



PROPERTY INFORMATION:

Submarket:	Garden City	Zoning:	C-2
Bldg Type:	Office/Flex Whse	Parking:	Ample
Remodeled:	2023	Lease Type:	NNN
Lot Size:	1.374 Acres	EST. NNN'S:	\$0.36/SF
Grade Doors:	(5) 10'x10'-12'x12'		
Power:	1200 amps 480V 3-Phase		
Amenity:	Fully climate controlled		

AVAILABLE SPACE:

SPACE	SIZE	LEASE RATE
Space A	4,261 SF	\$1.50/SF, NNN
Space B	4,517 SF	\$1.50/SF, NNN
Space C	3,717 SF	\$1.50/SF, NNN
Entire Bldg	12,420 SF	\$1.50/SF, NNN

SPACE	SIZE	SALE PRICE
Entire Bldg	12,420 SF	\$3,726,000.00

LISTING HIGHLIGHTS:

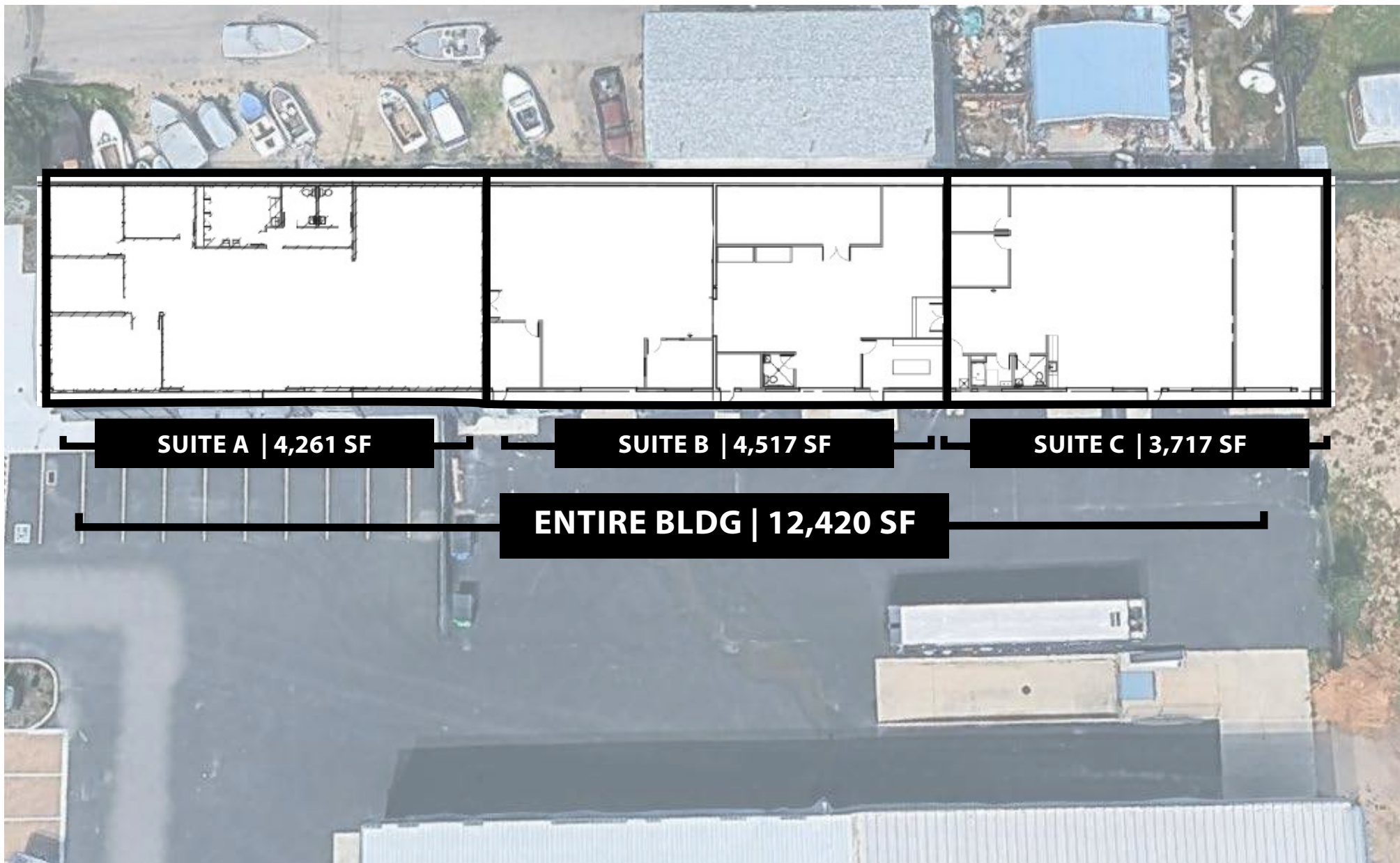
- Fully remodeled in 2023 with sleek modern design and high-tech upgrades
- Fully climate-controlled environment
- New roof, 5 new RTUs, and new water/sewer lines
- Ample 1,200 amps of 480V 3-phase power with top-tier tech improvements and CAT 6 data cabling throughout
- Buildings of this quality and design are unmatched anywhere else in the market
- Custom grade-level access with prominent exposure and generous parking
- Flexible demising options to accommodate a wide range of square-footage needs
- Bright interior with abundant natural light and a large patio ideal for breaks, meetings, or events
- Easy access to Chinden Blvd, N Curtis Rd, & I-84



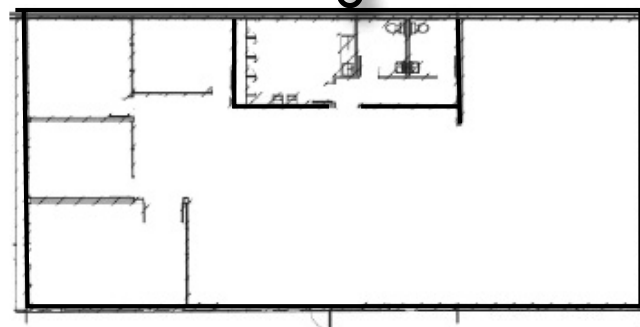
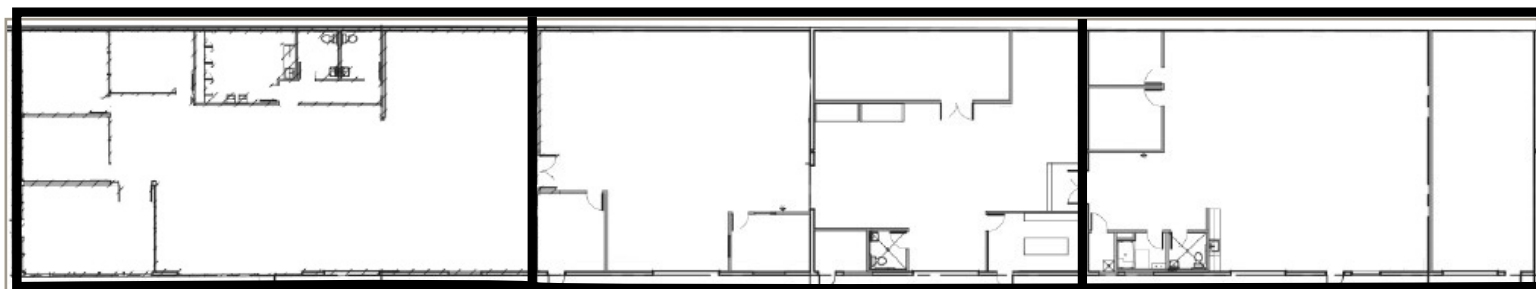
PAT SHALZ, SIOR
208.947.0834
pat@tokcommercial.com

CHRIS PEARSON, SIOR
208.947.0859
chris@tokcommercial.com

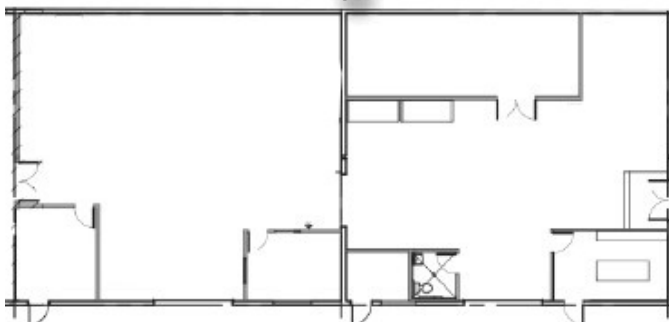
MIKE ARNOLD
208.957.5609
mikea@tokcommercial.com



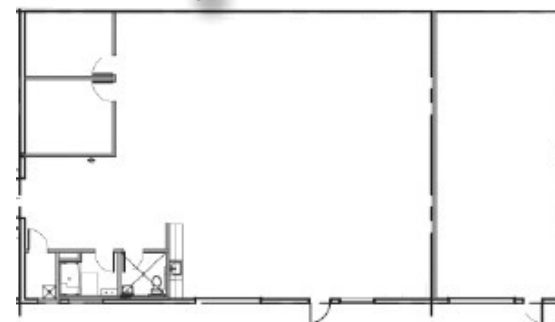
ENTIRE BLDG | 12,420 SF



SUITE A | 4,261 SF

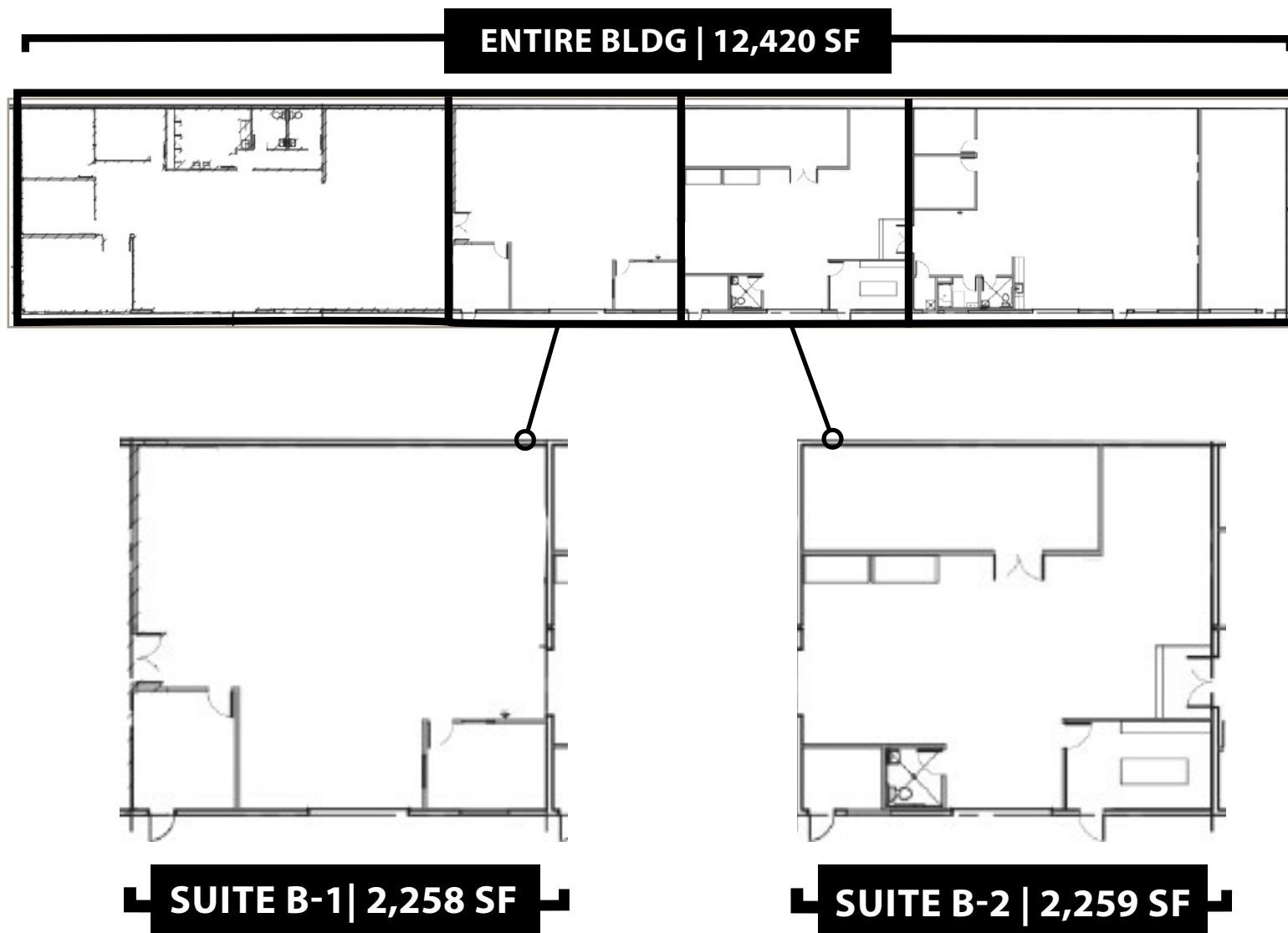


SUITE B | 4,517 SF



SUITE C | 3,717 SF

ADDITIONAL SUITE DEMISING OPTION







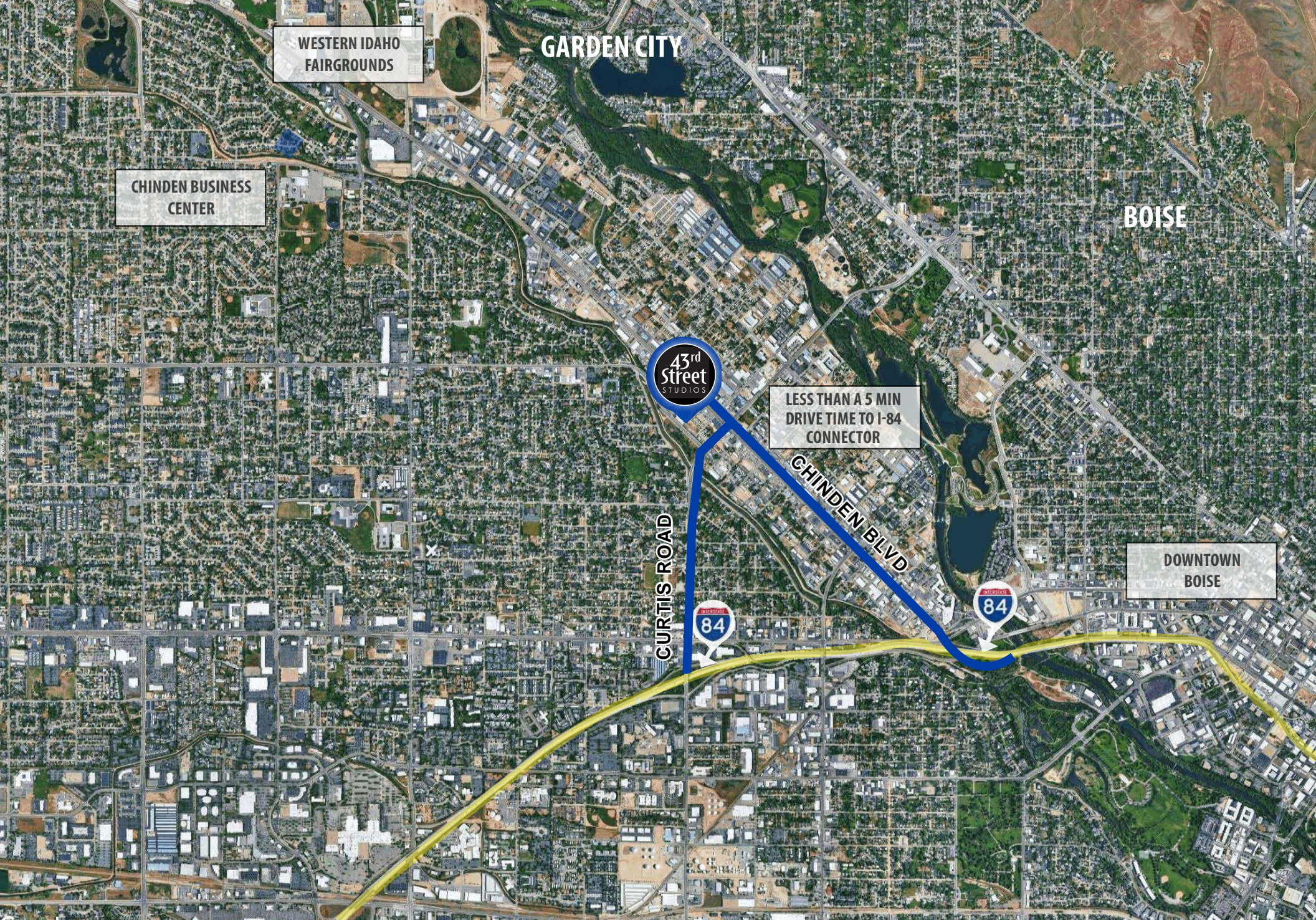
UPDATED: 1.9.2026

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WESTERN IDAHO
FAIRGROUNDS

GARDEN CITY

CHINDEN BUSINESS
CENTER

BOISE

43rd
Street
STUDIOS

LESS THAN A 5 MIN
DRIVE TIME TO I-84
CONNECTOR

CURTIS ROAD

CHINDEN BLVD

DOWNTOWN
BOISE

84

84

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