

Colliers



Ask agent about  
partial ownership!



For Sale or Lease

**Scott Feighner**

208 861 4812  
scott.feighner@colliers.com

**Mike Christensen**

208 472 2866  
mike.christensen@colliers.com

**Bryan Vaughn**

208 850 2191  
bryan.vaughn@colliers.com

**Logan Wheeler**

208 472 2868  
logan.wheeler@colliers.com

755 West Front Street, Suite 300  
Boise, Idaho 83702  
208 345 9000  
colliers.com/idaho

## Nampa Gateway Freeway Visibility Office/Retail

O E. Commerce Street | Nampa, ID

### Highlights:

- High visibility office/retail space in Nampa with freeway signage (114,500 VPD of eastbound traffic on I-84)
- Divisible to 4,000 SF
- New build, allowing for maximum floor plan efficiency
- Monument and building signage available
- Ease of access from I-84
- Numerous amenities in Nampa Gateway Shopping Center and surrounding area
- Generous TI package available for qualified tenants
- Ask agent about partial ownership/JV opportunity

Accelerating success.

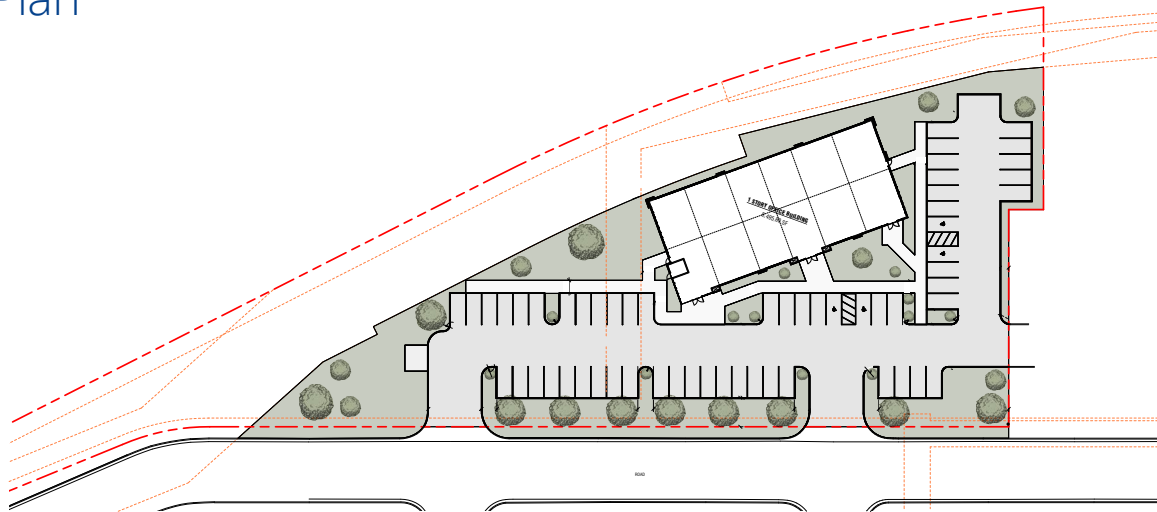
# For Sale or Lease

## Property Information

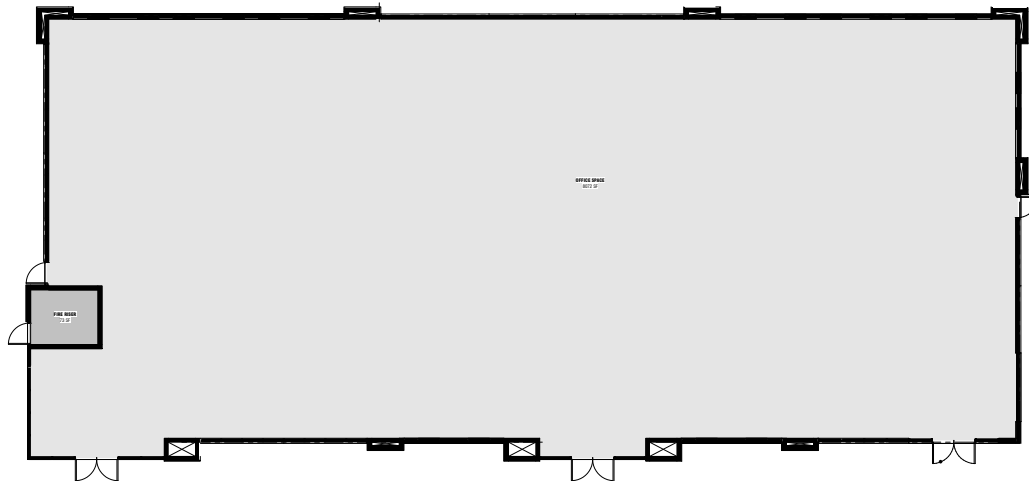
<b>Property Type</b>	Office/Retail
<b>Building Size</b>	8,496 SF- Divisible to 4,000 SF
<b>Land Size</b>	2.025 Acres
<b>Parking</b>	58 Total Spaces (6.8 stalls per 1,000 SF)
<b>Lease Type</b>	NNN
<b>BTS Lease Rate</b>	Contact Agent
<b>Sale Price</b>	\$1,765,000 (or \$20.00/SF)



## Site Plan



## Floor plan





# Location

 [Google Map](#)

 [Street View](#)



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