

# Stewart Plaza

124 12th Avenue ~ Nampa, ID  
**OFFICE SPACE FOR SALE OR LEASE**



### Property Information:

**Submarket:** South Nampa  
**Available:** Immediately  
**Bldg Type:** Office  
**Bldg Size:** 5,250 SF  
**Divisible:** Yes  
**# of Floors:** 1  
**Parking:** Ample

### Lease Terms:

**Lease Term:** Negotiable  
**Lease Type:** Modified Gross  
**TI Allowance:** Negotiable

### Listing Comments:

- Highly visible office building.
- ADA updates throughout.
- Monument signage available.
- CAT 5 cabling in place.
- Roof replaced in 2007.
- Seller financing available.
- Lease, purchase, lease to own.

### Available Space:

<b>SPACE:</b>	<b>RSF:</b>	<b>RATE:</b>
Building	5,250 SF	\$11.00/SF
Divisible to 1,000 SF.		

### Sale Terms:

Sale Price: \$475,000.00



### Contact:

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