

43RD STREET STUDIOS

OFFICE/FLEX SPACE FOR SALE OR LEASE | 113 W 43RD ST | GARDEN CITY, ID 83714



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:

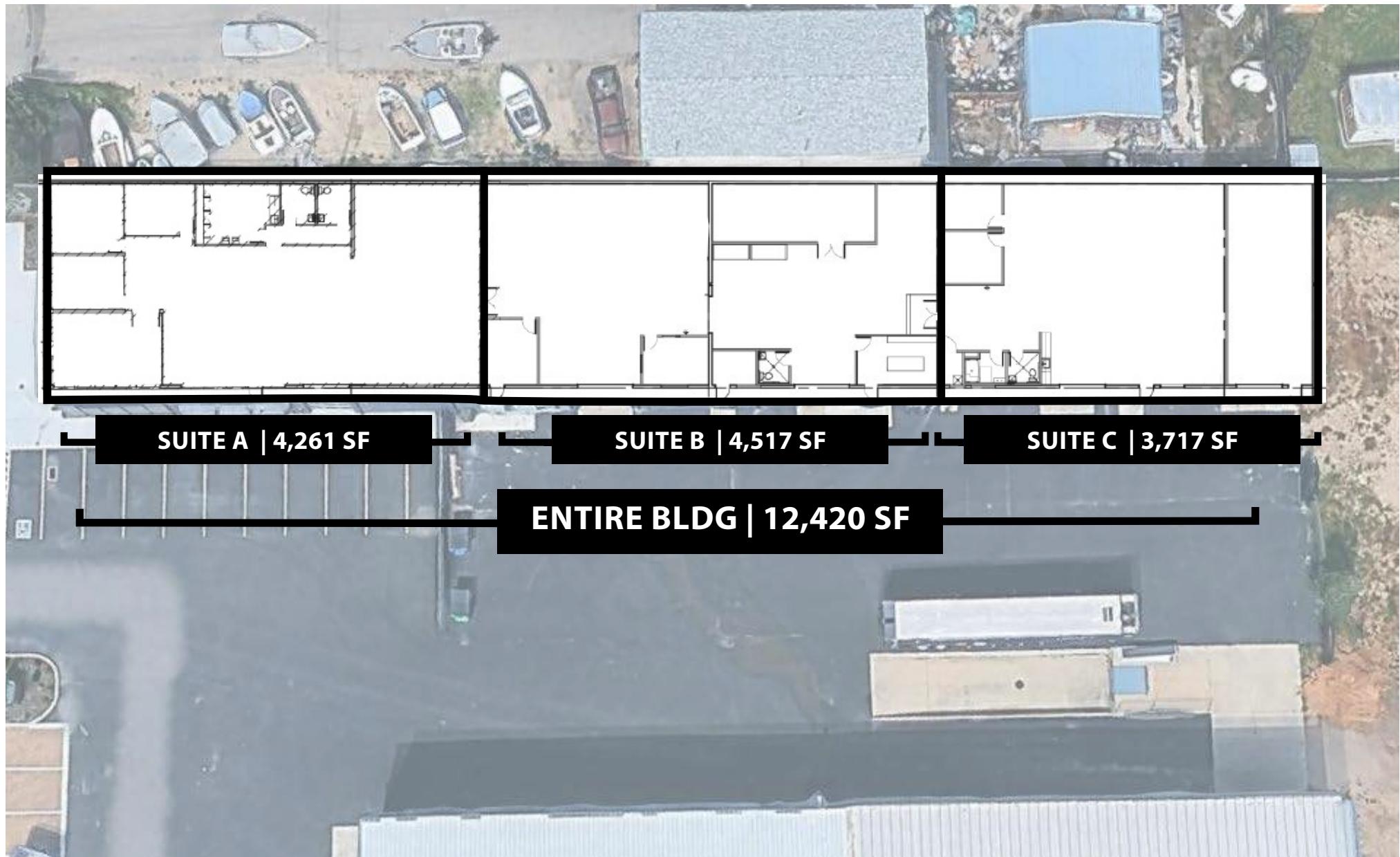
- Fully remodeled in 2023 with sleek modern design and high-tech upgrades
- Fully climate-controlled environment
- New roof, 5 new RTUs, and new water/sewer lines
- Ample 1,200 amps of 480V 3-phase power with top-tier tech improvements and CAT 6 data cabling throughout
- Buildings of this quality and 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



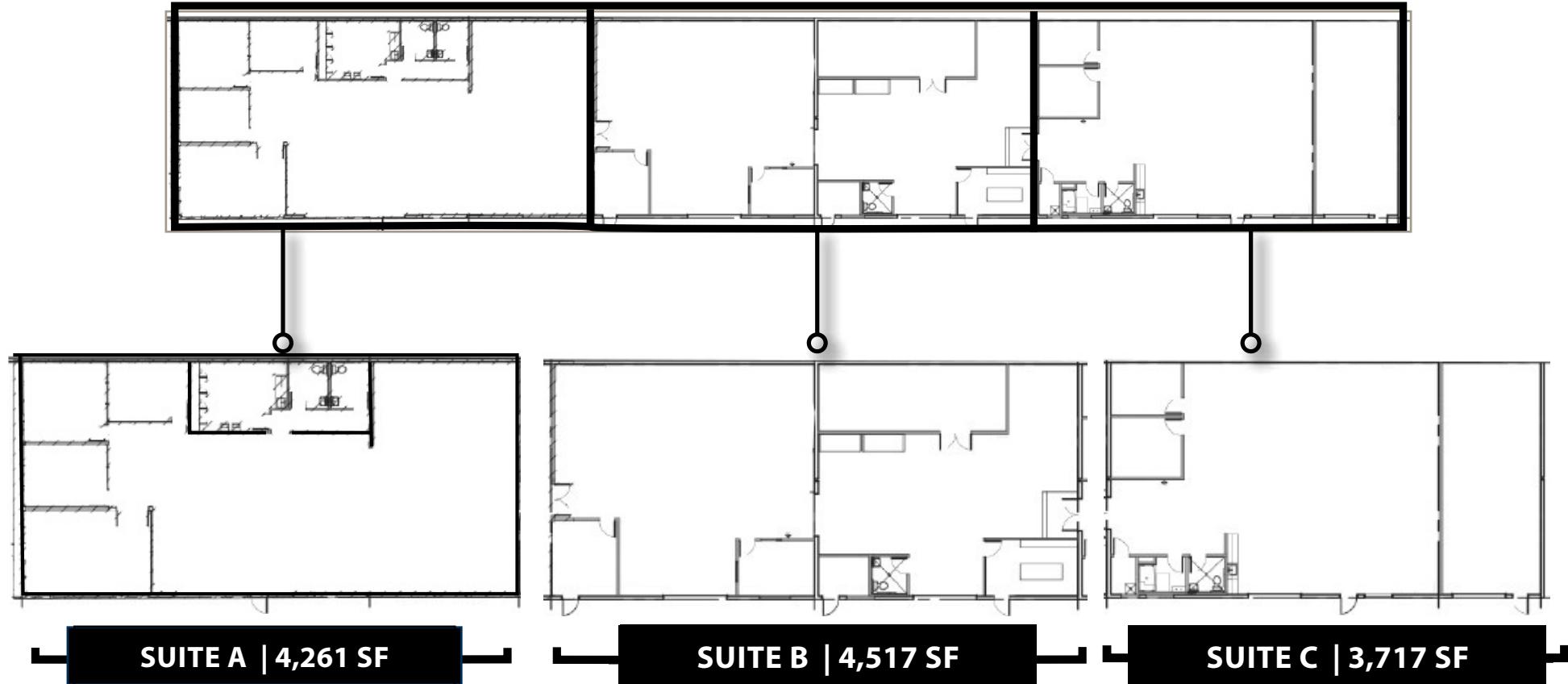
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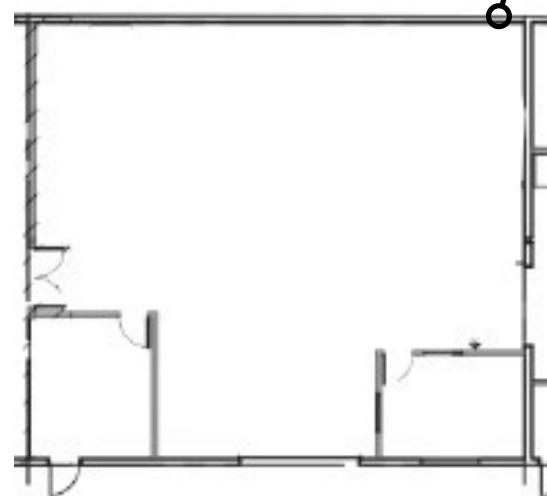
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ENTIRE BLDG | 12,420 SF



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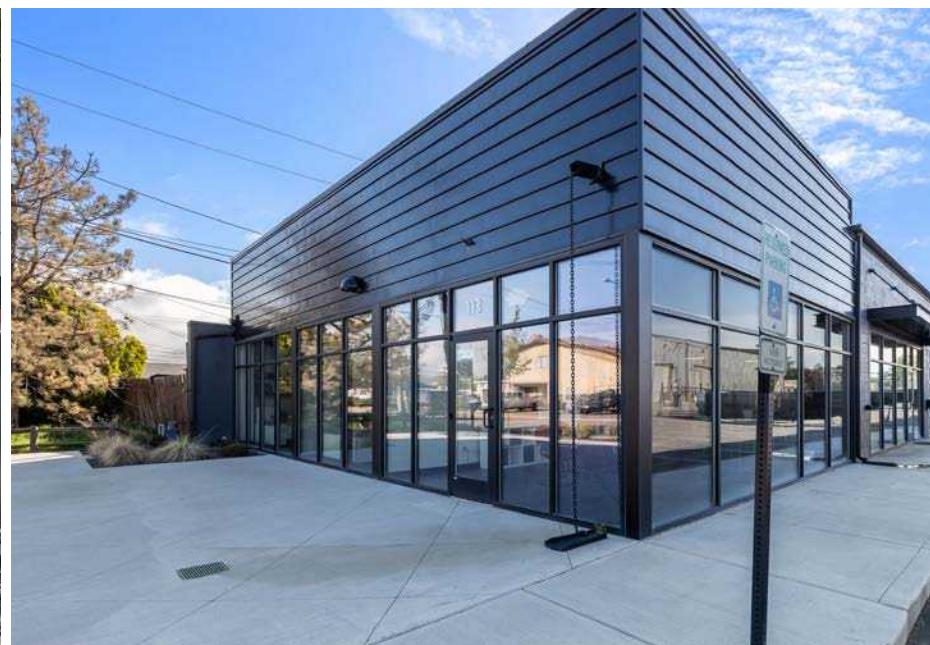


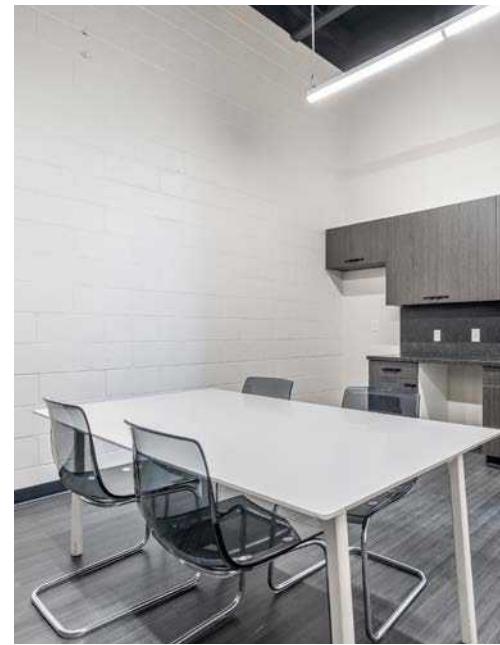
SUITE B-1 | 2,258 SF

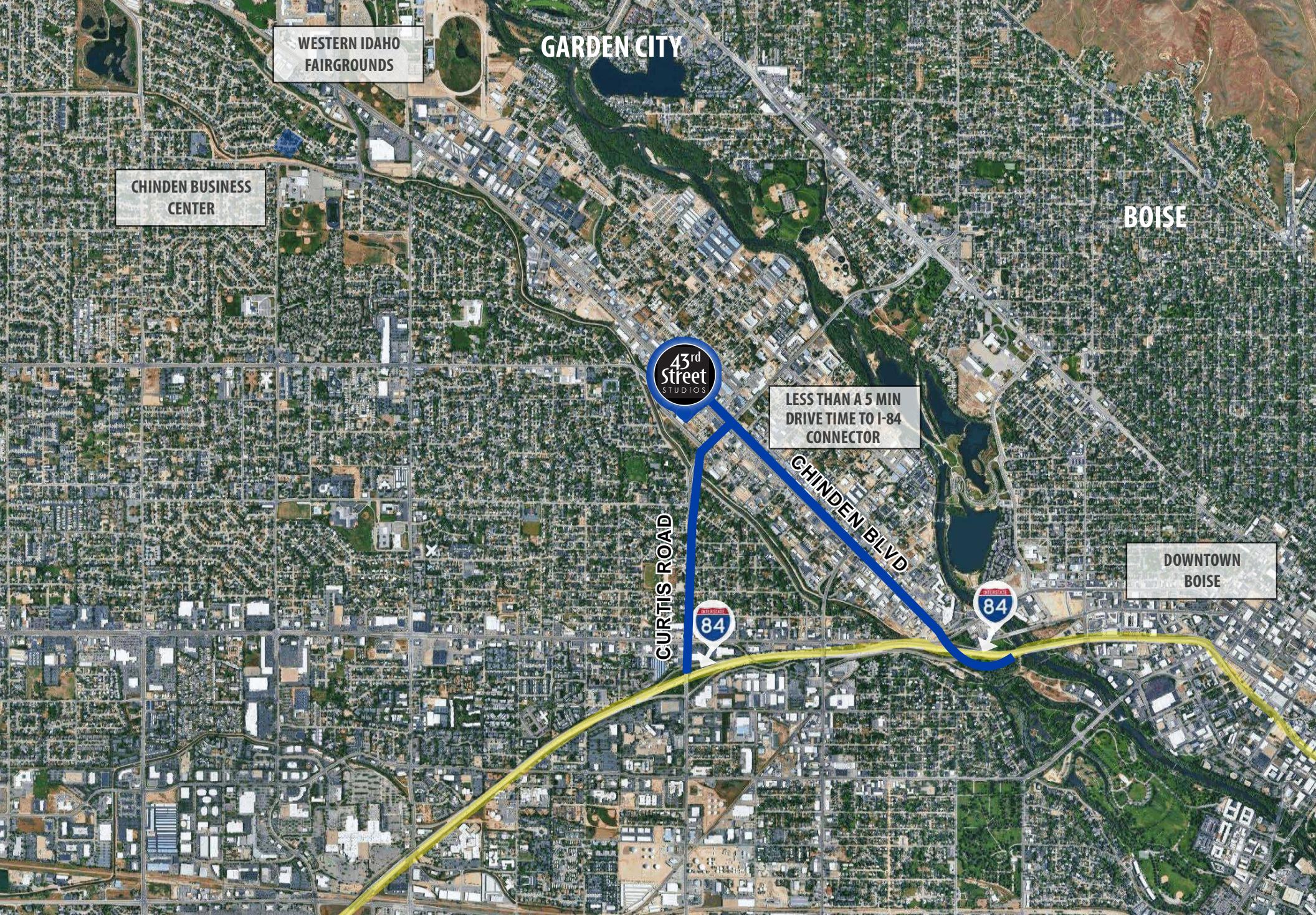


SUITE B-2 | 2,259 SF









UPDATED: 1.9.2026

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