

*For Lease* **PROFESSIONAL  
OFFICE SPACE**

**Space One - 2,150 SF**

**Available Now**

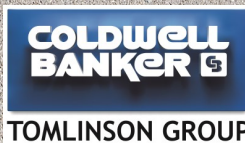
**\$13.95 / SF**

**Space Two - 2,850 SF**

**Not Available Until**

**April, 2020**

*430 West Iowa Avenue  
Nampa, Idaho*



COMMERCIAL

*Presented by*

**Rick McGraw**  
208.880.8889

[rickmgraw54@gmail.com](mailto:rickmgraw54@gmail.com)



**Integrity. Experience. Results**



**For Lease****430 West Iowa Avenue  
Nampa, Idaho  
Professional Office****VALUE**

- Lease Type: Gross Lease
- Lease Rate: \$13.95 / SF
- Lease Terms: Negotiable
- Tenant Pays All Utilities
- Landlord Pays Taxes, Insurance, and CAM's

**HIGHLIGHTS**

- 2,150 Square Feet - Available Now
- Property is Vacant
- Property sits on .46 Acres
- Built in 2007
- Great Office Layout
- Open Bull Pen and Reception
- Break Room and 2 Common Rest Rooms
- Ample Parking

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**Space Two - 2,850 SF  
is not Available until  
April, 2020**



# 430 West Iowa Avenue Nampa, Idaho 2,150 SF Office Building



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# 430 West Iowa Avenue Nampa, Idaho

## Space Two - 2,850 SF

### Space 2 is not Available until April, 2020



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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

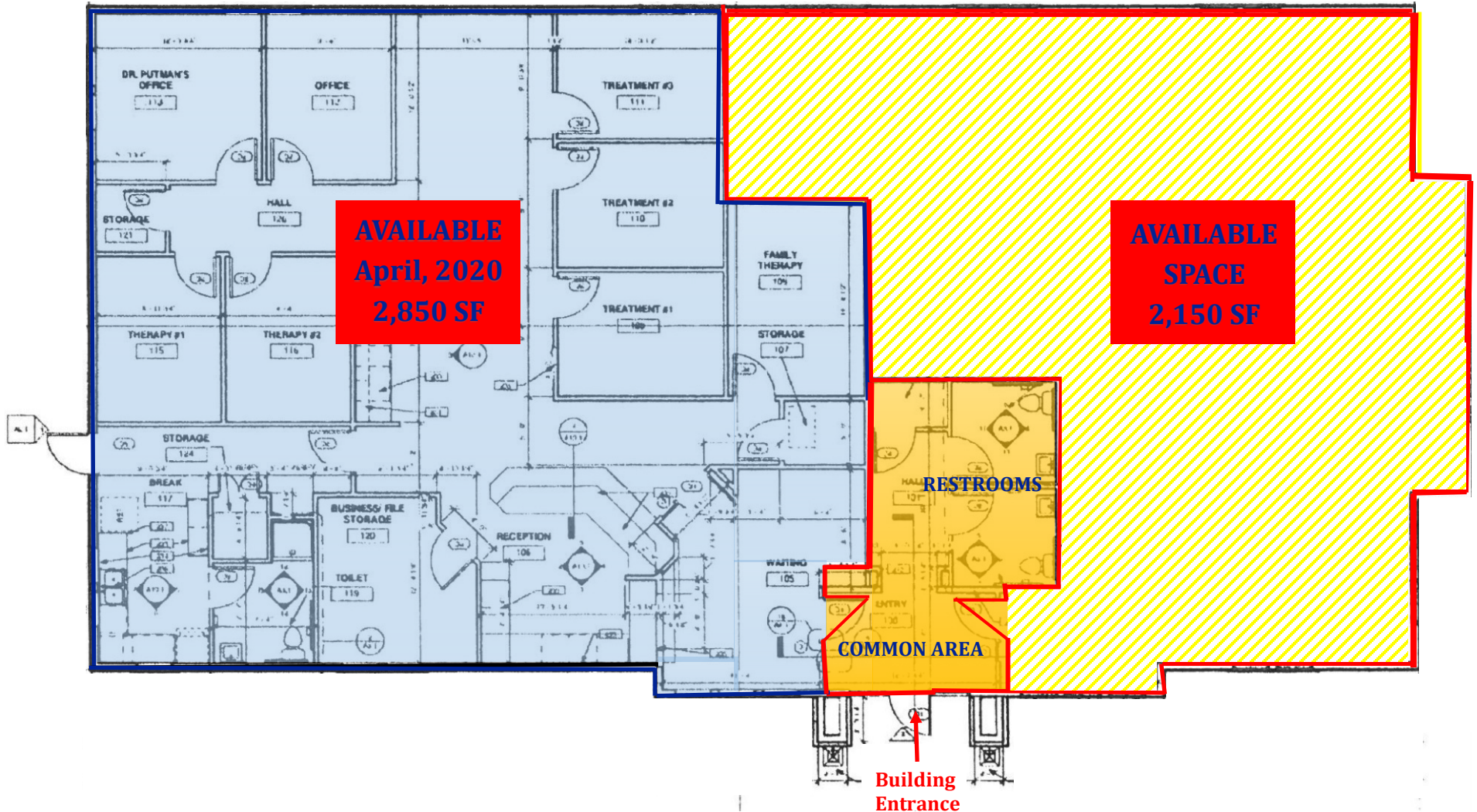


# For Lease

# 430 West Iowa Ave., Nampa, Idaho

**2,850 SF Space is Not Available Until April of 2020**

**2,150 SF Space is Available Now**



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# 430 West Iowa Ave., Nampa, Idaho



**Directions from Boise; Take US-26 West to Hwy 20; West to I-184 West; Take I-84 West to N. Franklin Blvd.  
In Nampa; Take Exit 36 from I-84 West; Follow N. Franklin Blvd., 11th Avenue N. and 12th Avenue S.  
to West Iowa Avenue**



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