

**PRICE FURTHER REDUCED!!**



## Property Highlights

<b>FURTHER REDUCED</b>	<b><del>\$380,000</del> - \$369,995</b>
<b>Rent Guarantee</b>	<b>6 Months</b>
<b>Building Size</b>	3,640 SF (3 Suites)
<b>Lease Rate</b>	\$12.00/SF - 1,707 SF (Suite A)
<b>Suite A Availability</b>	Immediate - Contact Agents
<b>Lease Type</b>	Full Service Excluding Janitorial
<b>Lot Size</b>	0.157 Acres
<b>Zoning</b>	C-2
<b>Parking</b>	Ample - On-Site Parking
<b>Parcel Number</b>	R1607350075
<b>Year Built</b>	2001 - In Excellent Condition
<b>LockBox</b>	No, Contact Agents to Schedule

## Listing Features

- Owner/User Opportunity
- Professional Office Layout with Open Space & Waiting Area
- Near the Busy Chinden & Glenwood Intersection
- Close Proximity to Restaurants, Shopping and a Variety of Professional Services
- Current Tenants Include Edward Jones Investments & Good \$ense Business Solutions
- Neighboring Tenants Include: Visual Effects, Beverage Bistro, E-M Construction, Easy Chair Store, Grigg and Ritter & Brash CPA's
- Please Do Not Disturb Current Tenants, Contact Agents to Schedule Walkthroughs

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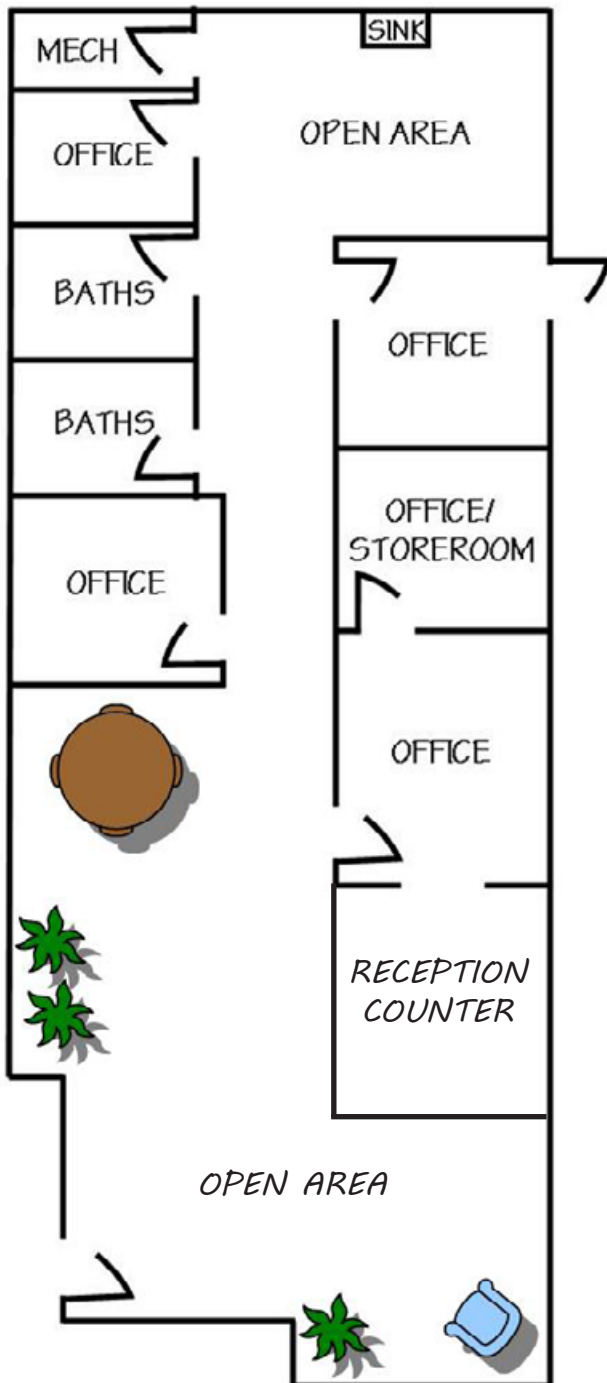
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# Creeks Edge Office Building

4491 North Dresden Place, Garden City, Idaho 83714

**SUITE A AVAILABLE**  
**1,707 SF - \$12.00/SF FSEJ**



## BUILDING BREAKDOWN

SUITE	SIZE	STATUS
SUITE A	1,707 SF	AVAILABLE
SUITE B	933 SF	LEASED
SUITE C	1,000 SF	LEASED



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Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

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