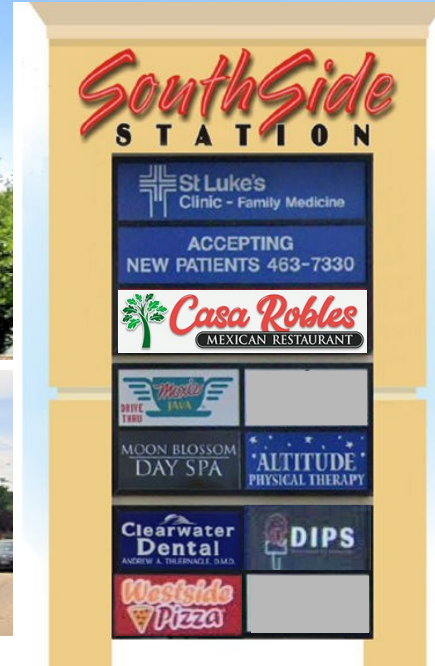


SOUTHSIDE STATION OFFICE/RETAIL SPACE AVAILABLE

SEC Southside Blvd and E Greenhurst Road – Nampa, Idaho



AVAILABLE

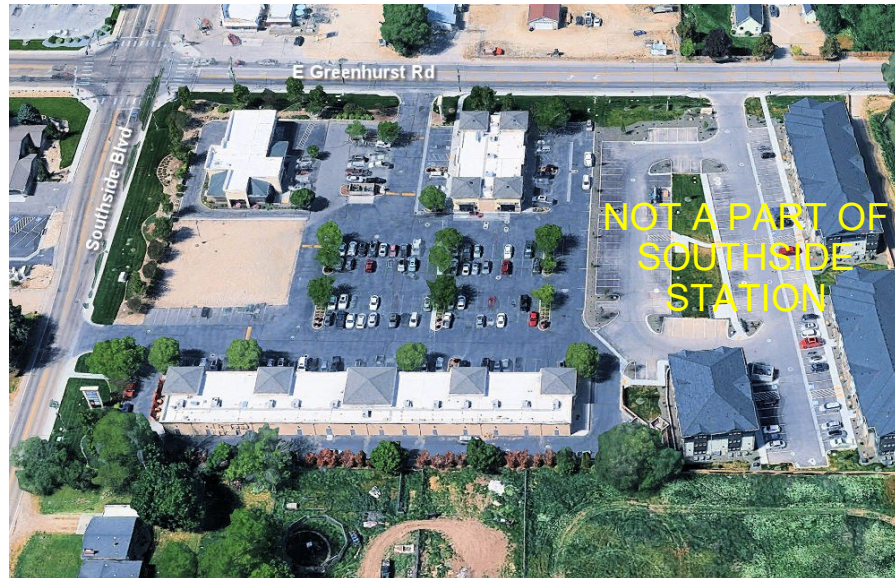
- Office/Retail space
Bldg B, Space C 1,409 SF

LEASE RATE

\$19.00 PSF, NNN

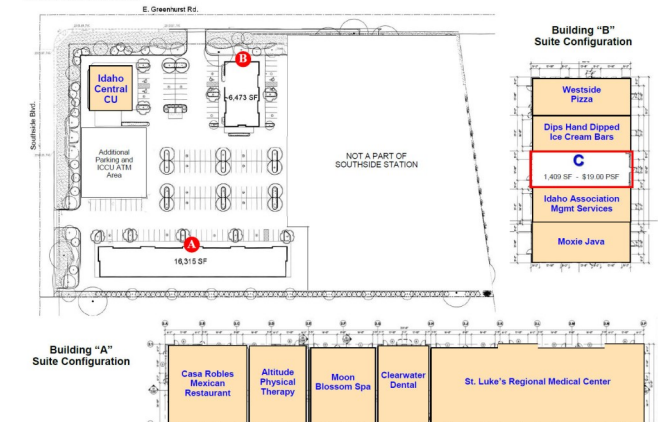
COMMENTS

- One turnkey small office/retail space available
- Located at busy, signalized intersection in one of the fastest growing areas of Nampa, Idaho and Canyon County



SOUTHSIDE STATION NAMPA, IDAHO

PRELIMINARY SITE PLAN



See enlarged Site Map on Page 2

**ARTHUR BERRY
& COMPANY**

250 W Bobwhite Court, Suite 230, Boise, Idaho 83706 208-336-8000 www.arthurberry.com

Randy Limani
208-639-6172
rlimani@arthurberry.com

20251028

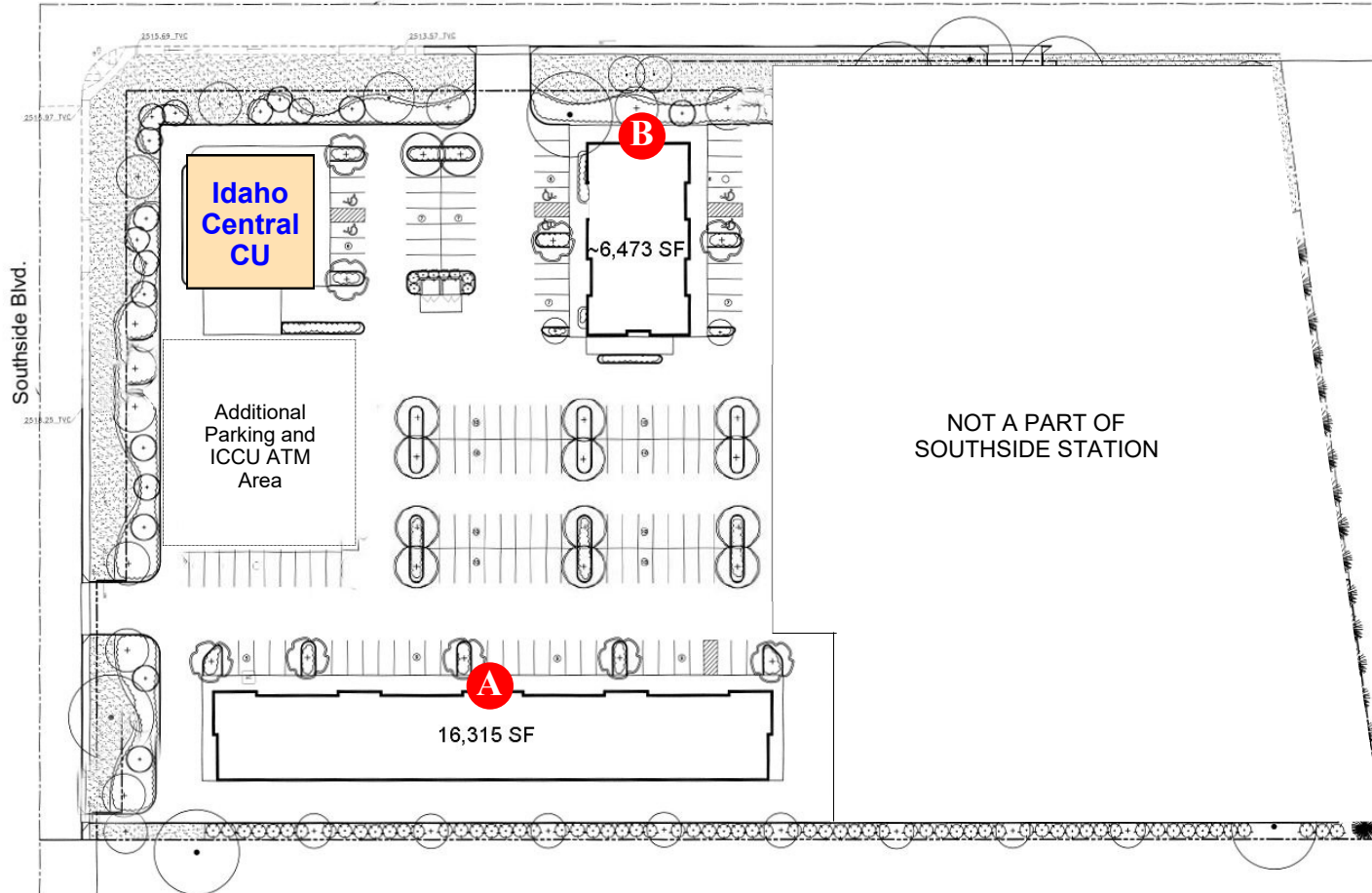


SOUTHSIDE STATION

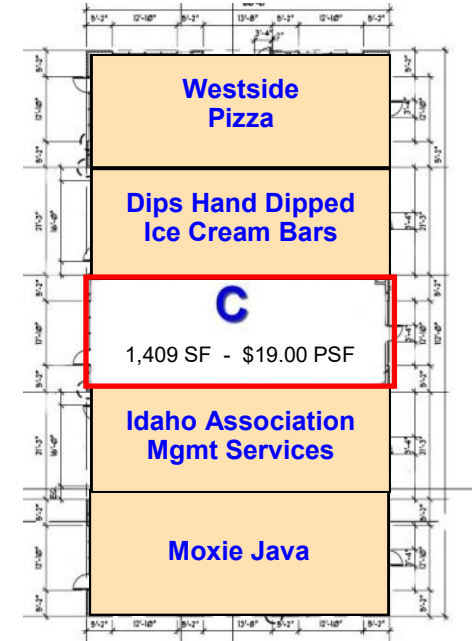
NAMPA, IDAHO

PRELIMINARY SITE PLAN

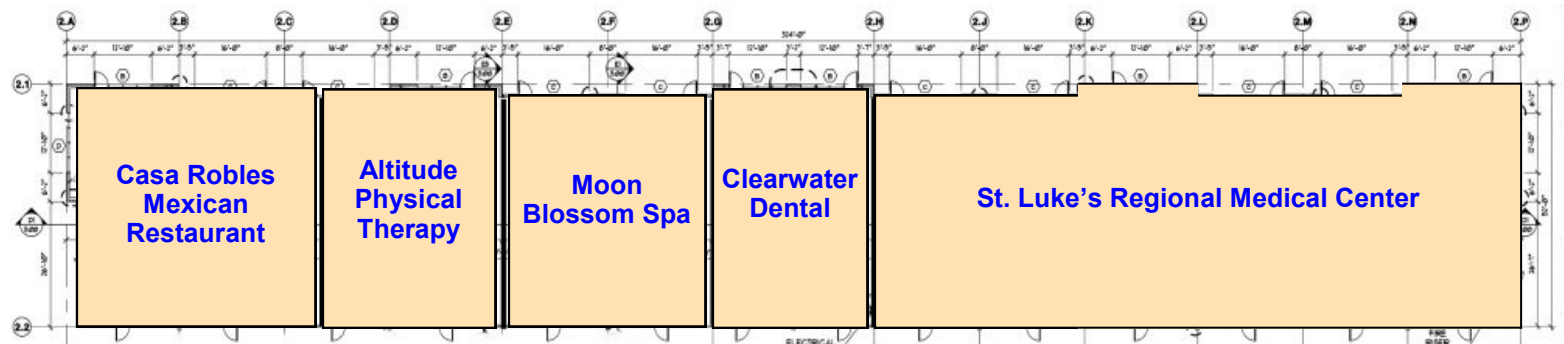
E. Greenhurst Rd.



Building "B" Suite Configuration



Building "A" Suite Configuration



All suite sizes are approximate.
All rent rates are NNN.