



FOR
SALE

4481 N. DRESDEN PL. GARDEN CITY, ID 83714

CREEK'S EDGE OFFICE PARK

SINGLE TENANT INVESTMENT OPPORTUNITY
\$835,000 | 7.0% CAP RATE



EXCEPTIONAL OFFICE INVESTMENT

Commercial office building investment opportunity in Garden City, Idaho. Located at 4481 N Dresden Pl, this 3,685 SF office building is currently leased through May 31, 2027, offering immediate rental income with future flexibility for an investor or potential owner-user. The property is positioned near Ada County's new Park at Expo Idaho, a 50-acre redevelopment transforming the former Les Bois racetrack into a nature-based recreation destination with Boise River access, trails, and outdoor gathering spaces anticipated to open in 2026. Surrounded by established businesses, restaurants, and community amenities, the location offers convenient access to Chinden Blvd, Glenwood St, Downtown Boise, and major routes throughout the Treasure Valley. A compelling opportunity to secure a foothold in one of the Boise area's most active redevelopment zones.

PROPERTY INFO.

- Single-Tenant Asset: ±3685 SF
- Current Lease Expires 05/31/2027
- Rent Growth: 5% annual increases
- Modified Gross Lease in Place
- Tenant Pays All Utilities

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FINANCIAL SUMMARY

Purchase Price: \$835,000

**Income shown is based on provided
lease schedule and includes base rent.**

OPERATING NOTES

2025 Income: \$72,164.59

2025 Operating Expenses: \$14,243.38

2025 NOI: \$57,921.21

Cap Rate: 6.94%



Garden City, Idaho is a centrally located community within the Boise metropolitan area that has seen increasing reinvestment and redevelopment in recent years. Once primarily industrial, the city is evolving into a mixed-use district attracting new residential, commercial, and creative business activity. Planning initiatives such as the Live-Work-Create District encourage adaptive reuse and higher-density development along key corridors. Combined with proximity to the Boise River Greenbelt, regional employment centers, and a growing arts, brewery, and restaurant scene, Garden City continues to emerge as an attractive market for investment and business growth.

PROJECTED INCOME

2026: \$75,849.60 (CAP: ±7.38%)

2027: \$77,385.00 (CAP: ±7.56%)

DISCLAIMER: Information contained herein is deemed reliable but is not guaranteed. Buyer to verify all financials, leases, terms, square footage, and due diligence items independently. Offering subject to change without notice.

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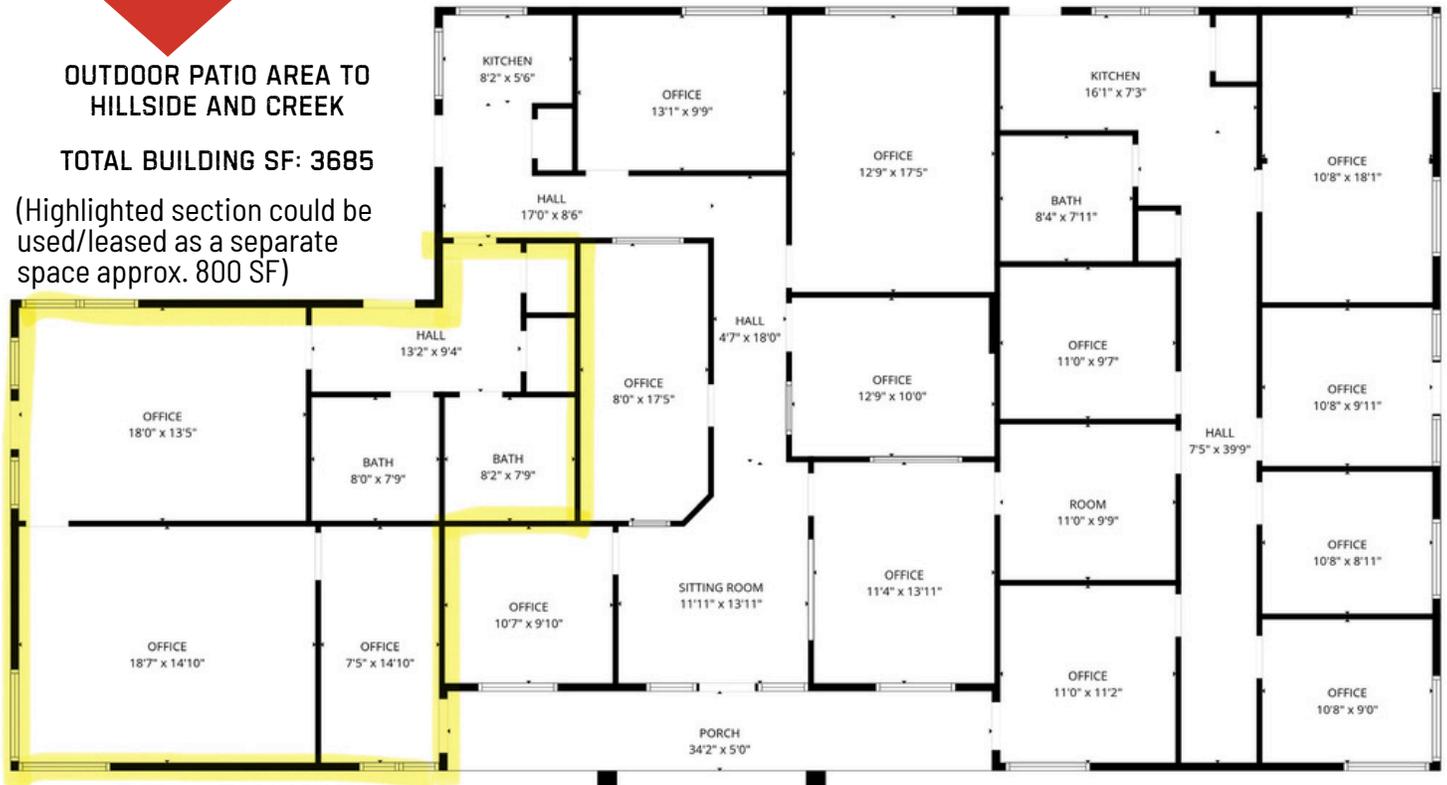
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OUTDOOR PATIO AREA TO HILLSIDE AND CREEK

TOTAL BUILDING SF: 3685

(Highlighted section could be used/leased as a separate space approx. 800 SF)



Tenant Profile - Somerset Pacific / Community Development Inc. (CDI)

The property serves as the corporate headquarters for Somerset Pacific, LLC and its affiliated nonprofit developer, Community Development Inc. (CDI). Founded in 2003, Somerset Pacific specializes in affordable and senior housing management across regulated programs including LIHTC, HUD, and USDA RD 515. From this location, the company oversees a regional portfolio of approximately 1,280 housing units across seven states, while CDI has completed 125 housing developments totaling roughly \$800 million in investment.

Investor Highlights

- Established operator with over 20 years of experience
- Regional management portfolio spanning seven states
- Specialized expertise in regulated housing programs
- Affiliated developer with ~\$800M in completed housing projects