

Garden Pointe Available for Lease



Building Area: 14,420 SF

Suite 110: 3,750 SF/Leased

Suite 120: 3,460 SF/Available

Suite 130: 3,654 SF/Available

Suite 140: 3,556 SF/Leased

Lease Rate: \$16.00/SF NNN

NNN: \$3.00/SF/Year

Tenant Improvements Available

Zone: C-1

Garden Pointe has undergone a complete renovation:

- **New Store Front & Overhead Doors**
- **New Insulated Roof**
- **New 5 Ton HVAC units**
- **Resurfaced parking lot**
- **Upgraded electrical, water & sewer services**
- **New Monument Sign**
- **New Landscaping**
- **37 Onsite Parking Stalls**



Contact:

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The information contained herein has been obtained by reliable sources, but is not guaranteed. This offering is subject to errors, omissions, prior sale, price change, and withdrawal.

Garden Pointe is located in Garden City. The area is close to downtown Boise and boarded by the Boise River. Outstanding business location attracting new development.

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.

<p>1. TELAYA WINE CO. 240 E 32nd St.</p> <p>5. COILED WINES 3408 W. Chinden Blvd.</p> <p>16. WILDFLOUR BAKERY 304 E 42nd St.</p> <p>17. SPLIT RAIL WINERY 4330 W Chinden Blvd.</p> <p>18. BELLA BREWING 4340 W Chinden Blvd.</p> <p>19. CINDER WINERY 107 E 44th St.</p> <p>22. MERIWETHER CIDER 5242 W Chinden Blvd.</p>	<p>23. BARBARIAN BREWING 5270 W Chinden Blvd.</p> <p>23A. ONE HAUTE COOKIE 5159 N Glenwood St.</p> <p>28. COUNTY LINE BREWING 9115 W Chinden Blvd #107</p> <p>29. POWDERHAUS BREWING 9719 W Chinden Blvd.</p>	<p>2. SUREL'S PLACE 212 E 33rd St.</p> <p>3. STUDIO 1212 112 E 33rd St.</p> <p>4. ZION WARNE GLASS 3242 W Chinden Blvd.</p> <p>4A. THE GARDEN CITY PROJECTS 100 W. 33rd St.</p> <p>6. SAMUEL PADEN 440 E. Thurman Mill St.</p> <p>8. AUDIO LAB RECORDING 3540 Oage St.</p> <p>9. VISUAL ARTS COLLECTIVE 3638 Oage St.</p> <p>13. STOVER GLASS 117 E. 41st St.</p>
<p>7. WATERFRONT PARK</p> <p>10. WHITEWATER PARK</p> <p>11. ESTHER SIMPLOT PARK</p> <p>12. HERON PARK</p> <p>15. RIVERFRONT PARK</p> <p>21. MYSTIC COVE PARK</p> <p>25. WESTMORELAND PARK</p> <p>24. LIBRARY</p> <p>27. RIVER POINTE PARK</p> <p>26. RIVERSIDE PARK</p>		

TASTE

CREATE

PLAY

