

*For Sale & For Lease*

**5,000 SF Professional Office Building**

*430 West Iowa Avenue | Nampa, ID 83686*



*Presented by*

***Rick McGraw*** | 208.880.8889

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**COLDWELL BANKER  
COMMERCIAL  
TOMLINSON**

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

# For Sale & For Lease | Professional Office Building

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- **Sale Summary**

- ⇒ **Price:** \$1,395,000
- ⇒ **Building Size:** 5,000/SF

- **Lease Summary**

- ⇒ **Space Size:** 5,000/SF
- ⇒ **Available:** May 1st, 2025
- ⇒ **Rate:** \$16.95/SF/Year
- ⇒ **Type:** NNN
- ⇒ **Terms:** Negotiable

- **Building Summary**

- ⇒ **Year Built:** 2007
- ⇒ **Updated:** 2023
- ⇒ **Lot Size:** .46 acres
- ⇒ **20 Paved Parking Spaces**
- ⇒ **Building in excellent condition**



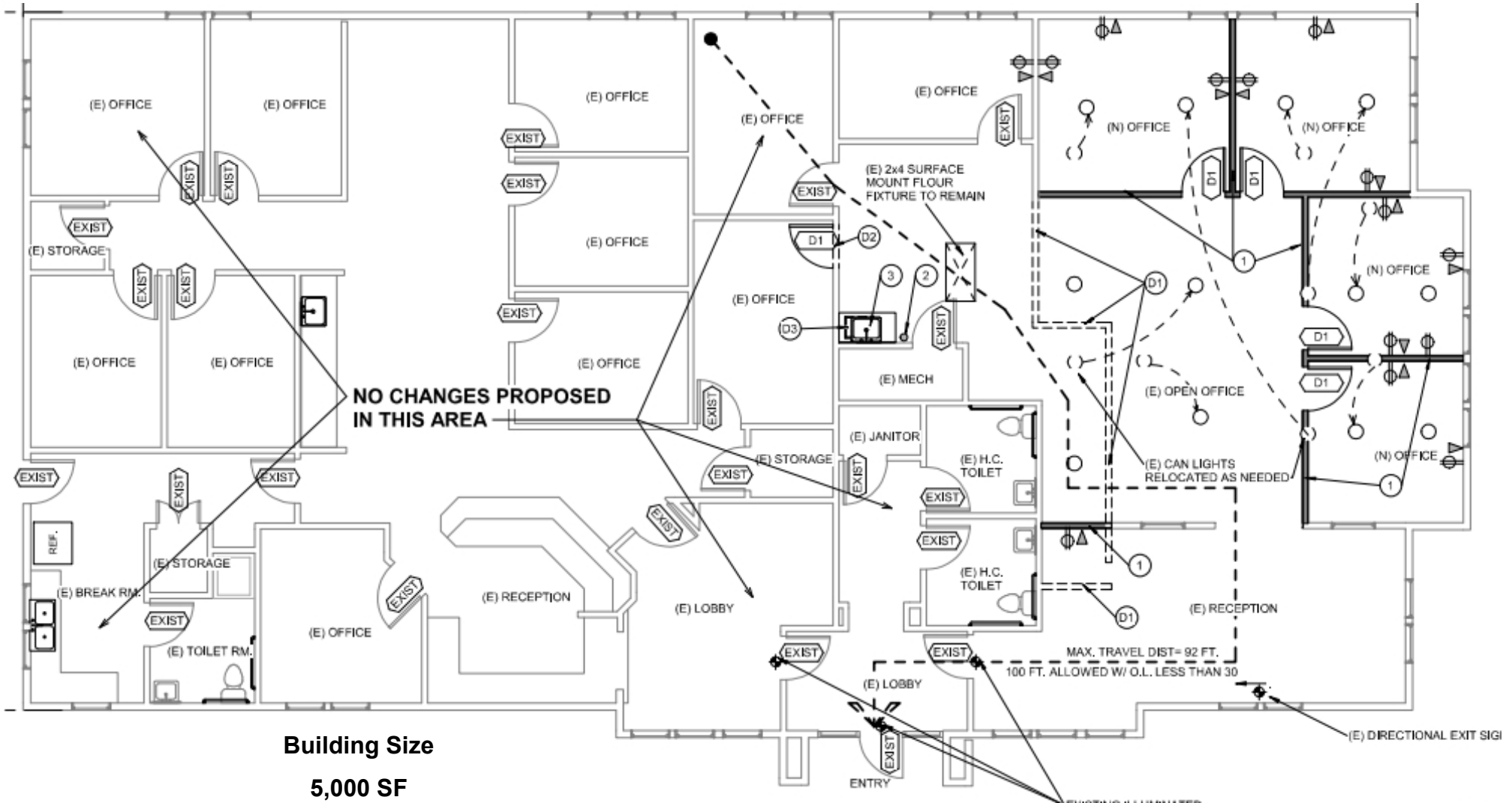
- Building can accommodate a single user or could be duplex with two suites
- Great location with easy access to surrounding residential, other office and retail businesses.

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# Nampa, Idaho



## AREA SUMMARY

- Nampa, Idaho has a strong economy with a diverse mix of industries, including agriculture, manufacturing, technology, and retail.
- Retail and Health Care are two of Nampa's largest industries with Agriculture also having a strong base in the area.
- Many successful companies have chosen to locate in Nampa, including Amazon, Amalgamated Sugar, Plexus Corporation, Great American Snacks and ON Semiconductor.
- Nampa fosters a vibrant downtown to serve as a gathering place for its residents and support small businesses.

## NAMPA, IDAHO | HIGHLIGHTS

- Located 20 Miles West of Boise along interstate 84
- Population is 110,951 and is 3rd largest community in Idaho
- Median Household Income is \$69,860 and employment rate is 62.5%
- One of the top 10 fastest growing cities in the United States.
- Home to Boise State University TE Center, the College of Western Idaho and Northwest Nazarene University

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**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 Ave. S. to West Iowa Ave.



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