

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**



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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.





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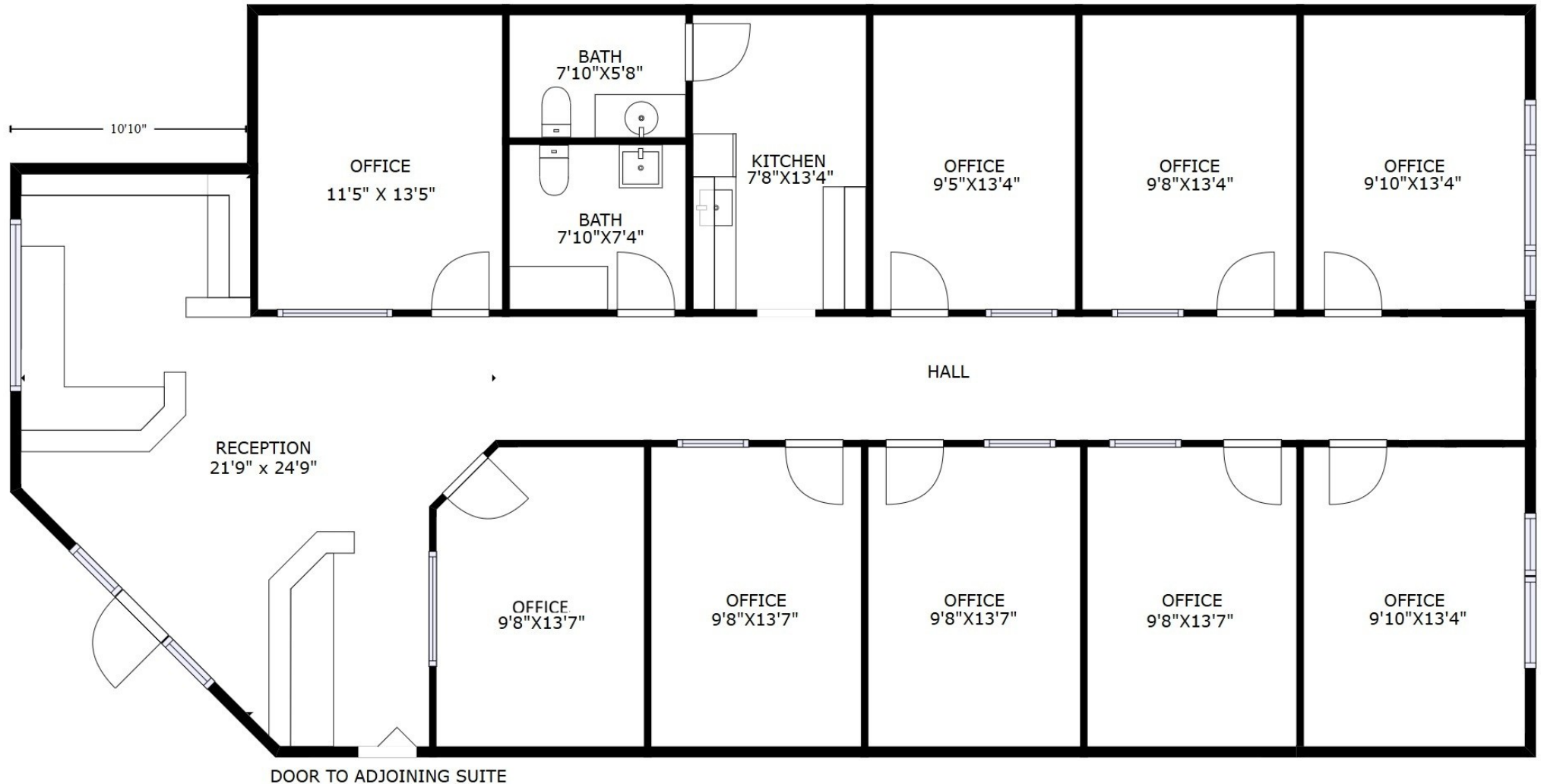


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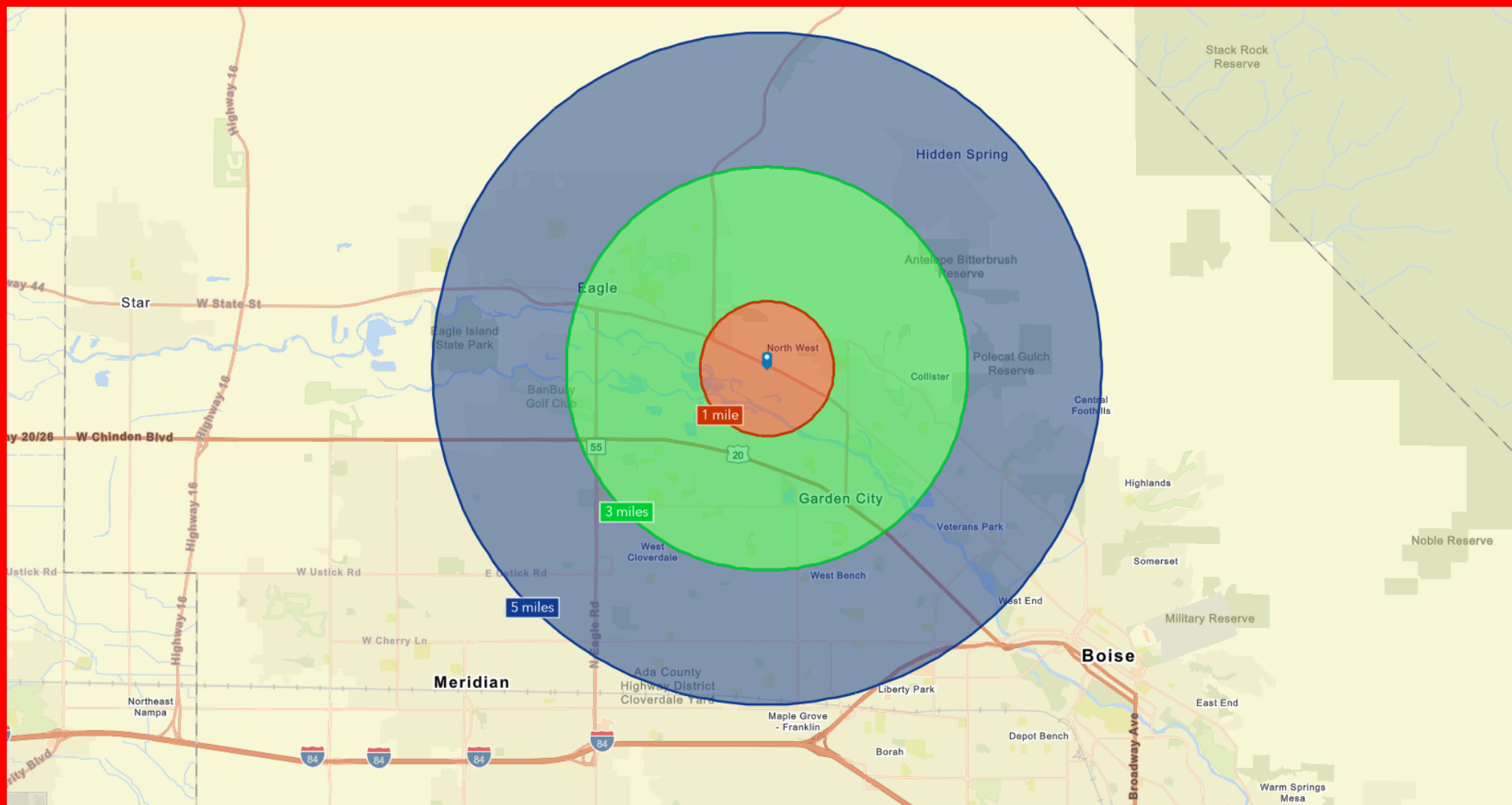
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1, 3 & 5 MILE DEMOGRAPHICS



Radius	Population	Households	Median HH Income
1 Mile	7,632	3,492	\$106,292
3 Mile	55,363	22,981	\$117,330
5 Mile	103,052	41,415	\$106,294