

***For Sale
or Lease***

CANYON CENTER

1001-1021 W HEMINGWAY BOULEVARD | NAMPA, ID 83651



PROPERTY INFORMATION

Property Type:	Office / Retail
Building Size:	21,170 SF
Land Size:	1.97 acres
Parking:	5 per 1,000
Zoning:	BC
Sale Price:	\$2,100,000 \$100 PSF

LEASABLE SPACE

Suite	Size	Rate
1001-1021	4,100-21,170 SF	\$11.00 PSF NNN

HIGHLIGHTS

- » Well located office building near the intersection of Midland Blvd. and Caldwell Blvd.
- » Easy access to Downtown Nampa, Caldwell, and I-84
- » Property well suited for retail showroom, office, call center, or training center
- » High ceilings and open floorplan provide numerous re-purpose options
- » Ample surface parking on site
- » Surrounded by amenities like shopping, restaurants, healthcare, entertainment, and hotels
- » Priced well below replacement cost

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INTERNATIONAL

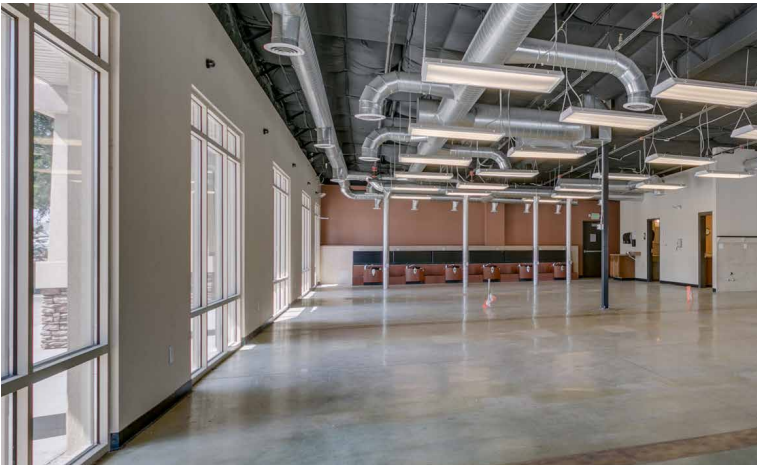
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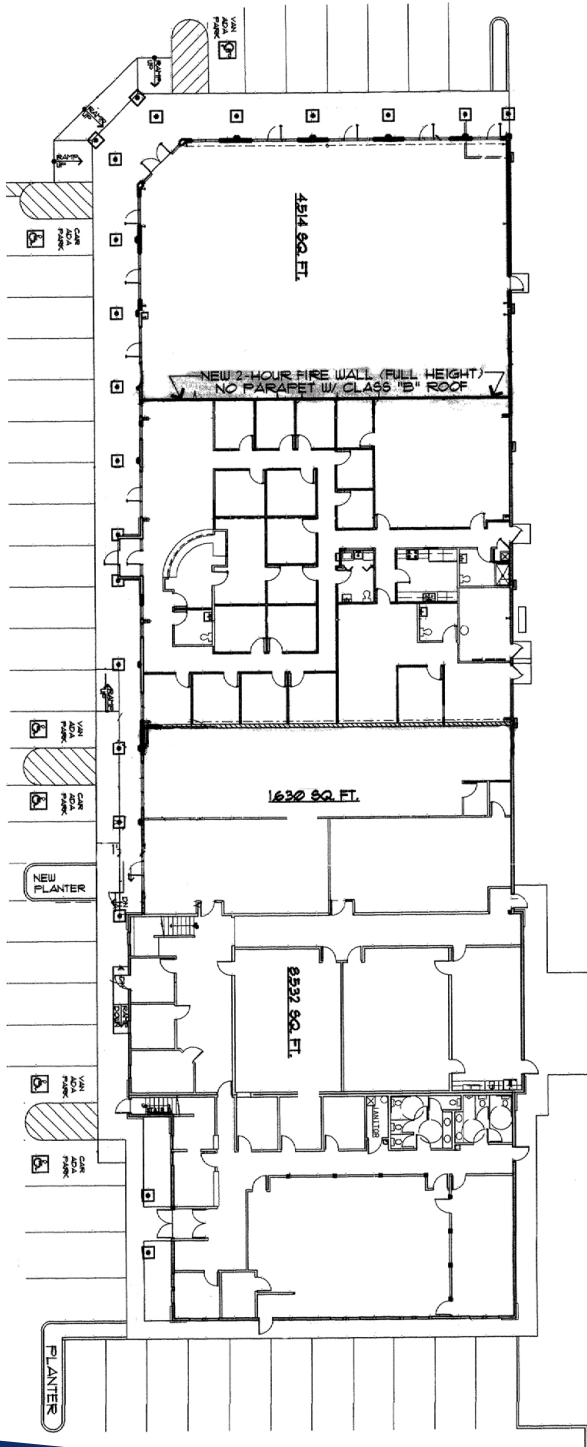
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