

**NOW LEASING**



## SAINT ALPHONSUS GARRITY MEDICAL OFFICE BUILDING

4424 E Flamingo Ave | Nampa, ID 83687

**RARE OPPORTUNITY TO LEASE SPACE** on the Saint Alphonsus Medical Center - Nampa hospital campus. The class A medical office building is a short walk across the parking lot to the existing Health Plaza, which provides a robust mix of outpatient services. Ideally located adjacent to Interstate I-84, the site offers one convenient location with exceptional medical services and access to comprehensive healthcare, strong visibility, and operational efficiencies for physicians and staff.

**ONLY ONE SUITE  
AVAILABLE**

**SUITE 340  
2,092 RSF**

Available January 1, 2024

### Favorable Location

Highly accessible and visible location at I-84 and Garrity Blvd.

### Comprehensive Campus

Patients and providers will appreciate the convenience and accessibility to a broad range of services on campus.

### Award-Winning

Saint Alphonsus Health System is proud to be named one of the Top 15 Health Systems in the country by IBM Watson Health.

### Provider Convenience

Hospital proximity for operational efficiency and convenience.

### Dedicated Staff Parking

### Campus Referral Opportunities

### Prestigious Anchor Tenant



**Saint Alphonsus**

**CONTACT US TO RESERVE YOUR SPACE. Kristen Neumann | 303.710.1909**

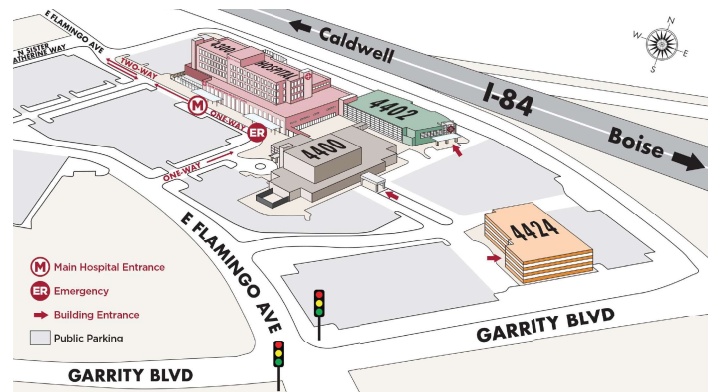
## SPACE PLAN



## GARRITY MEDICAL OFFICE BUILDING



## CAMPUS MAP



## Current Tenant Mix Includes:

Ophthalmology  
Orthopedics  
Rehabilitation  
Radiology & Medical Imaging

MFM  
Neurology  
OB/GYN  
Pulmonology

Spine  
Pain  
Physical Therapy  
Cardiology

## RESERVE YOUR SPACE TODAY

Kristen Neumann, Senior Vice President Leasing  
kristen.neumann@nexcoregroup.com

303.710.1909

