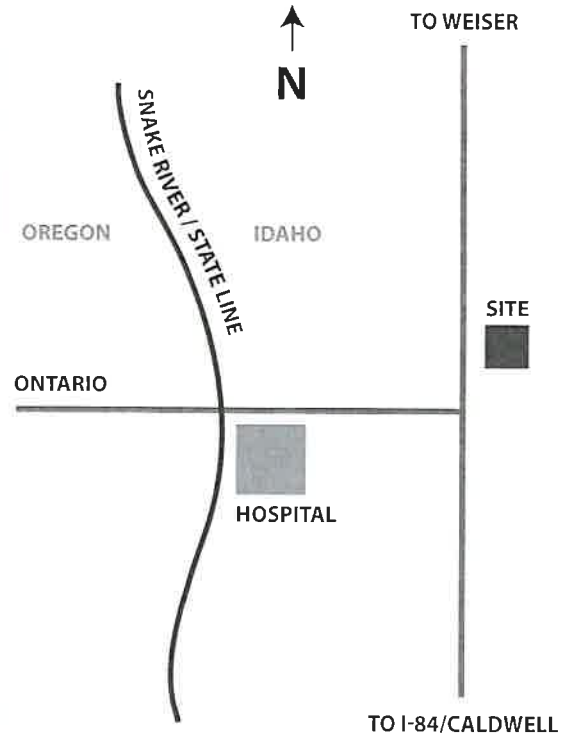


# FOR LEASE \*BRAND NEW\* OFFICE SPACE

1800 N. WHITLEY DR. | FRUITLAND, ID 83619



OVER FOR SITE PLAN

## PROPERTY HIGHLIGHTS

- +/- 3282 sq ft - divisible to 999 or 2283 sq ft
- Lease rate: \$20 psf NNN - est at \$4 psf
- Buildout includes vanilla shell credit/additional improvements negotiable
- Lease term: 7 years w/(2) 5-year options; 3% annual increases
- Lease type: NNN - Tenant pays for all taxes, insurance, maintenance, utilities & janitorial
- NO LANDLORD OBLIGATIONS
- Tenant occupancy could be as soon as November 1, 2024 (estimated)

\*The above information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.

## Co-Listed

WESTERN IDAHO  
REALTY

westernidahorealty.com  
1002 BLAINE, #105  
CALDWELL ID 83605

CRAIG LINDQUIST  
calindquist@gmail.com  
208.921.0092

MICHENER  
INVESTMENTS, LLP  
COMMERCIAL REAL ESTATE

michenerinvestments.com  
106 N. 6TH STREET, #206  
BOISE ID 83702

HOYT MICHENER, CCIM  
hoyt@michenerinvestments.com  
208.870.1990

