

4519 W CHINDEN BLVD  
GARDEN CITY, ID 83714



SUITE 4519



FOR MORE INFORMATION CONTACT US:

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**RETAIL FLEX SPACE FOR LEASE**

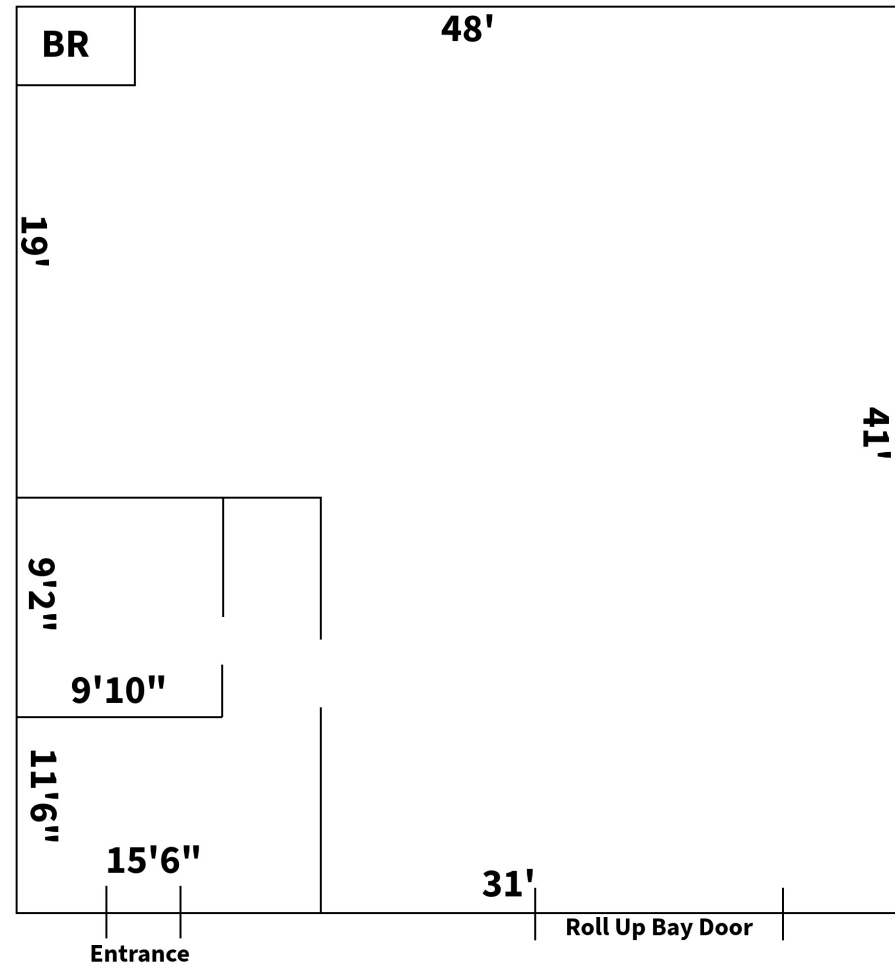
Prime location within Chinden Business Park  
in Garden City, just off the Chinden Blvd.

## PROPERTY DETAILS

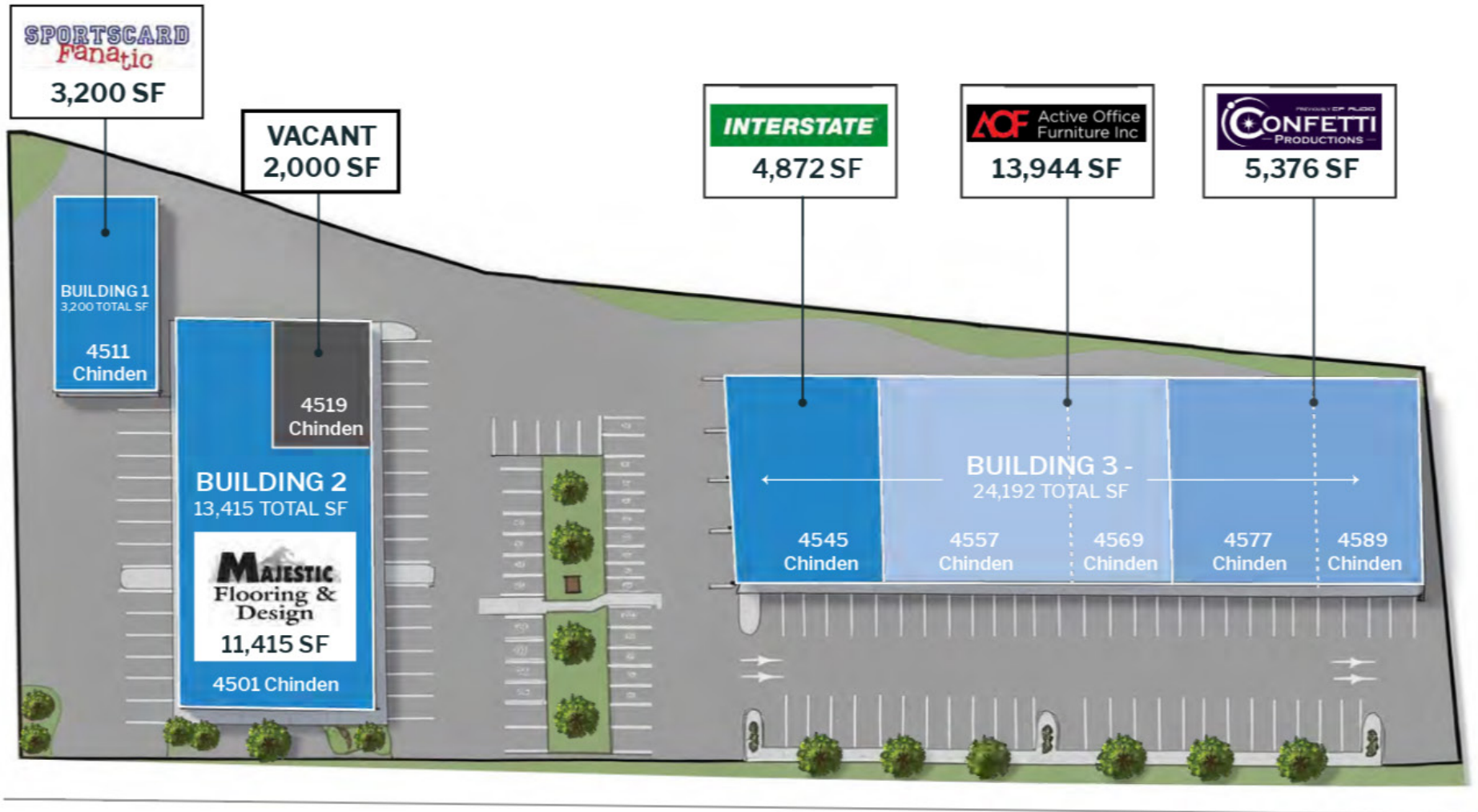
- ▶ Lease Rate: \$15.00 SF + NNN
- ▶ NNN Estimate: \$1.44 SF
- ▶ Square Footage: 2,000 SF
- ▶ Zoning: MX-3
- ▶ Private restroom
- ▶ Available: Now
- ▶ Parking: Ample Onsite
- ▶ Signage: Building
- ▶ Grade Level Door 10' x 9'

## PROPERTY HIGHLIGHTS

- ▶ Prime Chinden Corridor Location
- ▶ High-visibility frontage along a major commuter corridor
- ▶ Strong connectivity between Boise, Garden City, Meridian, and Eagle
- ▶ Convenient access to I-84 connector (±1.7miles)



FOR LEASE | 4519 W CHINDEN BLVD  
SITE PLAN



W. Chinden Blvd.