

Chinden Business Center

5226 - 5290 Chinden Blvd. - Garden City, ID

OFFICE / WAREHOUSE / RETAIL SPACE FOR LEASE

ONLY TWO SPACES LEFT!!



Property Information:

Submarket:	Central Boise
Available:	Immediately
Bldg Type:	Office/Warehouse
Bldg Size:	38,369 SF
Clear Height:	12'
Dock Doors:	One
Grade Level:	Yes
Power:	3 Phase
Zoning:	Commercial
Parking:	Ample
Lease Term:	3 - 5 Years
Lease Type:	NNN
Est. NNN:	\$1.79/SF

Listing Comments:

Excellent Chinden exposure - attractive lease rates.

Flexible floorplan.

Mini-storage units also available.

Grade level loading door.

Fenced yard available.

Two months free rent!

Available Space:

SPACE:	RSF:	RATE/SF:	MONTHLY:
5230	Office/Shwrm: 992 SF		
	Whse: <u>1,696</u> SF		
	Total: 2,688 SF	\$7.09 NNN	\$1,588.16
5270	Office/Shwrm: 540 SF		
	Whse: <u>1,140</u> SF		
	Total: 1,680 SF	\$7.45 NNN	\$1,043.00

Two Months Free Rent

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The EASY Lease Program™

the EASY lease™

- **Name Your Term** — Short, Long or Month-to-Month Terms Available
- **Shortest Lease Form In Town** — Straightforward, Clear-Cut Language
- **No Hidden Expenses** — True Gross Lease, What You See is What You Pay

The Easy Lease Program is available exclusively at **Chinden Business Center**

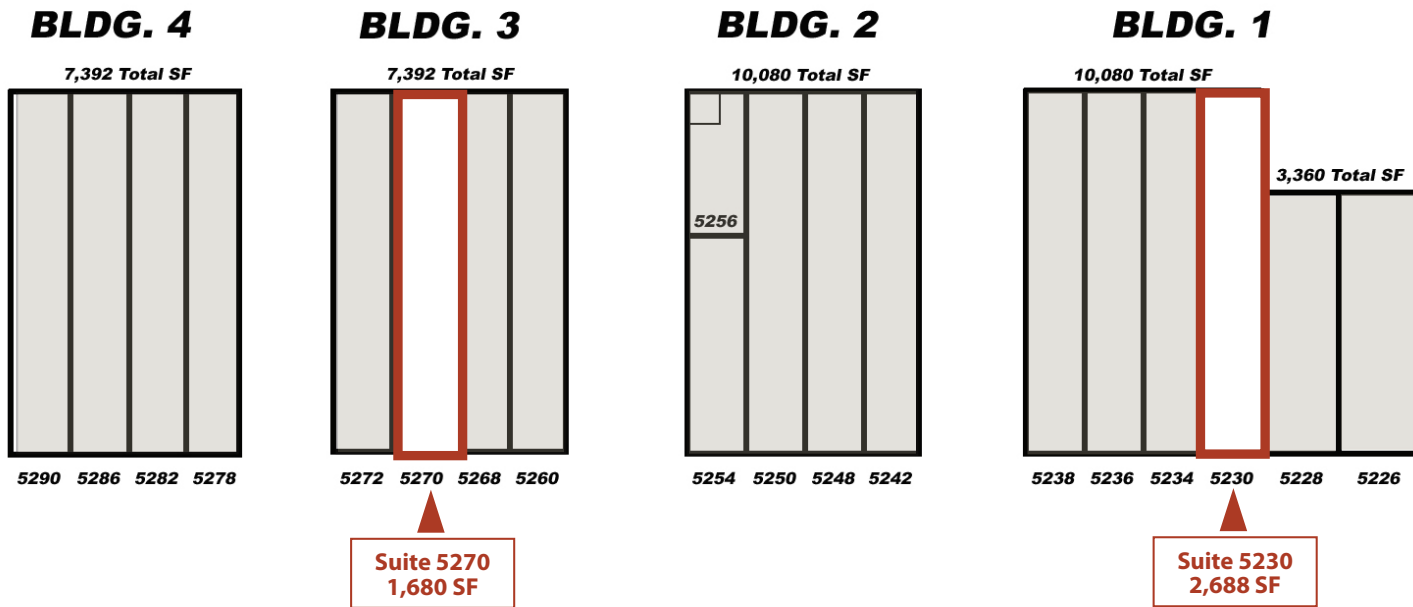


(05/01/12)

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Not to scale.



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