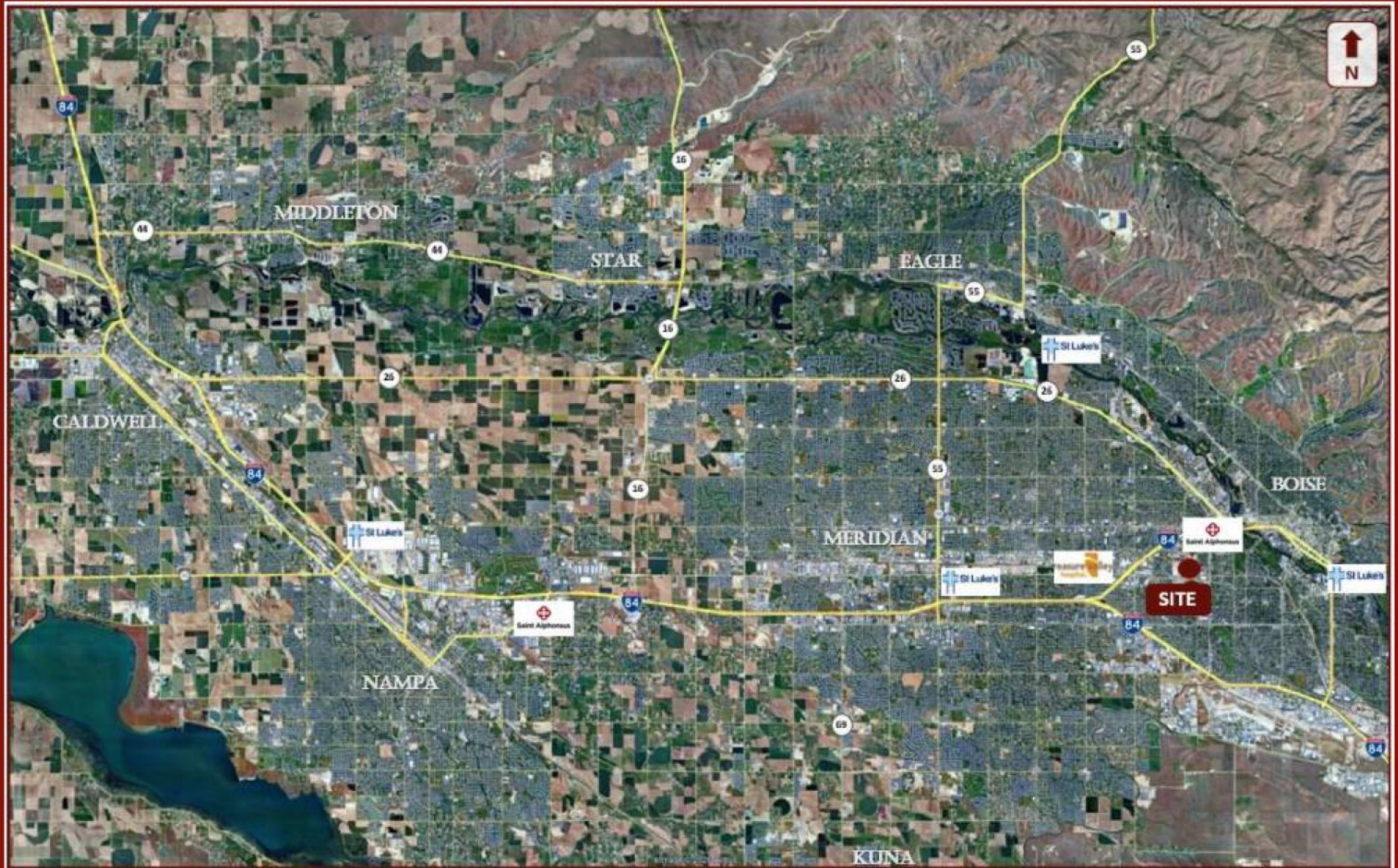
1 mi Boise Towne
Square

Direct I-184
access



LOCATION

In the heart of the Treasure Valley



Ingress, egress & neighboring uses



About Saint Alphonsus

REGIONAL MEDICAL CENTER

- A full-service acute-care hospital and one of the Treasure Valley's largest medical campuses, anchoring west Boise.
- The region's designated trauma center, with a 24/7 emergency department drawing patients from across southwest Idaho and eastern Oregon.
- Comprehensive service lines — surgery, cardiology, oncology, orthopedics, neurosciences, and advanced imaging.
- Part of Trinity Health — one of the largest Catholic health systems in the U.S. — with hundreds of affiliated physicians and thousands of employees on and around the campus.



Saint Alphonsus

A Member of Trinity Health

WHY PRACTICE NEXT DOOR

- 01 Immediate referral flow between hospital service lines and on-campus specialists.
- 02 Convenient shared access to hospital imaging, surgery, infusion, and inpatient follow-up.
- 03 Established patient base and daily foot traffic from the hospital and its clinics.
- 04 Prestige and visibility of a location directly adjacent to a major medical center.

Demand fundamentals in the nation's fastest-growing metro

#1

Fastest-growing metro in the U.S.
(U.S. Census)

+24%

Boise–Nampa MSA population
growth since 2010

<5%

Medical office vacancy rate, Ada
County

3.2%

Healthcare sector employment
growth, YoY

~815k

Boise MSA population

#2

Fastest-growing state (Idaho, U.S.
Census)

~3%

Metro unemployment — among the
nation's lowest

Top 10

U.S. metro for in-migration & job
growth

KEY TRENDS DRIVING MEDICAL OFFICE DEMAND

01

Aging demographics driving demand for
outpatient surgical and specialty care.

02

Hospital systems shifting procedures to
lower-cost ASC environments.

03

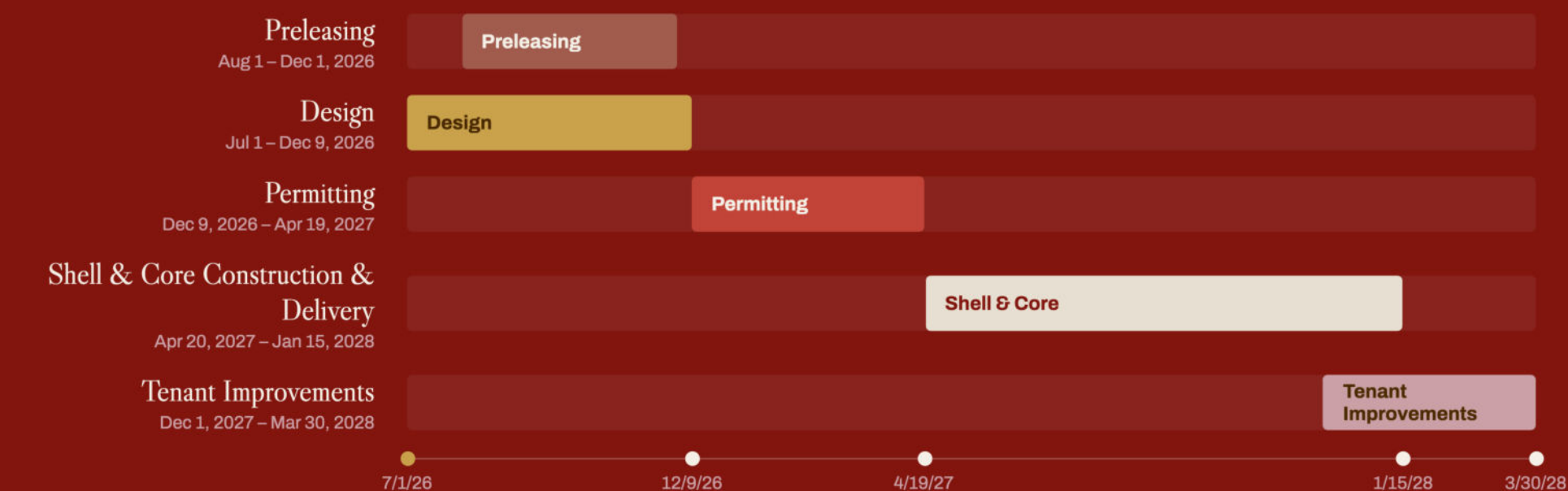
Limited new MOB / ASC supply in the
west Boise submarket.

Lease Terms

KEY LEASE TERMS

Lease Type	NNN
Base Rent	\$39.75 / SF
Annual Increases	2.75% / Year
Delivery Condition	Shell & Core
TI Allowance	\$70 / SF
Lease Term	15 Years
Renewal Options	2 × 5 Years
Available SF	5,000 – 20,000 SF
Tenant Investment Opportunity	Opportunity for Physicians leasing space in the building to invest in the real estate project. Contact agent for details.

The path to delivery



Target medical practice groups

#	SPECIALTY
1	Orthopedics & sports medicine
2	Gastroenterology & endoscopy
3	Cardiology & vascular medicine
4	Oncology & hematology with infusion
5	Neurology, neurosurgery & spine
6	Physical medicine, pain & rehab
7	Urology
8	Obstetrics & gynecology
9	Rheumatology with infusion
10	Nephrology

#	SPECIALTY
11	Outpatient imaging
12	Outpatient surgery center
13	Dialysis
14	Multispecialty physician group
15	Pediatric specialty clinic
16	Ear, nose & throat
17	Pulmonology & sleep medicine
18	Urgent care
19	Outpatient physical & occupational therapy
20	Reproductive endocrinology & infertility (IVF)

THE DEVELOPER

Rocky Mountain Companies



A Boise-based, vertically integrated real estate firm specializing in commercial development, asset management, and investment — with deep roots in the Treasure Valley and a track record across medical office, retail, industrial, and commercial subdivisions.

LEADERSHIP



Mike Fery
CEO & Chairman



Ben Zamzow
President



Camille Lothrop
Development Partner &
Director of Operations



Matt Witt, AIA
Director of Design &
Construction



Tracy Vance
General Counsel

RELATED MEDICAL EXPERIENCE



138+

PROJECTS DEVELOPED

1M+

SF UNDER MANAGEMENT

\$633M+

TOTAL VALUE CREATED

6

STATES ACTIVE

13

EMPLOYEES

— NEXT STEPS

Reserve your space today

Suites from 5,000 SF are leasing now, directly adjacent to Saint Alphonsus. Contact us to discuss available space, review lease terms, and reserve your suite ahead of construction.

Estimated delivery **Q1 2028** · 5963 W Emerald St, Boise, Idaho

CONTACT

Ben Zamzow

President

208 859 5938

bmz@rmcos.com

Camille Lothrop

Development Partner & Director of Operations

208 841 0062

camille.lothrop@rmcos.com

