

OFFICE/INDUSTRIAL/FLEX SPACE FOR LEASE OR PURCHASE

201 E. 36th St., Garden City, ID 83714



OFFERING SUMMARY

AVAILABLE LEASE SPACE:	1,784 SF
LEASE RATE: ASKING PRICE:	\$15.00 SF/yr (MG) \$998,000
LOT SIZE:	0.322 Acres
YEAR BUILT:	1999
BUILDING SIZE:	5,120 SF
ZONING:	C-2

PROPERTY OVERVIEW

Recently renovated 1784 SF Office Space. Includes reception area, conference room, kitchenette, two private restrooms and plenty of room for storage. Ample parking and great visibility in Garden City's bustling Live-Work-Create District.

Prime location just blocks from Whitewater Park.

Ideal for Owner-Occupied or Investors. Bring your own concept.

Furnishings included in the sale: conference room table and chairs, cubicles and kitchenette appliances.

Contact Agent for access; please do not disturb tenant.



KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

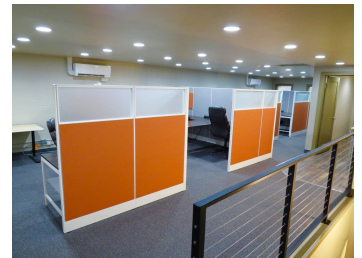
CHRIS NOVAK
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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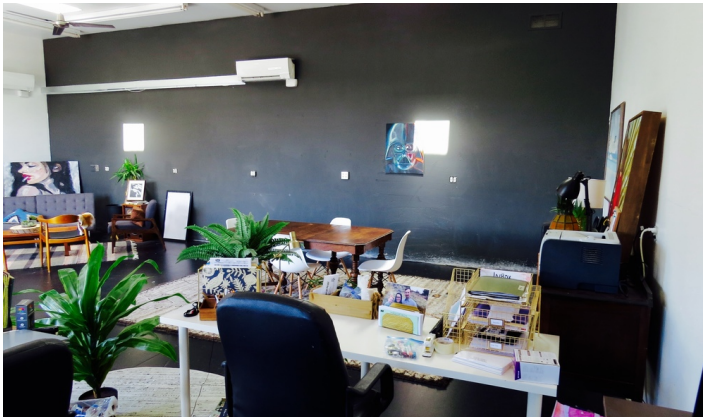
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INDUSTRIAL FOR LEASE

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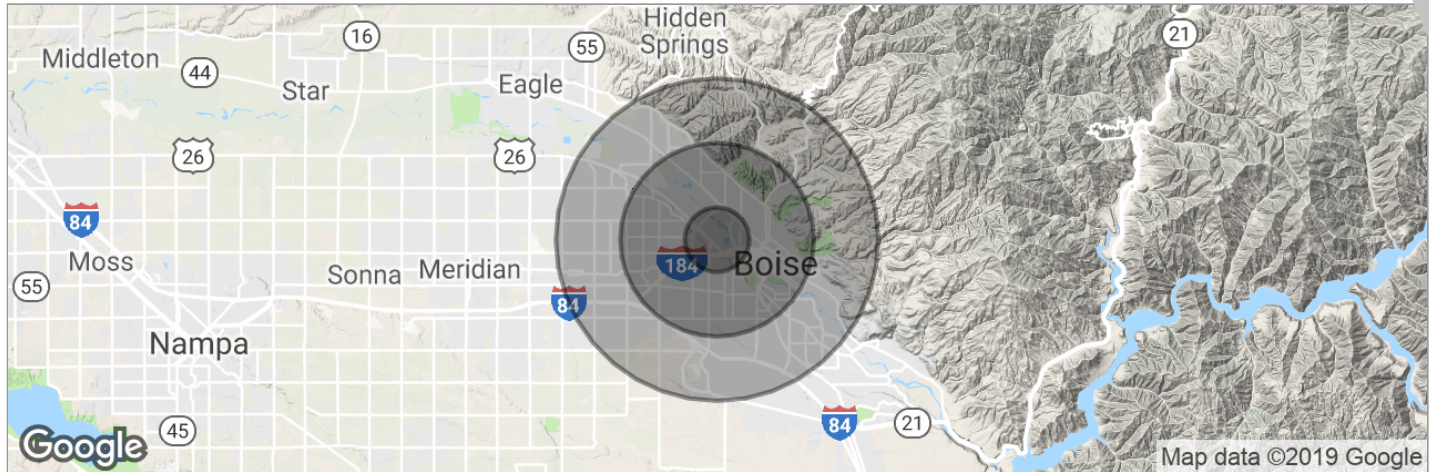
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,628	99,066	199,669
Median age	30.6	34.3	35.1
Median age (male)	31.3	33.5	34.3
Median age (Female)	29.6	35.2	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,877	45,394	87,740
# of persons per HH	2.2	2.2	2.3
Average HH income	\$45,200	\$51,939	\$58,449
Average house value	\$121,894	\$223,331	\$221,602

* Demographic data derived from 2010 US Census

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