

**FOR LEASE | 3,000 SF RETAIL BUILDING | \$15.00/SF/NNN**

**8973 W. Ardene Street | Boise, Idaho 83709**



**Chrissy Smith | 208.720.2981 | [csmith@cbboise.com](mailto:csmith@cbboise.com)**

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



## LEASE INFORMATION

- 8973 W. Ardene Street | Boise, Idaho 83709
- Vacant and Ready to Occupy
- Lease Rate: \$15.00/SF/NNN
- Lease Terms: 3 - 5 years
- Est. NNN's: \$2.89/SF
- Single Tenant Building
- Building Size: 3,000 SF
- Lot Size: .367 acres
- Zoned: City of Boise C-2/D
- Year Built: 2003
- APN: #R1241960160
- Contact Agent for Full Information Package

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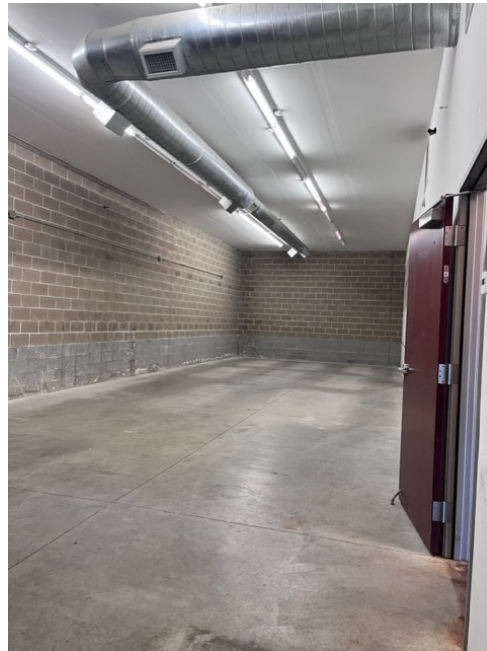


## PROPERTY HIGHLIGHTS

- Versatile 3,000 SF Building
- Accommodates a multitude of Retail and Office uses
- Layout consist of:
  - ⇒ 2 Offices
  - ⇒ 2 Restrooms
  - ⇒ Showroom & Warehouse
- Layout can be modified to meet Tenant's needs
- Ample Paved Parking



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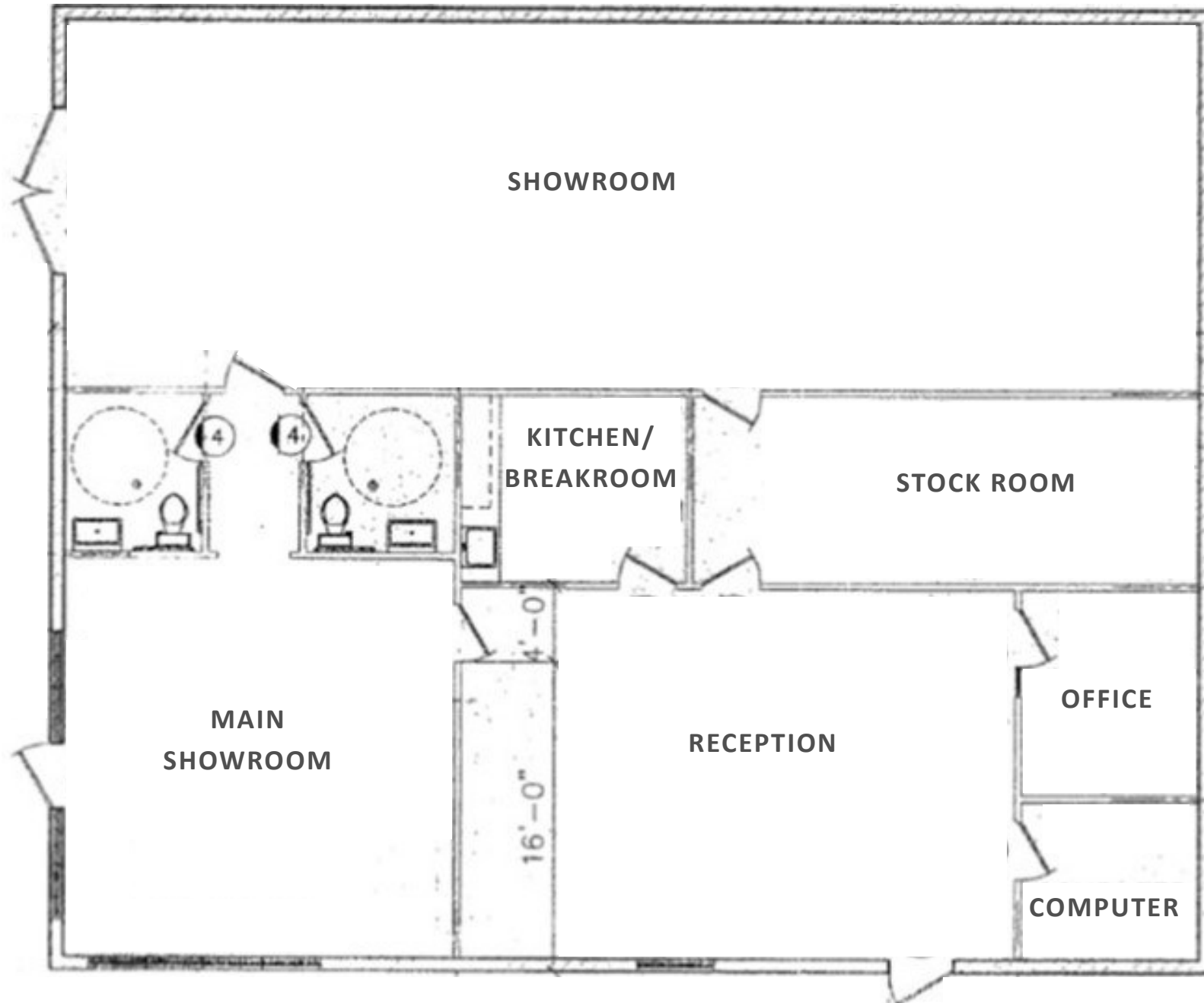


**COLDWELL BANKER  
COMMERCIAL  
TOMLINSON**

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## Floor Plan | 8973 W. Ardene Street



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