

Colliers



Ask agent about
partial ownership!



For Sale or Lease

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Nampa Gateway Office/Retail

1510 N. Happy Valley Road & 0 Happy Valley Road
Nampa, Idaho

Highlights:

- Highly desirable office/retail building with ease of freeway access in Nampa
- Located near Primary Health, St. Alphonse's Nampa Campus, & Nampa Digestive Health and Endoscopy Center
- Numerous amenities within Nampa Gateway Shopping Center and surrounding area
- High parking ratio at over 7 stalls per 1,000 SF
- New build, allowing for efficient floor plans
- Generous TI package available for qualified tenants
- Ask about partial ownership/JV opportunity

Accelerating success.

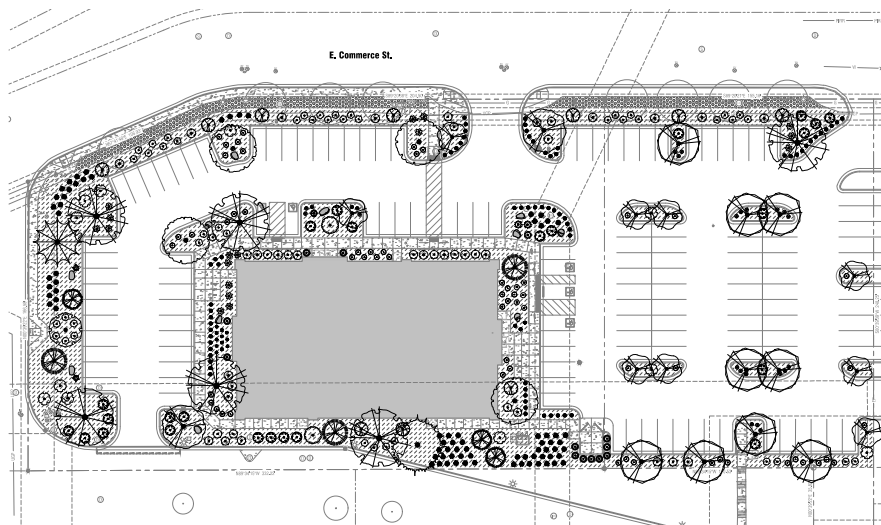
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Property Information

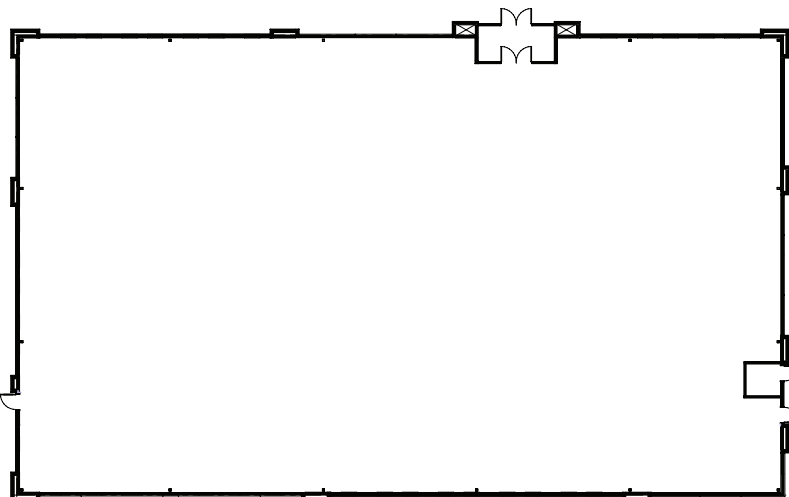
Property Type	Office/Retail
Building Size	5,000 SF to 13,716 SF
Land Size	2.355 Acres
Parking	98 Total Spaces (7.14 stalls per 1,000 SF)
Lease Type	NNN
BTS Lease Rate	Contact Agent
Sale Price	\$2,050,000 (or \$19.98/SF)



Site Plan



Floor plan



Location

[Google Map](#)

[Street View](#)



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