



Accelerating success.



FOR LEASE

4301 Garryity Blvd
Nampa, Idaho

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HIGHLIGHTS

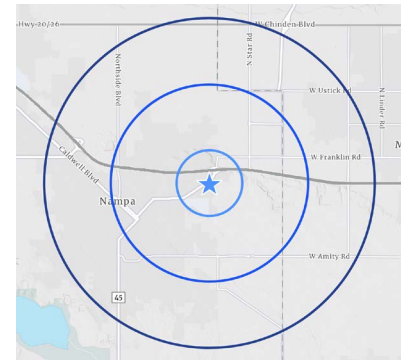
- Highly desirable office building submarket with easy I-84 freeway access
- Newly remodeled suites can be leased separate or together
- Nearby amenities include the Ford Idaho Center, College of Western Idaho main campus, St. Alphonsus Medical center, Nampa Auto Mall, Walmart Supercenter and Amazon 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

Property Type	Office
Building Size	7,668 SF
Available Space	579 SF
Land Size	0.477 Acres
Parking	25 Stalls
Lease Type	Modified gross
Property Access	Lockbox on suites. Main building doors open during bussiness hours.

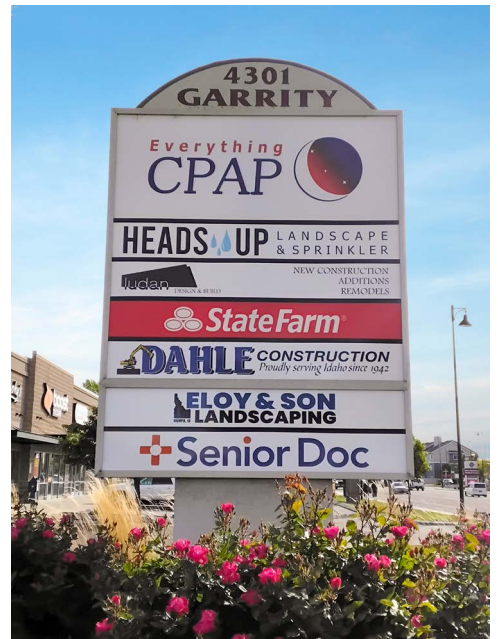
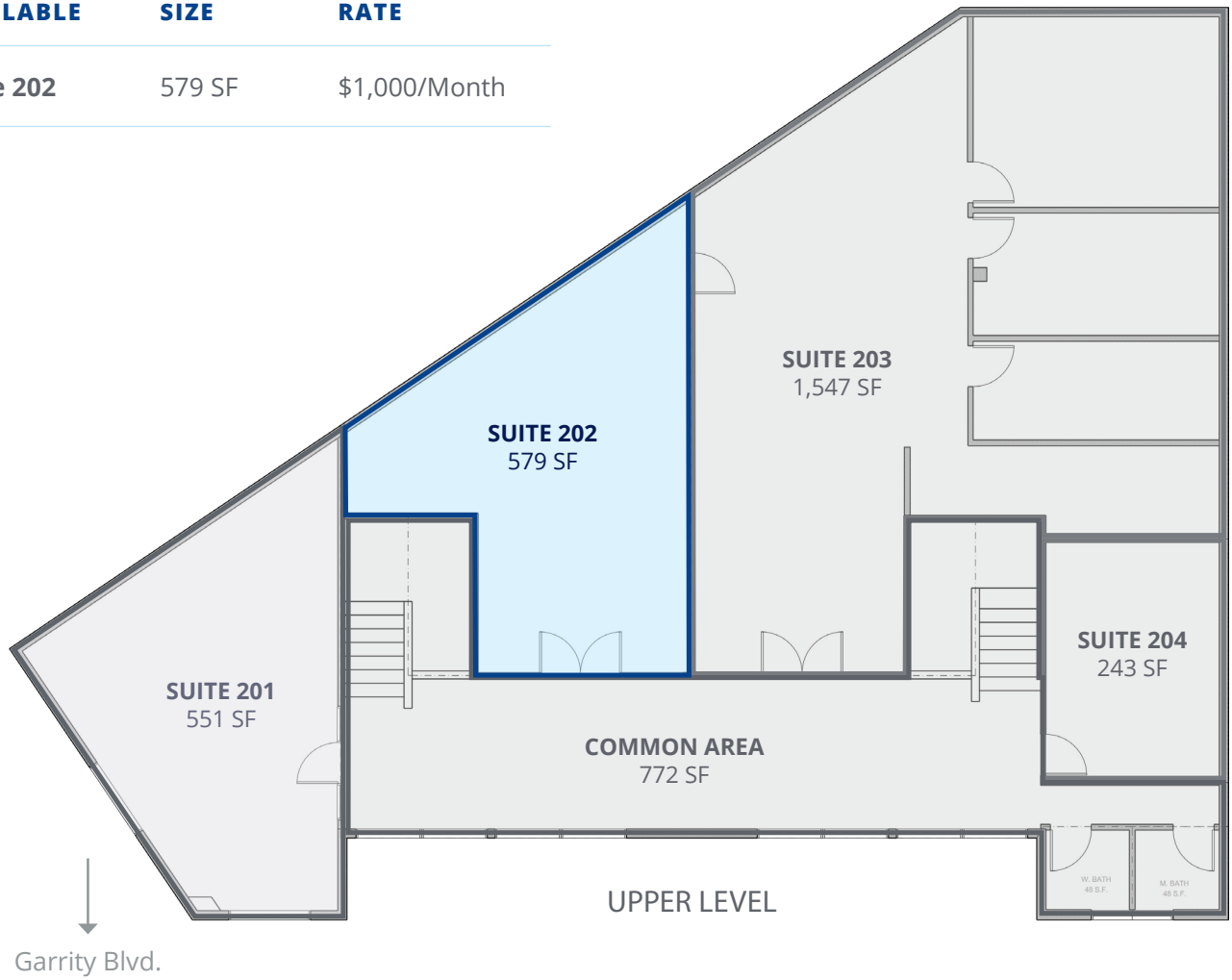
Demographics

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



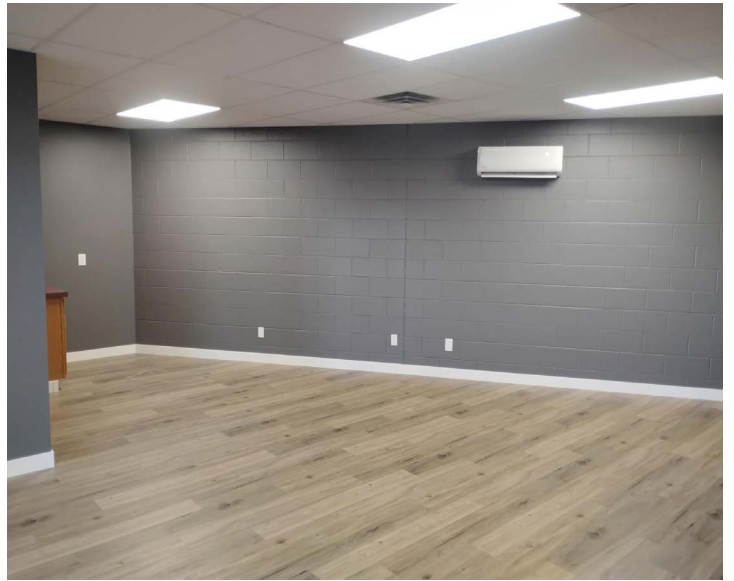
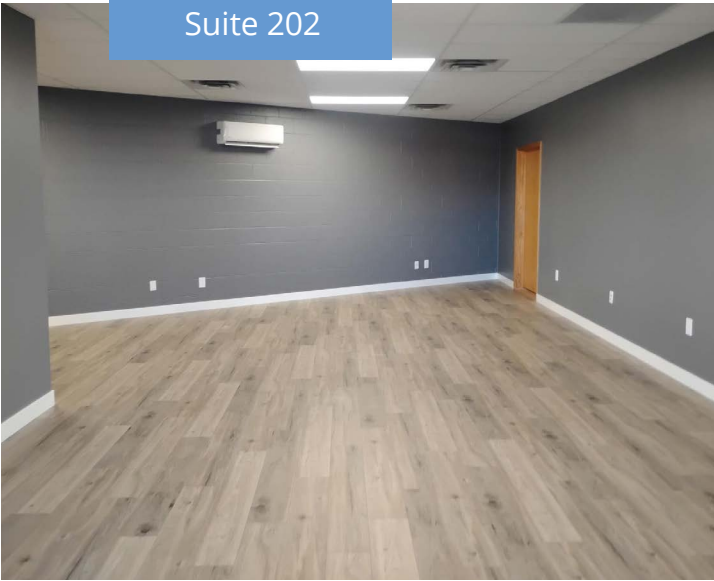
Floor Plan

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



Gallery

Suite 202



Location

 [Google Map](#)

 [Street View](#)



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