

**FOR  
LEASE**

# TREASURE VALLEY STATION OFFICE

16130 N MERCHANT WAY | NAMPA, ID 83687



## PROPERTY INFORMATION

|                  |                                |
|------------------|--------------------------------|
| Property Type:   | Office — Multi-tenant building |
| Building Size:   | 7,730 SF                       |
| Parking:         | 6/1,000                        |
| Lease Type:      | MG                             |
| Space Available: | 2,125 SF                       |
| Lease Rate:      | \$17.50 PSF MG                 |

## HIGHLIGHTS

- » New Class A office under construction, Q4 shell complete and ready for TI's
- » \$40 PSF TI Allowance
- » Tenant responsible for separately metered gas and power
- » Join Coldwell Banker, Nextitle, and Fairway Independent Mortgage
- » Great freeway access and visibility
- » Across street from Treasure Valley Marketplace, Costco, Target, and more and more

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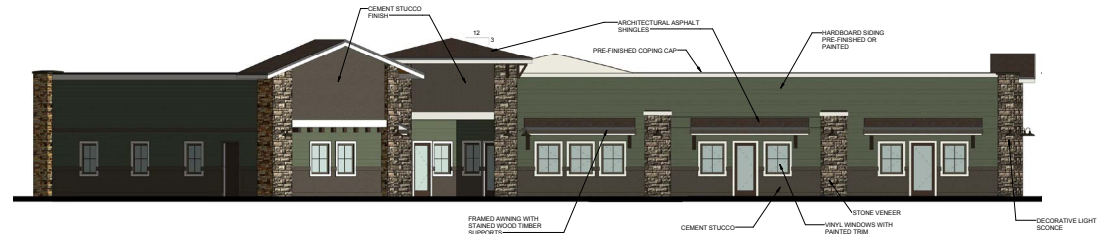
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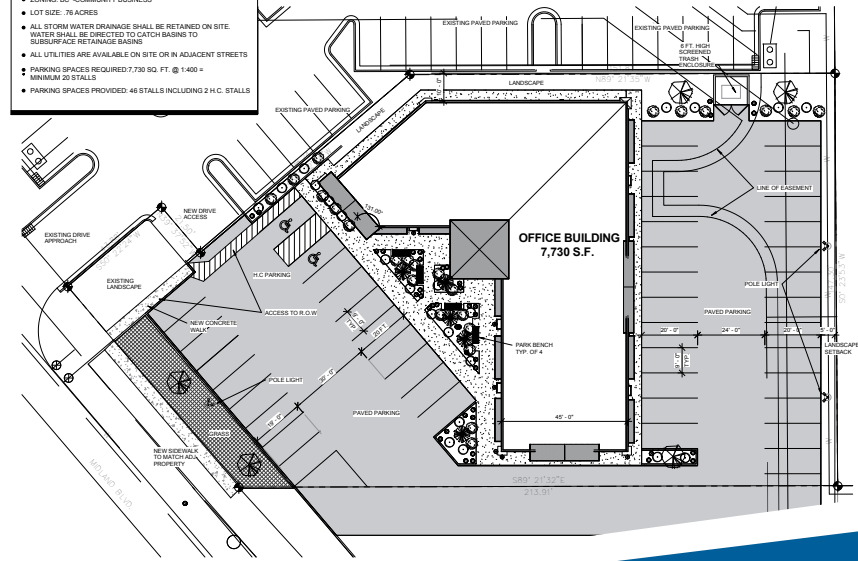
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## SITE INFORMATION

- ZONING: BC - COMMUNITY BUSINESS
- LOT SIZE: 76 ACRES
- ALL STORM WATER DRAINAGE SHALL BE RETAINED ON SITE. WATERS SHALL BE DIRECTED TO CATCH BASINS TO SUBSURFACE RETAINANCE BASINS
- ALL UTILITIES ARE AVAILABLE ON SITE OR IN ADJACENT STREETS
- PARKING SPACES REQUIRED: 7,730 SQ. FT. @ 1,400 +
- MINIMUM 20 STALLS
- PARKING SPACES PROVIDED: 48 STALLS INCLUDING 2 H.C. STALLS



① SITE PLAN / LANDSCAPE PLAN  
1" = 1'-0"

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