

**FOR
LEASE**

120 9TH AVE SOUTH
9TH AVE S & 2ND ST S | NAMPA, ID



PROPERTY INFORMATION

Property Type:	Office / retail / special purpose
Available Space:	3,110 SF
Land Size:	0.40 Acres
Parking:	<ul style="list-style-type: none">» 22 stalls on-site» Public on-street parking surrounding building» Additional nearby parking lots
Zoning:	DV
Lease Rate:	Modified Gross

SPACE AVAILABLE

Suite	Size	Rate
120	1,960 SF	\$10.50 PSF Yearly
140	1,150 SF	\$10.50 PSF Yearly

HIGHLIGHTS

- » Conveniently located Downtown Nampa multi-purpose space
- » Flexible layouts for office, tech/startup/R&D, special purpose and some allowed retail uses
- » Suites 120 has direct street access and space for building signage
- » Common ADA bathrooms and some private suite bathrooms
- » Adjacent to the new Nampa Public Safety Building
- » Close to Downtown Nampa retail and dining
- » New exterior remodel and many interior remodel options
- » Join *Because International*

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MIKE PEÑA
208 472 1666
mike.pena@colliers.com

LINCOLN HAGOOD
208 472 1667
lincoln.hagood@colliers.com

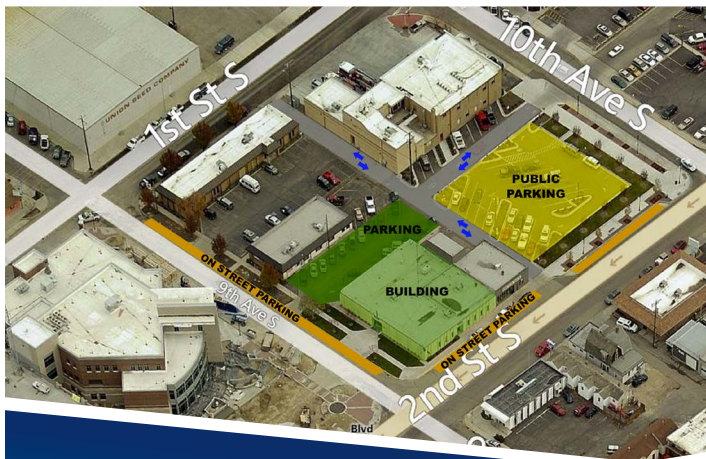
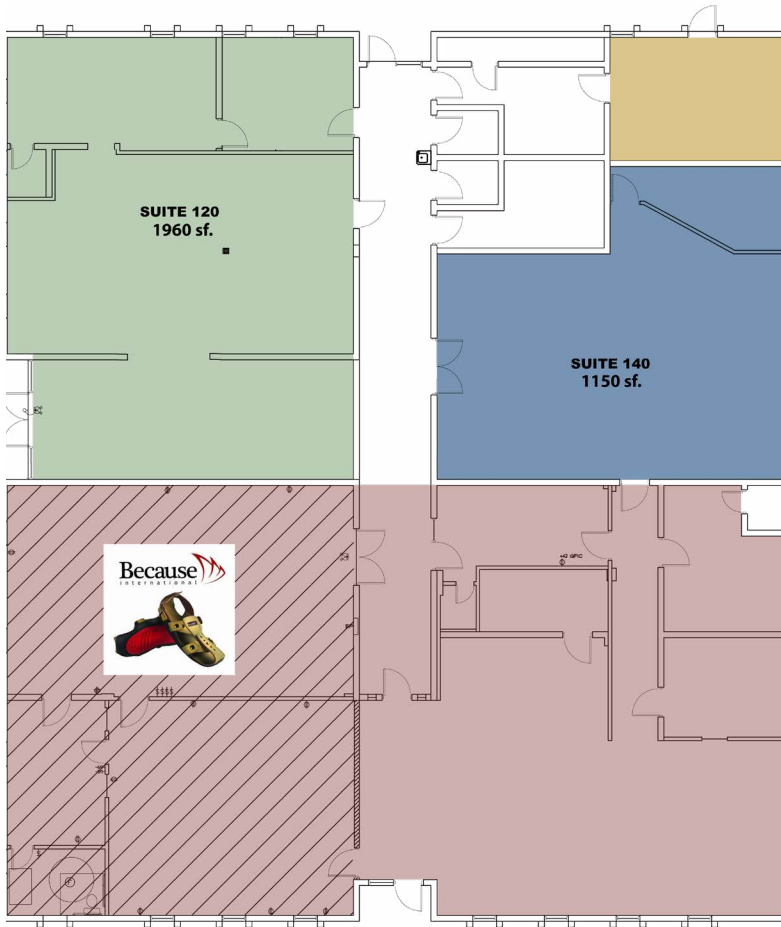
BRYANT JONES
208 472 1663
bryant.jones@colliers.com

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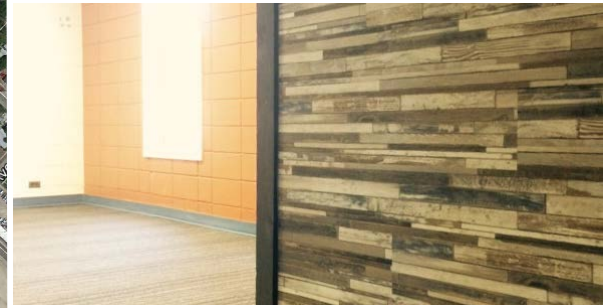
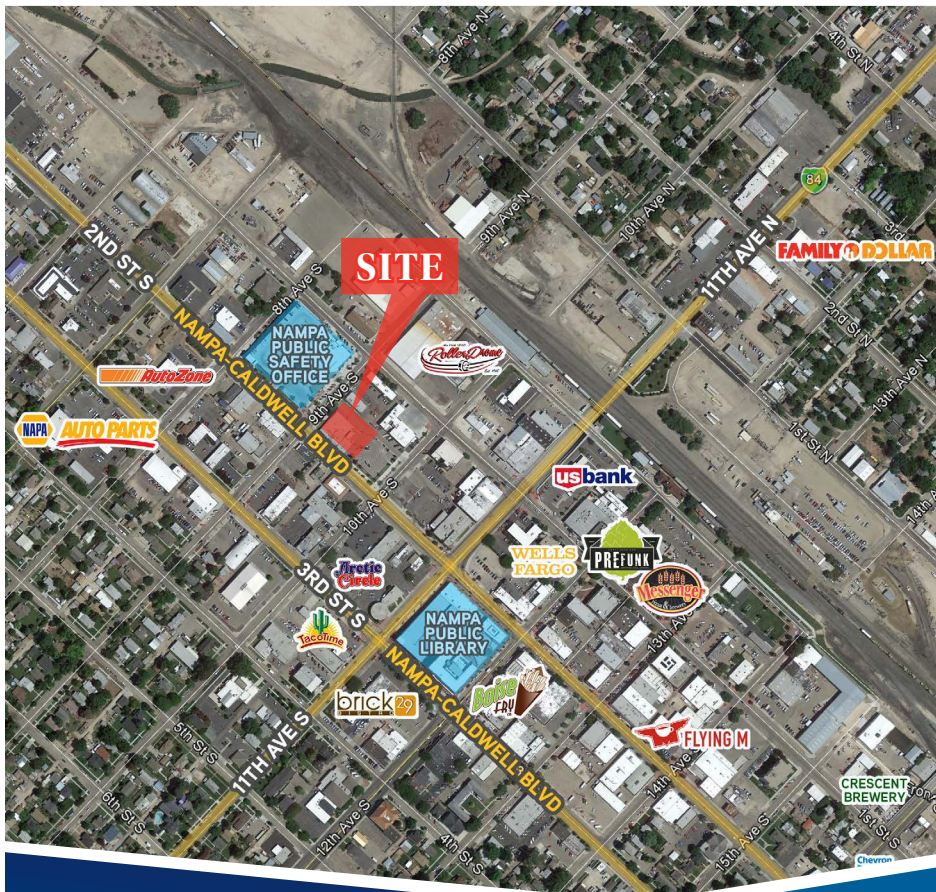
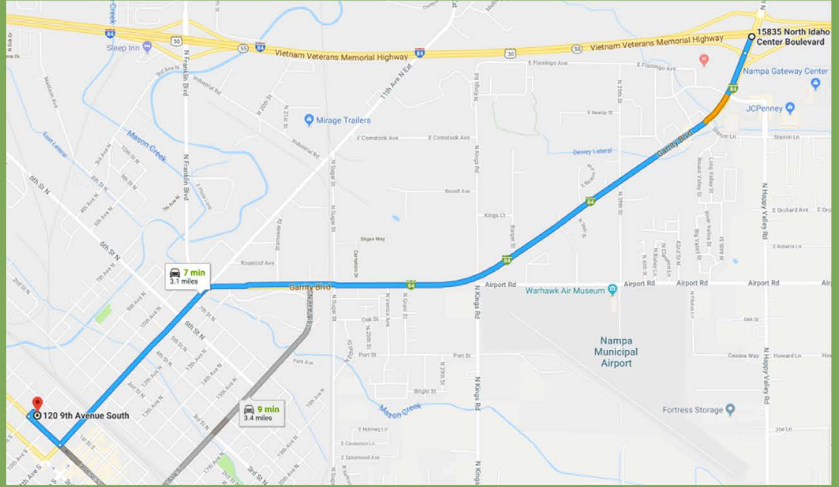
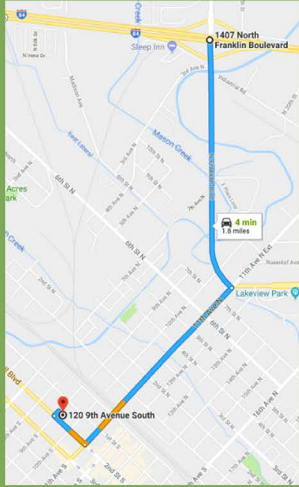
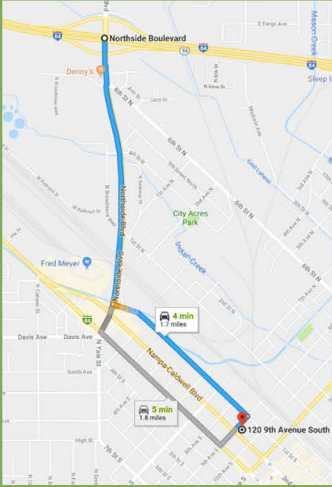
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NORTHSIDE EXIT 4 MIN.

FRANKLIN EXIT 4 MIN.

GARRITY EXIT 7 MIN.



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208 472 1667
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