



Courtesy of Trout Architects

Various revisions are on the drawing board for the office-retail building at Lakeharbor and State.

## Waterfront at Lake Harbor gets new owner, renovation plans

### Project input sought during 2 open houses

IBR STAFF REPORT

A Nevada group that recently bought The Waterfront at Lake Harbor office-retail building in northwest Boise plans to start a \$500,000 to \$600,000 renovation next month.

Emerald Assets, Minden, Nev., acquired the 77,500-square-foot building at Lakeharbor Lane and State Street. Emerald plans to gather input on some project elements at open houses scheduled Thursday and Friday.

"The Waterfront at Lake Harbor has assets typically found only in upper-end office buildings along ParkCenter Boulevard," Jeffrey Lowden, managing director of Emerald Assets, said in a statement released by the Alexander and Associates PR firm in Boise. "Lake Harbor has been underperforming for some time and we have the vision, dedication and resources to become a premier office address for this section of the city, as well as an exciting place to hold family

and business events."

He said the site was among the first Boise developments to recycle a gravel dredge pond and convert it to an attractive waterfront, but it struggled under absentee ownership and uninvolved management.

Project architect Steve Trout of Trout Architects, Boise, said the building is in great shape and it just needs updating. "Because this building is set back from the street, we are adding stronger visual elements to make it more visible and understood," he said.

Emerald plans to add another two entrance cupolas to the roofline, an eight-foot fountain, circular concrete drive court, and a series of flags along the entrance promenade to better highlight the building and flow of the property.

"We'd like to add an espresso shop, a deli and a full-service restaurant overlooking the beautiful water for lunches and dinner," Lowden said. "There are not a lot of full-service restaurants in this area of town."

A broker for the space said he wants to create a better ambiance.

"Our vision for Lake Harbor is to have the kind of excitement and interest normally found in the downtown setting," said Scott Nicholson,

a broker with Selequity Commercial Real Estate in Boise, which handled the space and markets space in the building. "The waterfront setting, the amphitheater, the Greenbelt, the small plazas, the landscaping and the restaurants all call for that kind of use. This part of town should enjoy that kind of amenity."

Building managers plan to open the complex for events such as farmer's markets, charity galas, wine festivals, art shows and small jazz concerts. Emerald plans to limit noise at Lakeharbor, a past concern.

"Every neighborhood deserves a small, upscale commercial center that brings some of the finer things," Lowden said.

"We want to be good neighbors and we're making a considerable investment not only in Lake Harbor, but in the neighborhood itself."

Emerald plans to hold one open house at 5 p.m. March 23 for neighbors and prospective tenants, and another at 8:30 a.m. March 24 for leasing agents - both hosted by At The Waterfront Catering.

*For more information or to register, call 890-3939 or send an email to [scott@selequity-commercial.com](mailto:scott@selequity-commercial.com).*