



Accelerating success.



## FOR LEASE

4301 Garryity Blvd  
Nampa, Idaho

### Mike Peña

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## HIGHLIGHTS

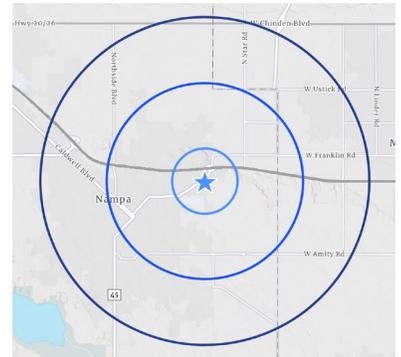
- Highly desirable office building submarket with easy I-84 freeway access
- Newly remodeled suites can be leased separate or together
- Nearby amenities include the Ford Idaho Center, College of Western Idaho main campus, St. Alphonsus Medical center, Nampa Auto Mall, Walmart Supercenter and Amazon fulfillment center.
- Pylon signage on Garryity
- Lockbox on each suite and building access during normal working hours M-F. *Contact Mike Peña for after hours showings.*

# Property Information

<b>Property Type</b>	Office
<b>Building Size</b>	7,668 SF
<b>Available Space</b>	1,130 SF
<b>Land Size</b>	0.477 Acres
<b>Parking</b>	25 Stalls
<b>Lease Type</b>	Modified gross
<b>Property Access</b>	Lockbox on suites. Main building doors open during bussiness hours.

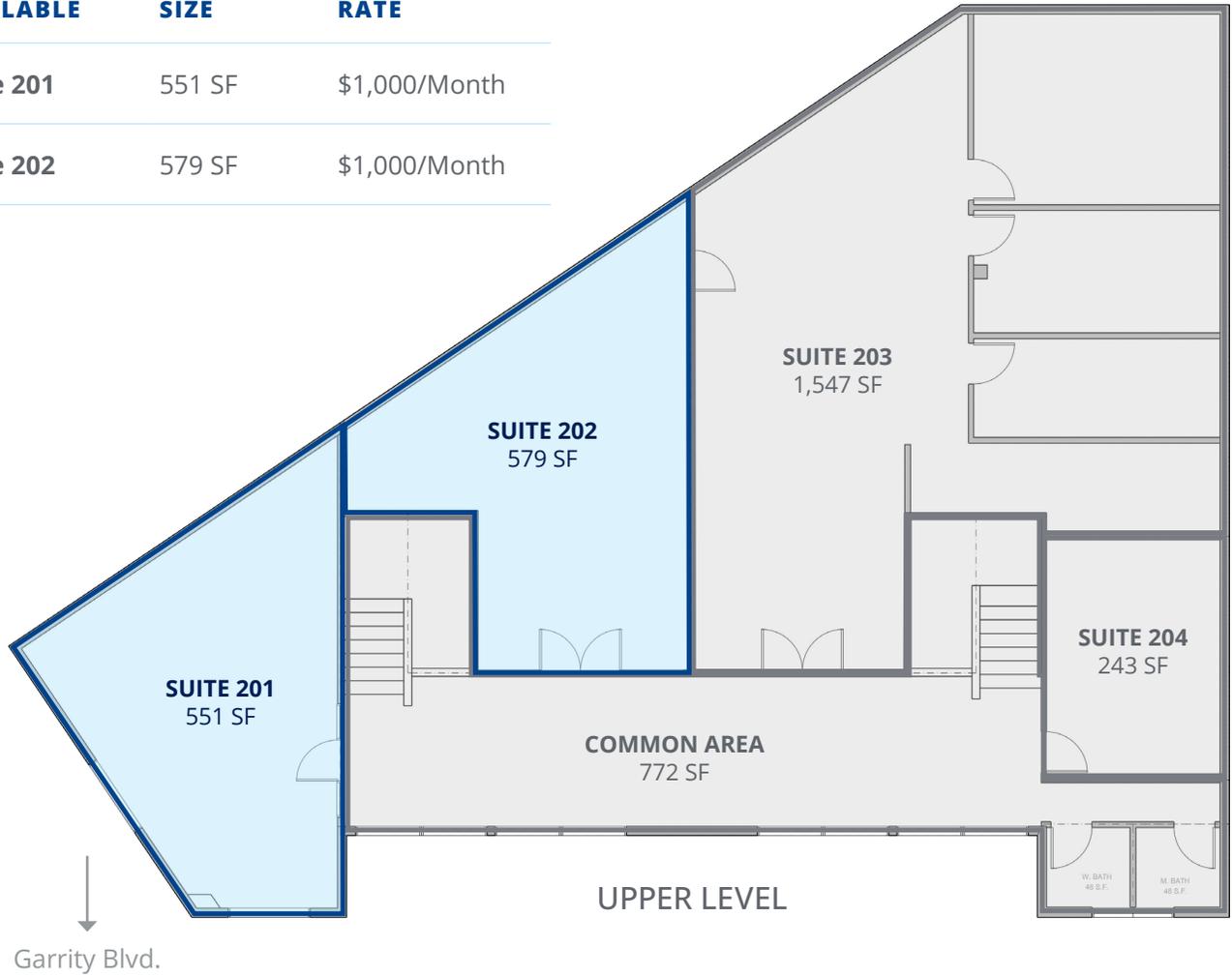
## Demographics

	1 MILE	3 MILES	5 MILES
<b>Population</b>	3,380	45,728	140,392
<b>Households</b>	1,228	16,582	50,604
<b>Avg Household Income</b>	\$84,560	\$93,242	\$101,254



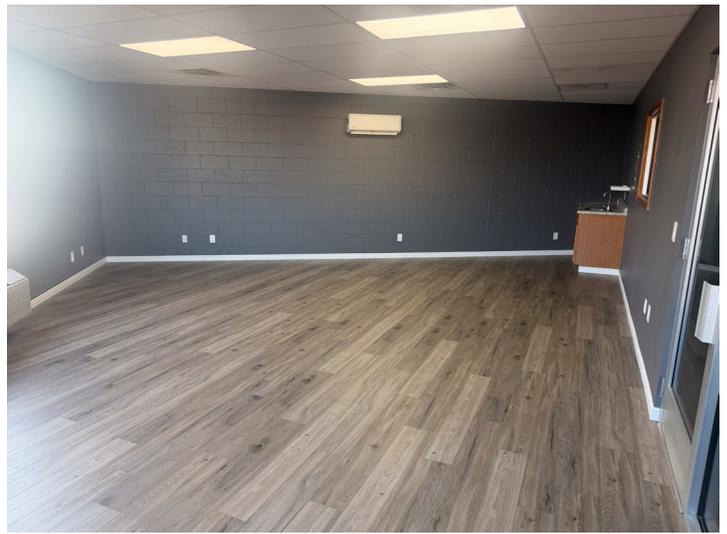
# Floor Plan

AVAILABLE	SIZE	RATE
Suite 201	551 SF	\$1,000/Month
Suite 202	579 SF	\$1,000/Month



# Gallery

Suite 201



Suite 202

*Suite 202 is currently being remodeled.*

# Location

 [Google Map](#)

 [Street View](#)



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