

# OFFICE FOR SUBLEASE 4301 GARRITY BLVD.

Nampa, ID 83687



## ECONOMIC DATA

**LEASE RATE:** \$1,958.00 per month  
**LEASE TYPE:** Modified Gross

## PROPERTY INFORMATION

**COUNTY:** Canyon  
**MARKET:** Boise City/Nampa  
**SUBMARKET:** Nampa

## BUILDING DATA

**TOTAL BUILDING SF:** 7,668 SF  
**YEAR BUILT:** 1998  
**ZONING:** C-2

## LISTING DATA

**AVAILABLE SF:** 1,566 SF

## SHOWING INSTRUCTIONS: CONTACT AGENT

**SUBLEASE TERM:** Through May 31, 2022, with a long-term lease available with the Landlord

## PROPERTY OVERVIEW

Lee & Associates is pleased to present this neighborhood garden office building in the Idaho Center submarket for sublease. Idaho Center has just about every retail and business service one could need within walking distance. Boise is only 10 miles to the west and this central valley location makes anywhere in the valley easy to reach.

## LOCATION OVERVIEW

4301 Garrity is located 10 miles west of Boise along Idaho's I-84 Freeway in the Idaho Center area of Nampa, ID. The property is just 1/4 mile from I-84 and one block from the 400,000 SF Nampa Gateway Power Retail Center. The Idaho Center submarket includes amenities such as; the Ford Center events arena, College of Western Idaho extension campus, St. Alphonsus state of the art medical center, the Nampa Auto Mall, a Walmart Supercenter and Amazon's new 650,000 SF fulfillment center, its first in Idaho.

## PROPERTY HIGHLIGHTS

- Traffic counts of 26,944 vehicles per day on Garrity Blvd.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
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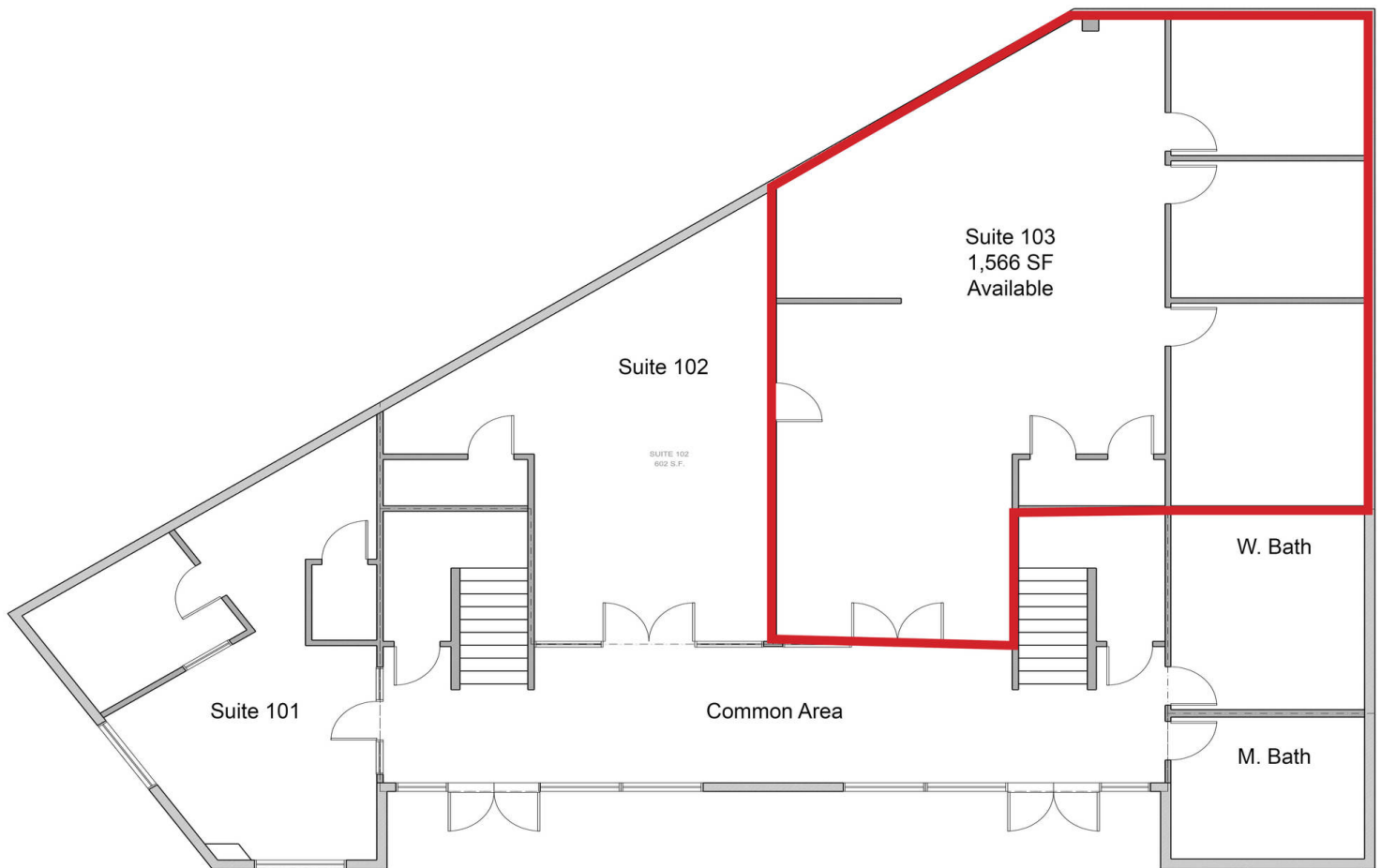
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Main Level Floor Plan

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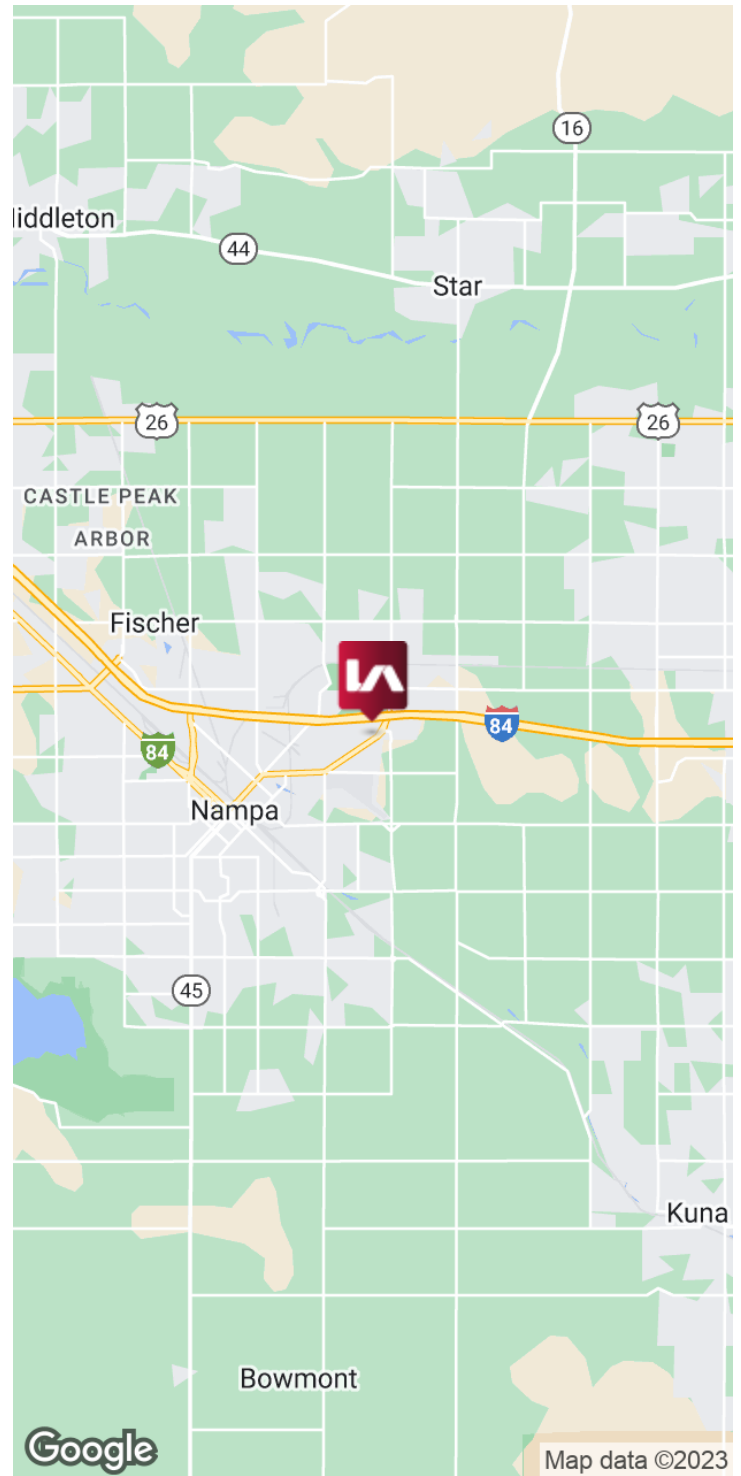
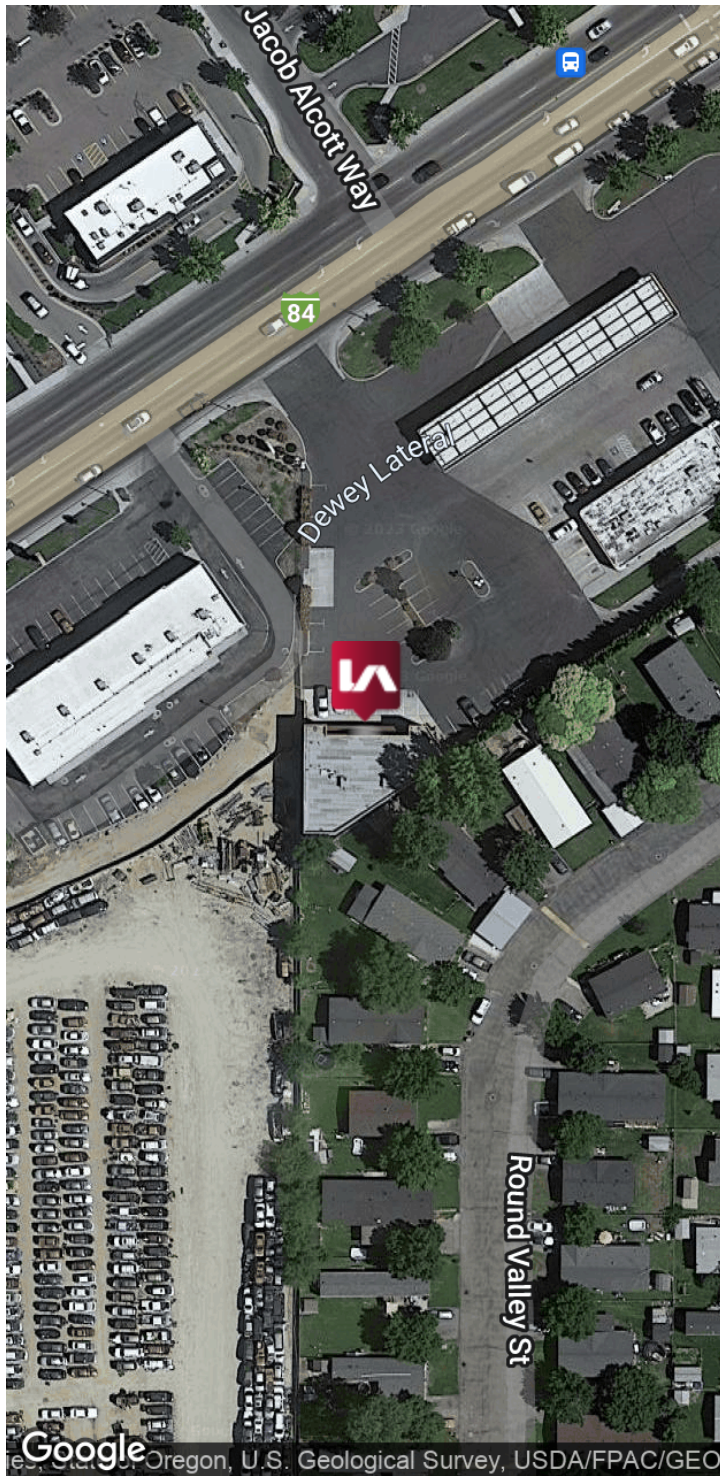
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## Nampa, Idaho

Nampa is Idaho's third largest city with a population of 106,860 people. Located about 20 miles west of Boise along the I-84. Home to the Nampa Civic Center, Ford Idaho Center, College of Western Idaho, and Northwest Nazarene University. The Ford Idaho Center is a popular venue for concerts, sporting events, and is best known for hosting one of the nation's top rodeos, the Snake River Stampede Rodeo. Nampa is also a destination for many food processing, agribusiness, and manufacturing companies like Amalgamated Sugar, Go Go Squeez, Lactalis, HB Specialty Foods, and many more.

## Nampa News & Statistics

- Located in the Pacific Northwest allowing a market reach to over 66 million consumers within a 750-mile radius
- Average property tax ranges from 1.2% - 1.9% and the corporate income tax is at 6.9%
- The North Nampa Industrial Area Development plan is a one square mile site dedicated for light industrial development to create an environment that fosters living wage jobs and new private investment
- The AI Northside Industrial Park is planned to feature seven industrial buildings with over 1.3 million square feet. Construction on building #2 started April 2021 and building 3 is set to break ground summer 2021
- Gardner Co. acquired large Nampa Gateway Shopping Center, potential for big changes to come
- Potential plans to reroute Highway 45 out of Nampa's Downtown Library Square

[bvep.org](http://bvep.org), [cityofnampa.us](http://cityofnampa.us), [idahopower.com](http://idahopower.com), [boisedev.com](http://boisedev.com)

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