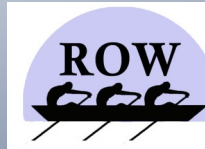


# FOR LEASE



REAL ESTATE SERVICES  
Residential & Commercial

## The Canyon Center - Office/Retail Space

1009/1015 W Hemingway Blvd, Nampa ID 83651

### Contact Kevin: 208-761-1911

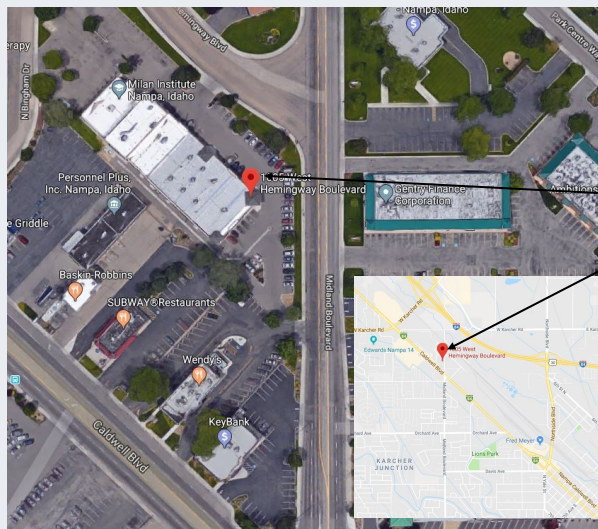
**\$14/SF**



**Suite 1009 5,702 SF Available**  
**Suite 1015 2,957 SF Available**

### PROPERTY PROFILE

- ◆ New Roof 2021
- ◆ Polished Concrete Floors
- ◆ Open Office
- ◆ ADA Restrooms
- ◆ Newer HVAC and Thermostats
- ◆ Monument Sign Access



1015 W Hemingway Blvd 2,957 SF

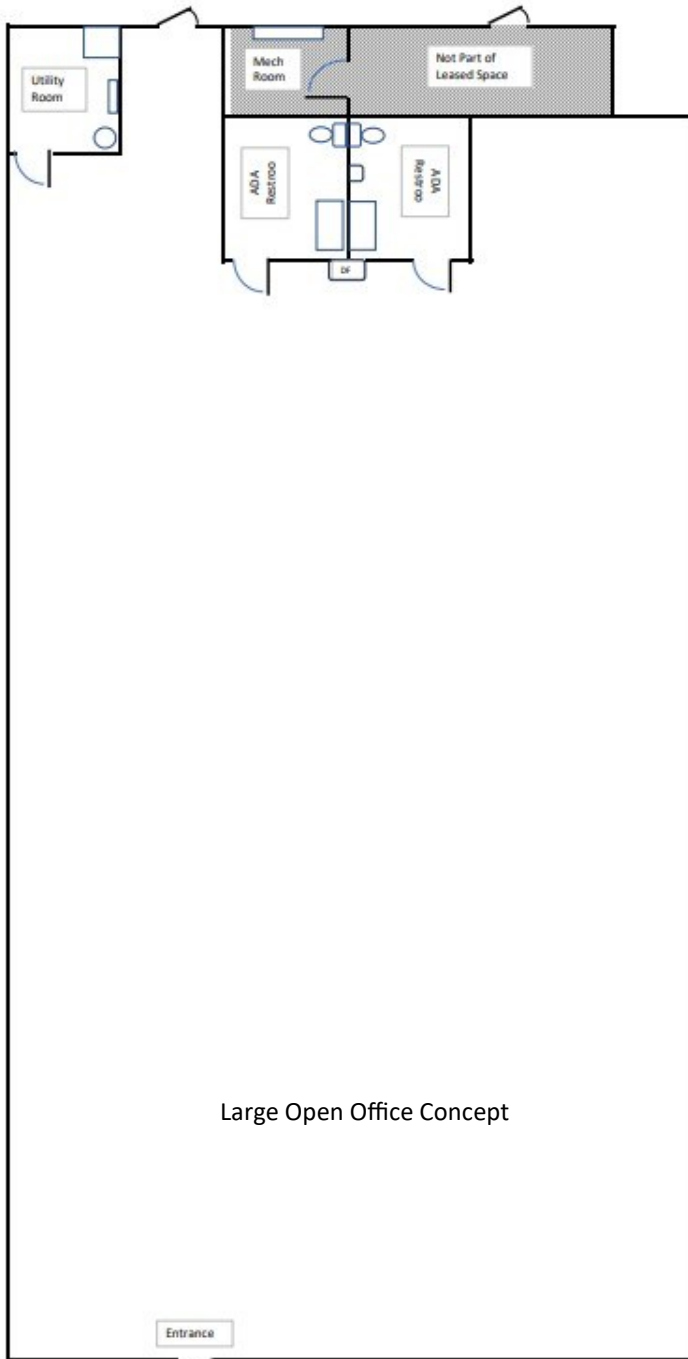
Previous Use: Martial Arts

Current Use: Vacant

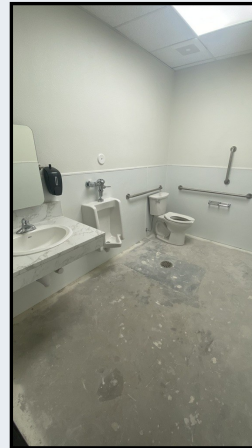
5—10 Year lease available

Base Rent: \$14 SF NNN Lease: \$3.38 SF

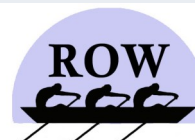
1015 W Hemingway Blvd Nampa ID 83651 - EXHIBIT A



# FOR LEASE



**Fresh Paint**  
**New Restrooms**  
**New LED Lighting**



REAL ESTATE SERVICES  
Residential & Commercial

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1009 W Hemingway Blvd

5,702 SF

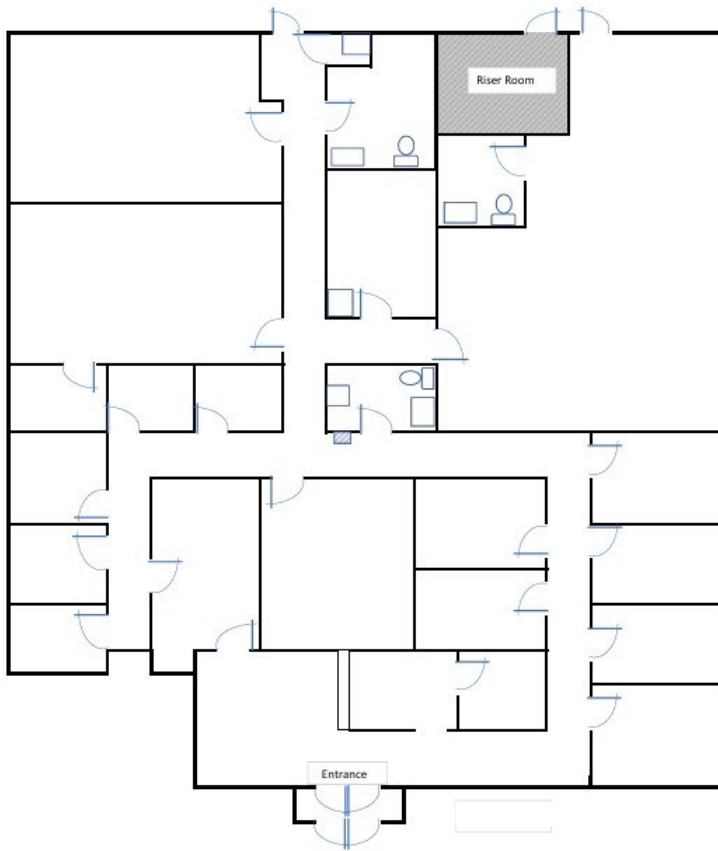
Previous Use: Counseling Services

Current Use: Vacant

5—10 Year lease available

Base Rent: \$14 SF NNN Lease: \$3.38 SF

1009 W Hemingway Blvd Nampa ID 83651



# FOR LEASE



**Reception Area**

**Fiber Internet Access**

**10 Locking Office Suites**

**3 Large Open Rooms**

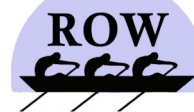
**Break Room/Kitchenette**

**ADA Compliant Restrooms**

**FOB Building Access**

**Abundant Parking**

**Network Closet with Racks**



**REAL ESTATE SERVICES**  
Residential & Commercial

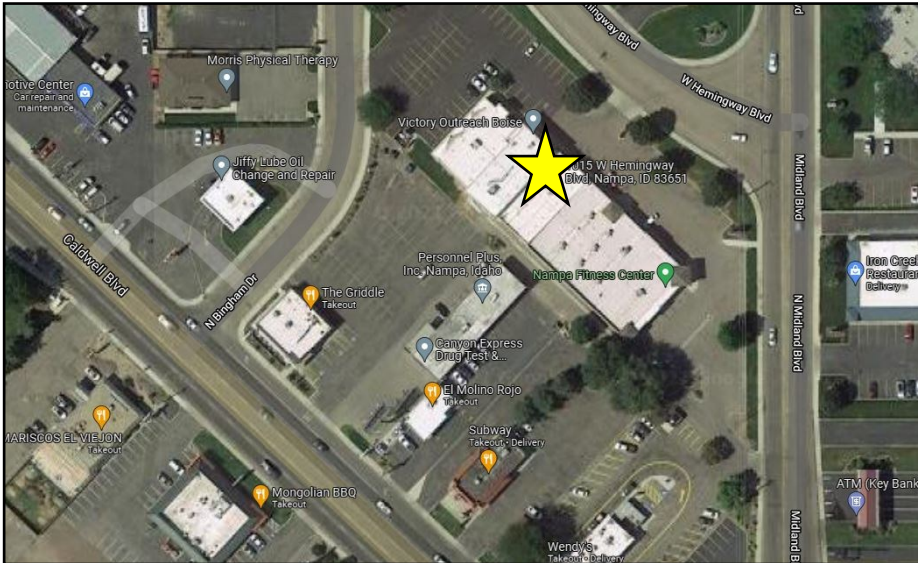
## Contact Kevin: 208-761-1911

# FOR LEASE



## The Canyon Center - Office/Retail Space

1009/1015 W Hemingway Blvd, Nampa ID 83651



**Great Location Near Main Blvd**

**Lots of Parking!**

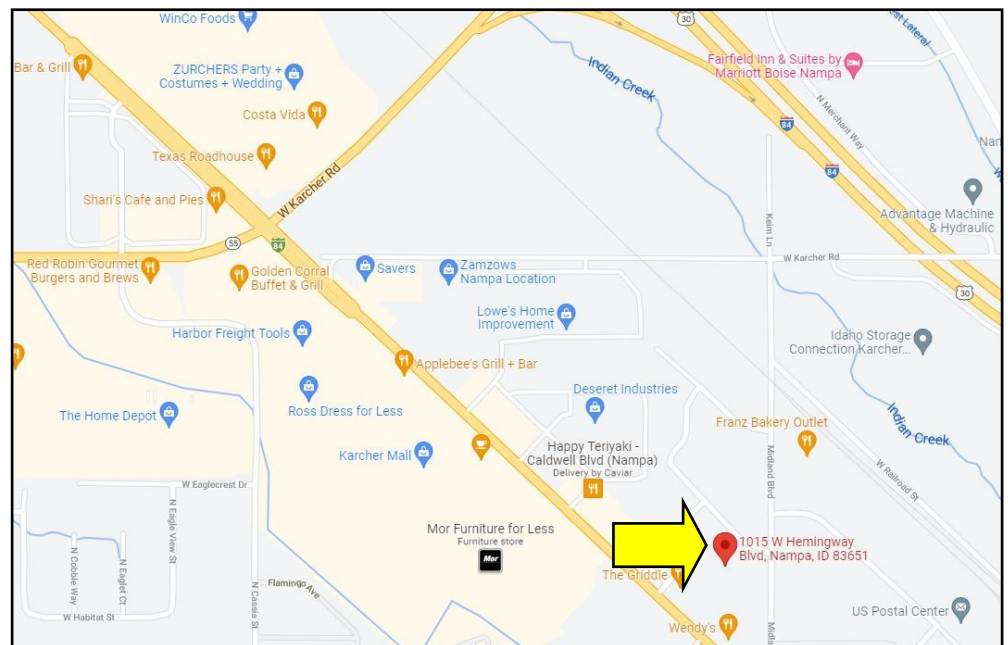
**Well Maintained HVAC/Roof**

**Monument Sign**

**NNN Lease (\$3.38/SF/YR)**

**Concrete Slab Flooring**

**Fiber Internet Service Available**



**Contact Kevin: 208-761-1911**

**Email: [kevin@rowreservices.com](mailto:kevin@rowreservices.com)**