

***For Lease***

**Office/Retail or  
Flex Space**

**1,992 Square Feet**

**\$11.50 / SF**

***9169 W. State Street  
Garden City, Idaho***



Rick McGraw  
208.880.8889  
rickmcgraw54@gmail.com



Chrissy Smith  
208.720.2981  
csmith@coldwellbankertg.com



**Investment | Industrial | Land | Office | Retail**



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

**Office / Retail or Flex Space****1,992 Square Feet - \$11.50 / SF****PROFILE**

- Address: 9169 W. State St.
- Total SF: 1,992
- ⇒ Main Level: 1,500 SF
- ⇒ Mezzanine: 492 SF
- Year Built: 1999
- Located in the Arney Lane Plaza

**VALUE**

- Lease Rate: \$11.50/SF
- Lease Type: Gross Lease
- Lease Terms: 3 Years Minimum
- Tenant Pays all Utilities
- Call Agents for Availability

**HIGHLIGHTS**

- ⇒ Condo has the following:
  - ◆ Open Main Level with Mezzanine on Upper Level
  - ◆ 10 X 10 Roll-Up Door in Rear
  - ◆ Front and Rear Parking
  - ◆ State Street Frontage
  - ◆ Traffic Counts with 33,000+ Cars Per Day

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