

For Lease



**GARLAND
GROUP**

(208) 949-6660

Rhonda Garland
rhonda@garlandgroupe.com

FOR LEASE—PALMEADOW PROFESSIONAL SUITES

**9601 W STATE STREET, SUITE 203
Garden City, ID 83714**



GARLAND
GROUP

(208) 949-6660

Rhonda Garland

rhonda@garlandgroupre.com

FOR LEASE—PALMEADOW PROFESSIONAL SUITES

9601 W STATE STREET, SUITE 203

Garden City, ID 83714

LISTING DETAILS

AVAILABLE:	2,103 SF Office
ADDITIONAL SF (Potential Expansion)	<u>1,965 SF Office (Suite 204)</u> 4,068 SF Total
LEASE RATE:	\$3,775 Mo. + Utilities
LEASE TERM:	3-5 Years
BUILDING SIZE:	+/- 9,630 SF
PARCEL #:	R3616960172
ZONING:	C-2
TRAFFIC COUNT:	29,000 AADT (State Street)
AVAILABILITY:	30 Days

PROPERTY HIGHLIGHTS

- Professional space offering exceptional visibility and access along the high traffic State Street corridor, strategically located between Boise and Eagle.
- Situated within a well maintained business park with ample parking, including reserved spaces.
- Available space consists of reception/waiting areas, 1 conference room or extra large office, 8 additional spacious offices, breakroom, and 2 restrooms
- New paint and LVP flooring throughout.
- Panel on the building monument sign available to tenant.





**GARLAND
GROUP**

(208) 949-6660

Rhonda Garland
rhonda@garlandgroupre.com

FOR LEASE—PALMEADOW PROFESSIONAL SUITES

**9601 W STATE STREET, SUITE 203
Garden City, ID 83714**



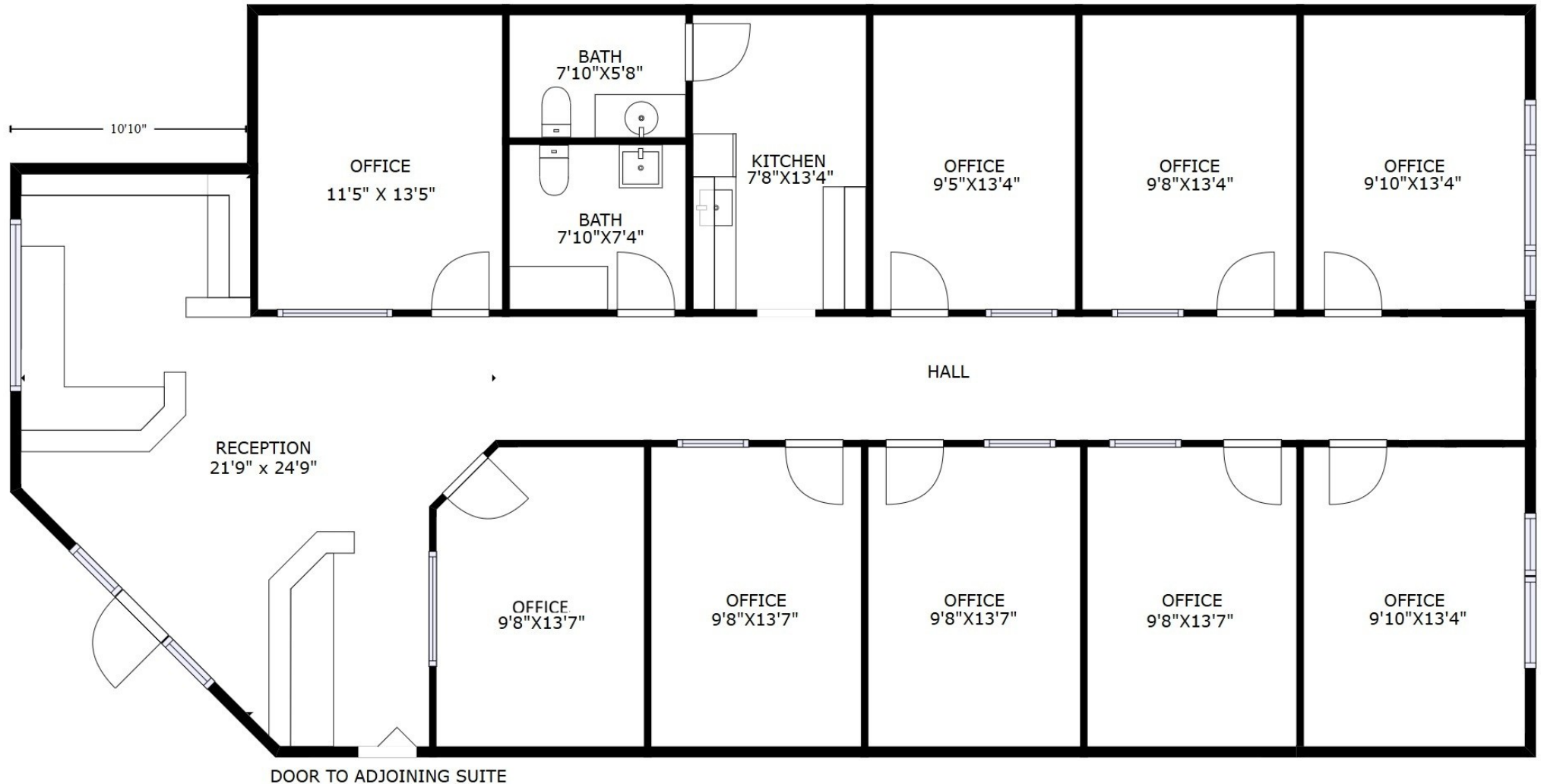


(208) 949-6660

Rhonda Garland
rhonda@garlandgroupe.com

FOR LEASE—PALMEADOW PROFESSIONAL SUITES

9601 W STATE STREET, SUITE 203
Garden City, ID 83714





(208) 949-6660

Rhonda Garland
rhonda@garlandgroupe.com

FOR LEASE—PALMEADOW PROFESSIONAL SUITES

9601 W STATE STREET, SUITE 203
Garden City, ID 83714





GARLAND
GROUP

(208) 949-6660

Rhonda Garland

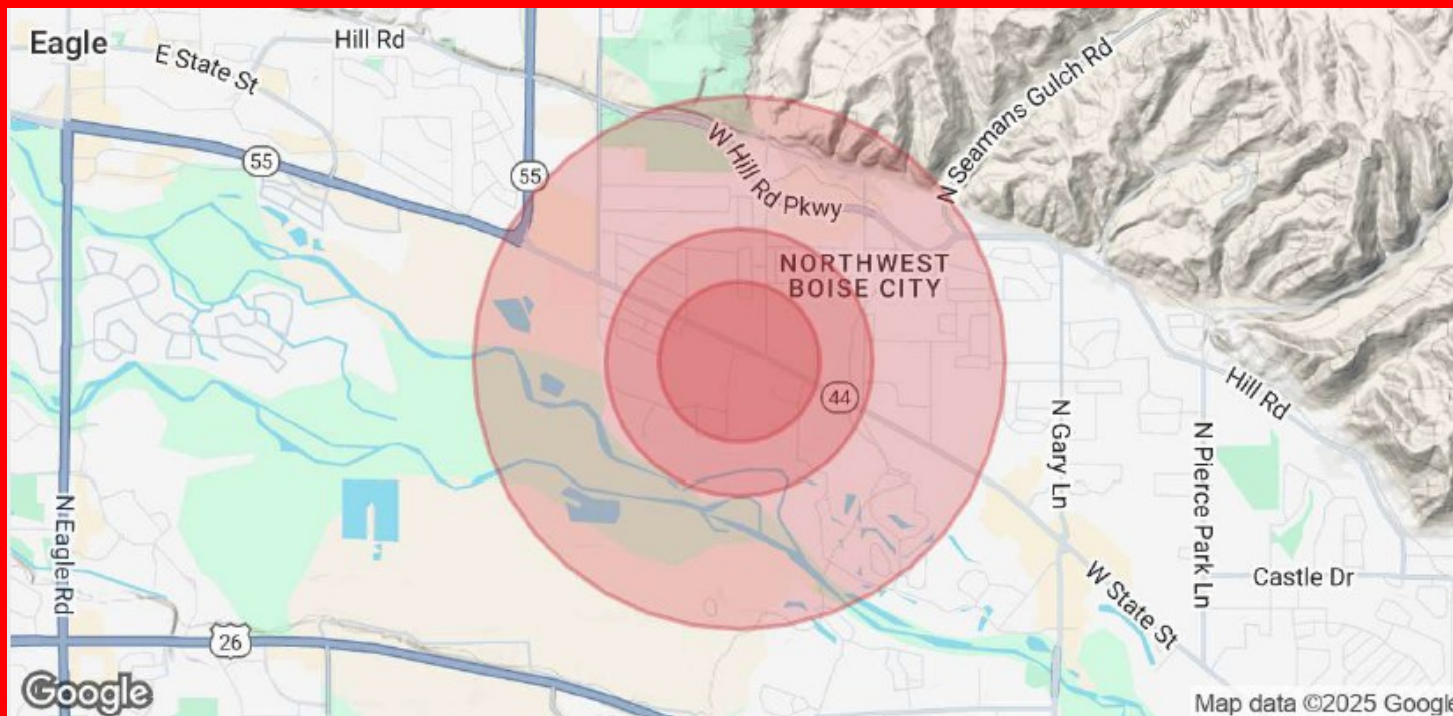
rhonda@garlandgroupe.com

FOR LEASE—PALMEADOW PROFESSIONAL SUITES

9601 W STATE STREET, SUITE 203

Garden City, ID 83714

1, 3 & 5 MILE DEMOGRAPHICS



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	705	2,439	6,971
Average Age	52	49	46
Average Age (Male)	49	47	44
Average Age (Female)	54	51	48
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	306	1,057	3,037
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$105,663	\$109,172	\$109,551
Average House Value	\$648,033	\$619,498	\$590,689