

Garden Pointe Available for Lease or Sale



Garden Pointe Flex Center
3840 W Chinden Blvd.
Garden City, Idaho 83714

Building Area: 14,420 SF

Suite 100: 3,750 SF/Leased
Suite 200: 3,460 SF/Available
Suite 300: 3,654 SF/Available
Suite 400: 3,556 SF/Leased

Lease Rate: \$16.00/SF NNN

NNN: \$3.00/SF/Year

Tenant Improvements Available

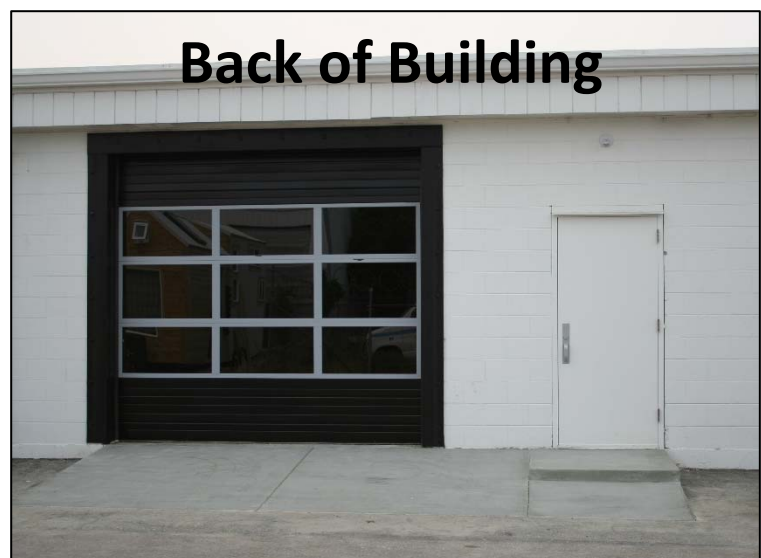
Zone: C-1

37 Onsite Parking Stalls

Great visibility with high traffic counts, new area developments, minutes from the Green Belt and multiple Parks. See Garden City Artisan Path page 2.

Garden Pointe Flex Center has undergone a complete renovation including:

- **New insulated membrane roof**
- **New 5 ton HVAC units**
- **Resurfaced parking lot**
- **New store fronts and back overhead doors**
- **Upgraded electrical, water & sewer services**
- **New monument sign**
- **New landscaping**



Contact:

RFR Properties, LLC, PO Box 2579, Eagle, ID 83616

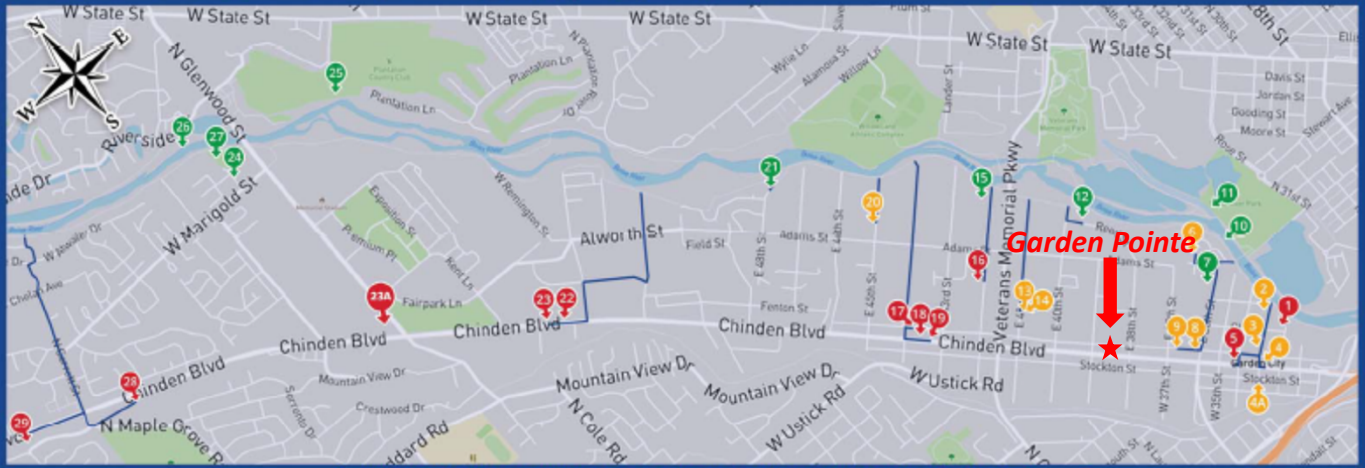
www.rfrproperties.com

Bob Runyan: 208.863.8209 or br@rfrproperties.com

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Garden City ARTISAN PATH

Follow our Garden City Artisan Paths to experience our artisan community. Artists, specialty foods, wineries, breweries and cideries, all producing small batch distinctive products requiring specialized skills.



→ CHECK WEBSITES AND FACEBOOK PAGES FOR OPERATING HOURS. ←

- 1. TELAYA WINE CO.
246 E 32nd St.
- 5. COILED WINES
3468 W. Chinden Blvd.
- 16. WILDFLOUR BAKERY
304 E 42nd St.
- 17. SPLIT RAIL WINERY
4338 W Chinden Blvd.
- 18. BELLA BREWING
4340 W Chinden Blvd.
- 19. CINDER WINERY
107 E 44th St.
- 22. MERIWETHER CIDER
5342 W Chinden Blvd.

- 23. BARBARIAN BREWING
5270 W Chinden Blvd.
- 23A. ONE HAUTE COOKIE
5159 N Glenwood St.
- 28. COUNTY LINE BREWING
9115 W Chinden Blvd #107
- 29. POWDERHAUS BREWING
9719 W Chinden Blvd.

- 2. SUREL'S PLACE
212 E 33rd St.
- 3. STUDIO 1212
112 E 33rd St.
- 4. ZION WARNE GLASS
3242 W Chinden Blvd.
- 4A. THE GARDEN CITY PROJECTS
108 W. 33rd St.
- 6. SAMUEL PADEN
440 E. Thurman Mill St.
- 8. AUDIO LAB RECORDING
3540 Oauge St.
- 9. VISUAL ARTS COLLECTIVE
3638 Oauge St.
- 13. STOVER GLASS
117 E. 41st St.
- 14. TORCHED GLASS WORKS
117 E. 41st St.
- 20. FIREFLY GARDEN ART
504 E 45th St #23

- 7. WATERFRONT PARK
- 10. WHITEWATER PARK
- 11. ESTHER SIMPLOT PARK
- 12. HERON PARK
- 15. RIVERFRONT PARK
- 21. MYSTIC COVE PARK
- 25. WESTMORELAND PARK
- 24. LIBRARY
- 27. RIVER POINTE PARK
- 26. RIVERSIDE PARK



TASTE



CREATE



PLAY