



For Lease

4684 W Chinden Blvd
Garden City, ID



New Listing!
FLEX SPACE

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Property Overview

Rare, small flex unit available in Garden City. End unit space is presently under new interior renovation to be in “like new” condition. Unit is a mixture of office & warehouse with new paint, floor coverings, LED lighting, coffee bar & more. Includes one grade level door.

Property Type	Flex/Office
Available Doors	One grade level at rear of premises
Power	3 Phase 3 – 100 Amp panels 208 V
Parking	Ample w/ New Seal & Stripe
Lease Rate	\$1.30 PSF NNN
OPEX	\$0.33 PSF
Available	July 2026
Property Access	Contact Agent

Highlights

- Excellent Chinden Blvd location in growing Garden City, ID
- New interior renovation
- End unit
- Newer roof
- Newer paint job
- Excellent pole signage on Chinden
- Close to Expo Idaho fairgrounds & new soccer stadium
- Plenty of eateries, hotels, wineries & breweries nearby
- Boise River & Greenbelt within walking distance



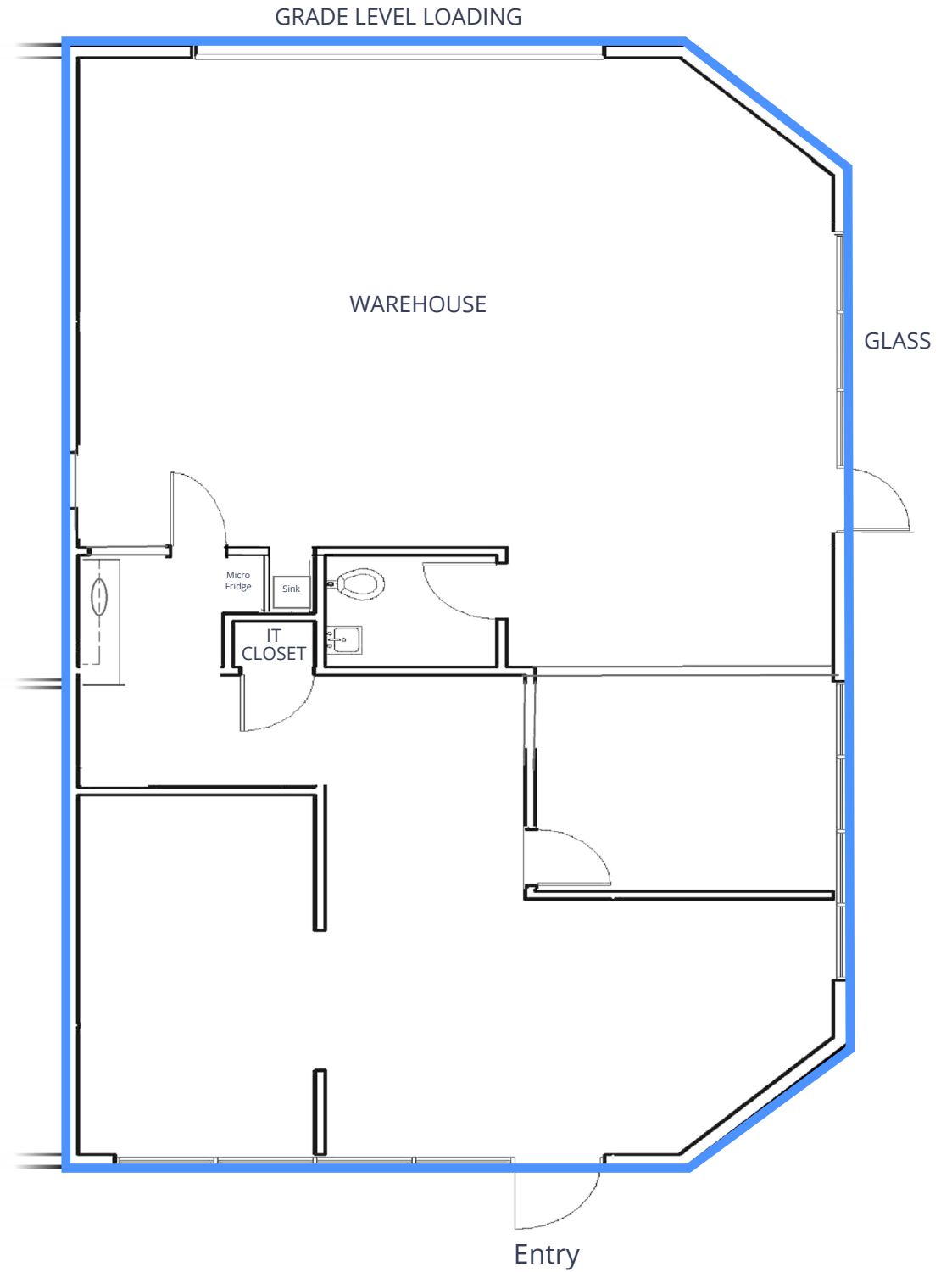
Site Plan



Chinden Boulevard

Suite 4684

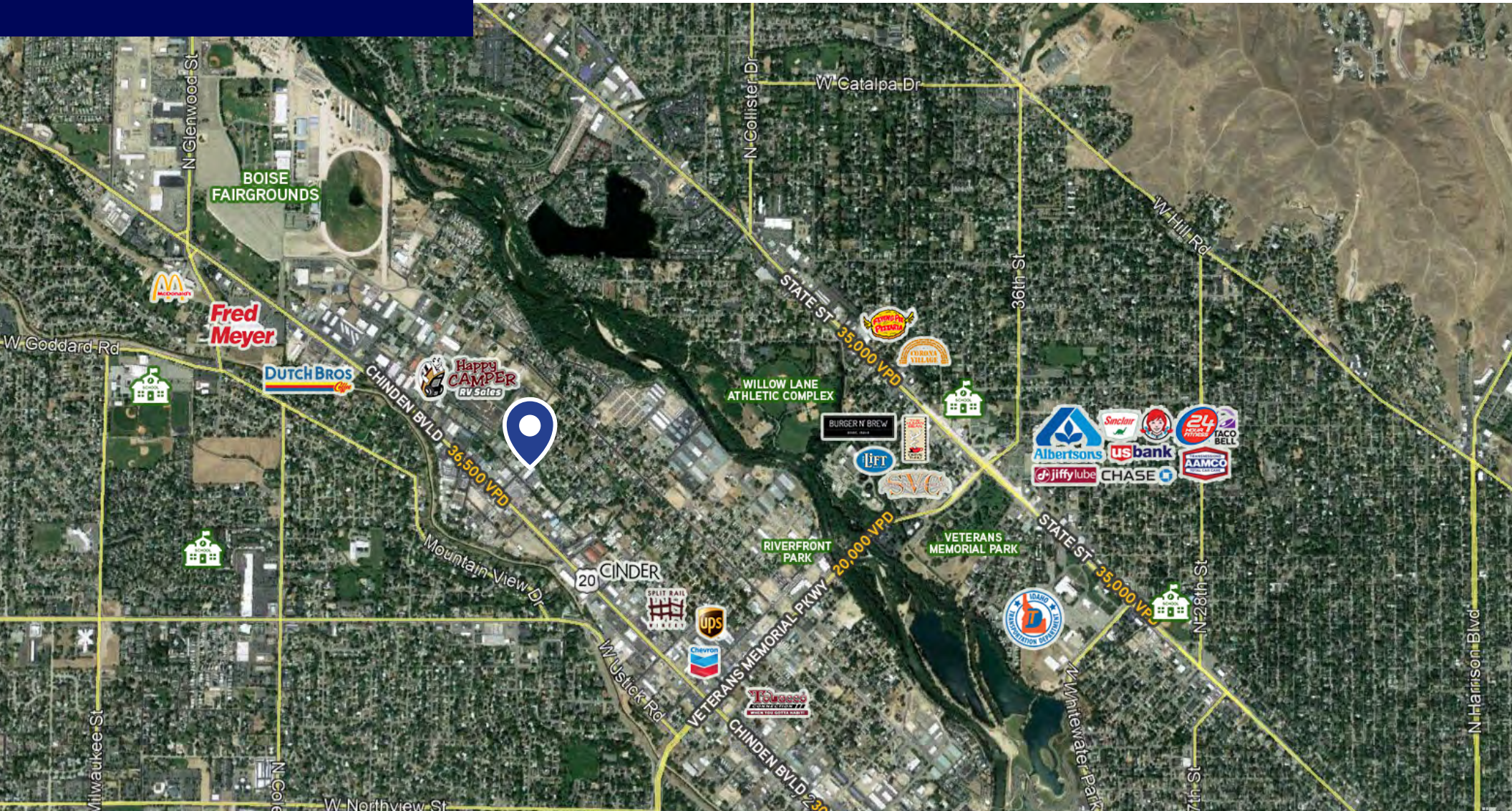
Floorplan



Location

 [Google Map](#)

 [Street View](#)



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