



NEW OFFICE BUILDING FOR SALE & LEASE



ASHLAND CREEK BUSINESS PARK

5659 North Glenwood Street
Garden City, Idaho 83714

FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

Sale Price	\$1,019,200 (\$350/SF)
Lease Rate	\$23.00/SF FSEJ w/ 2 Months Free Rent
Available	2,912 SF
Lot Size	0.231 Acres
Zoning	City of Garden City-C-2
Parcel Number	R0540180080
Proposed Use	Office, Medical, Service
Parking	13 Dedicated Stalls
Location	Between Chinden & State
Availability	Immediate



JENNIFER MCENTEE

Senior Director
Office | Capital Markets
+1 208 287 9495
jennifer.mcentee@cushwake.com

BREE WELLS

Director
Office | Capital Markets
+1 208 287 9492
bree.wells@cushwake.com

BRAYDON TORRES

Associate
Office | Capital Markets
+1 208 207 9485
braydon.torres@cushwake.com

999 W MAN ST. SUITE 1300, BOISE, IDAHO 83702
CUSHMANWAKEFIELD.COM

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



ASHLAND CREEK OFFICE

5659 N. Glenwood St, Garden City, Idaho 83714

FOR SALE OR LEASE - 2,912 SF



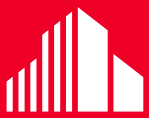
BUILT-OUT - MOVE-IN READY



LISTING FEATURES

- Newly constructed office building located in the Ashland Plaza business park on Glenwood between Chinden Boulevard & State Street in Garden City
- Free-standing building includes reception and waiting area, 11 private offices, conference room, open work area, break room, utility - janitorial closet, and 2 restrooms
- Current C-2 zoning allows for a variety of commercial uses including office, medical, retail or professional service provider
- Located on a main thoroughfare with traffic counts exceeding 27,500 cars per-day
- Traffic draws include Capital High School, Hewlett Packard, [Memorial Stadium](#) - home of the Boise Hawks Baseball Team, & the [Revolution Concert House](#) a 2,200 person event center which hosts approximately 4 concerts and 4 dance nights a month, and the Idaho Expo Center & Fair Grounds which draws over 1,000,000 people a year for trade shows, company gatherings, auctions, sporting events, livestock round-ups and the Western Idaho Fair - www.expoidaho.com/about
- Construction Complete, move-in ready condition - fully built-out & ready for immediate occupancy!

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



**CUSHMAN &
WAKEFIELD**

ASHLAND CREEK OFFICE

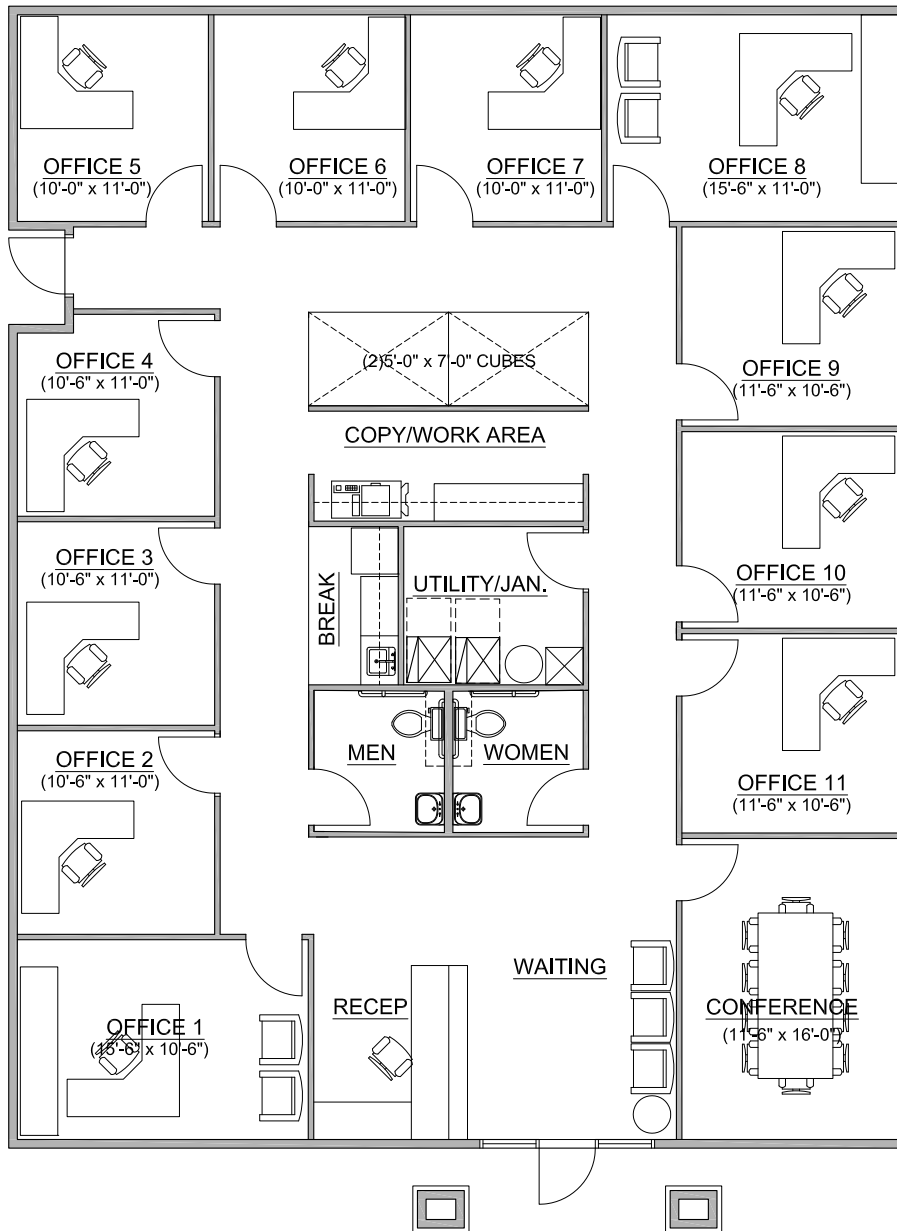
5659 N. Glenwood St, Garden City, Idaho 83714

FOR SALE OR LEASE - 2,912 SF



Glenwood - 27,500 ADT

LEASE - \$23.00/SF FSEJ - 2 MONTHS FREE



JENNIFER MCENTEE

Senior Director
Office | Capital Markets
+1 208 287 9495
jennifer.mcentee@cushwake.com

BREE WELLS

Director
Office | Capital Markets
+1 208 287 9492
bree.wells@cushwake.com

BRAYDON TORRES

Associate
Office | Capital Markets
+1 208 207 9485
braydon.torres@cushwake.com

999 W Main Street, Ste 1300
Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501
cushmanwakefield.com

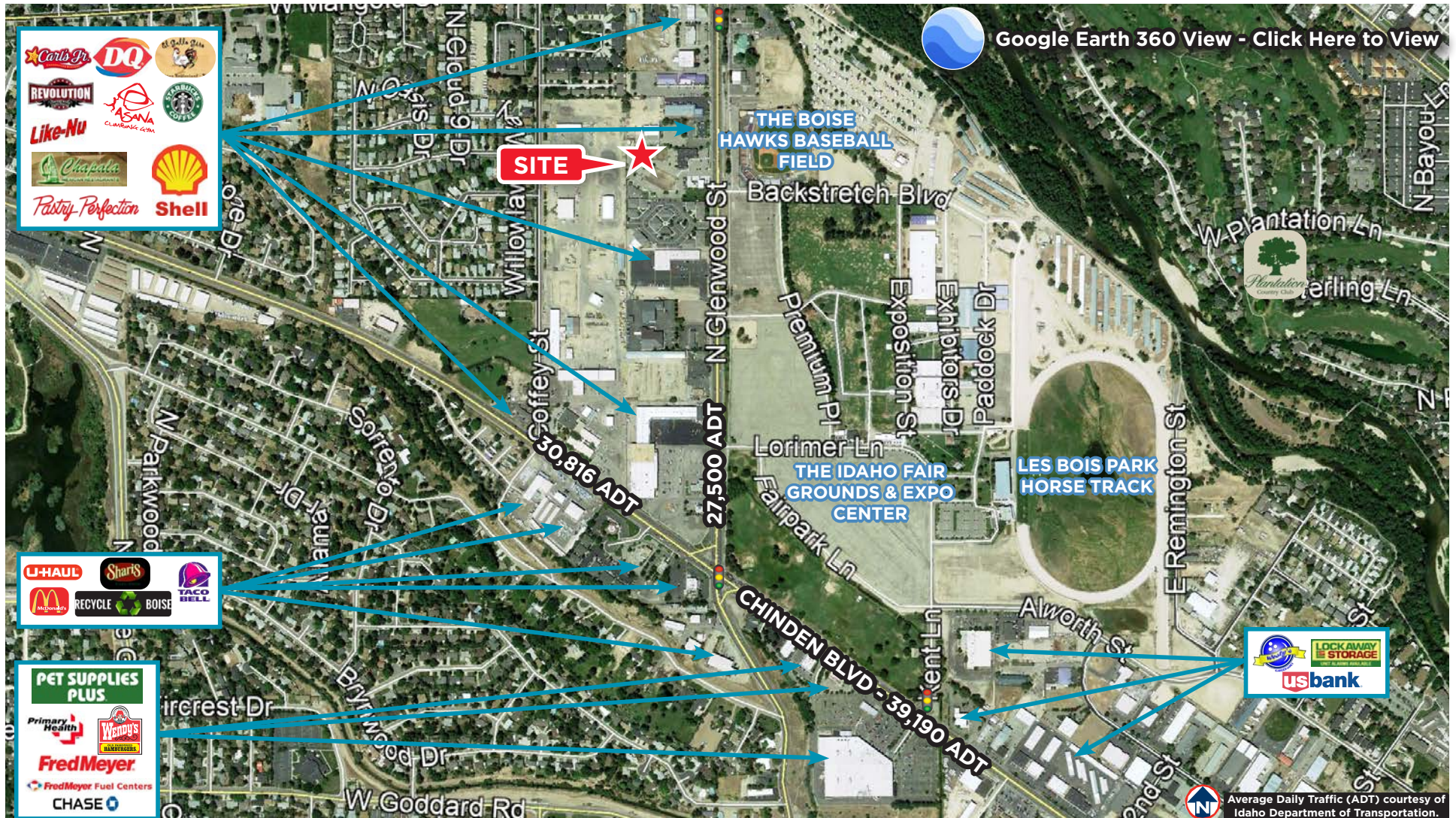


**CUSHMAN &
WAKEFIELD**

ASHLAND CREEK OFFICE SPACE

5659 North Glenwood Street, Garden City, Idaho 83714

FOR SALE OR LEASE - 2,912 SF





ASHLAND CREEK OFFICE SPACE

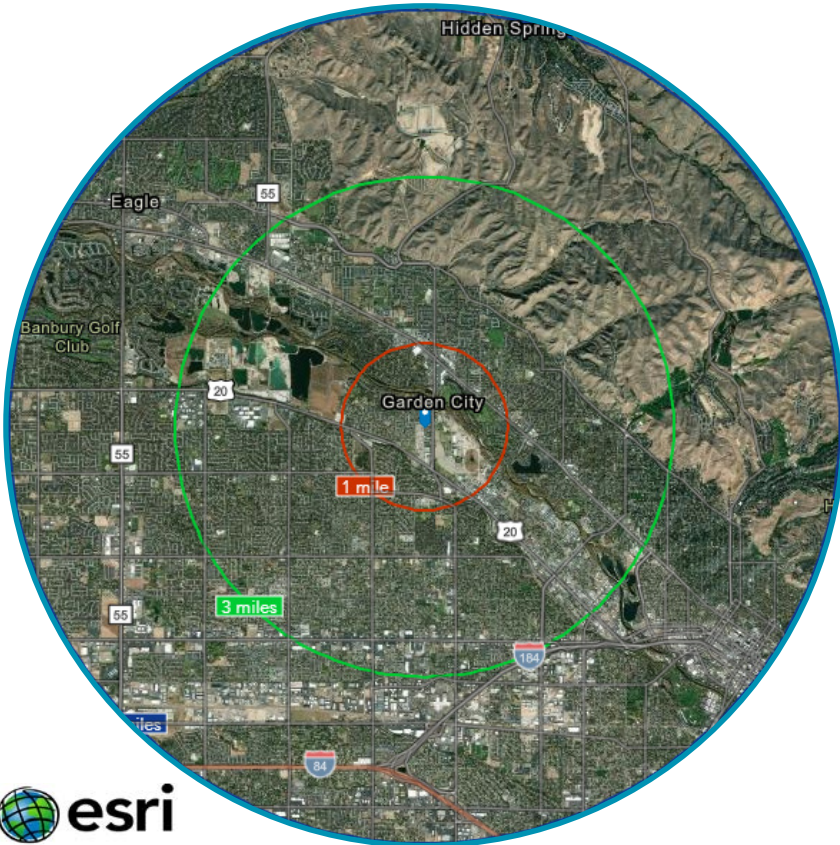
5659 North Glenwood Street, Garden City, Idaho 83714

FOR SALE OR LEASE - 2,912 SF



- LOCATED IN A GROWING AREA IN GARDEN CITY -

In the identified area, the current year population is 205,833. In 2020, the Census count in the area was 200,091. The rate of change since 2020 was 1.27% annually. The five-year projection for the population in the area is 218,411 representing a change of 1.19% annually from 2022 to 2027.



Population

	1 mile	3 miles	5 miles
2010 Population	9,589	77,987	176,343
2020 Population	10,214	85,964	200,091
2022 Population	10,264	87,026	205,833
2027 Population	10,750	91,798	218,411
2010-2020 Annual Rate	0.63%	0.98%	1.27%
2020-2022 Annual Rate	0.22%	0.55%	1.27%
2022-2027 Annual Rate	0.93%	1.07%	1.19%
2022 Male Population	48.6%	48.7%	49.2%
2022 Female Population	51.4%	51.3%	50.8%
2022 Median Age	43.5	39.9	38.4

Households

2022 Wealth Index	90	85	96
2010 Households	4,356	32,217	71,263
2020 Households	4,724	35,773	82,002
2022 Households	4,769	36,422	84,789
2027 Households	5,010	38,519	90,363
2010-2020 Annual Rate	0.81%	1.05%	1.41%
2020-2022 Annual Rate	0.42%	0.80%	1.50%
2022-2027 Annual Rate	0.99%	1.13%	1.28%

Median Household Income

2022 Median Household Income	\$72,409	\$67,254	\$74,099
2027 Median Household Income	\$88,895	\$80,200	\$87,676
2022-2027 Annual Rate	4.19%	3.58%	3.42%

Average Household Income

2022 Average Household Income	\$98,667	\$93,385	\$103,130
2027 Average Household Income	\$115,342	\$108,247	\$118,897
2022-2027 Annual Rate	3.17%	3.00%	2.89%

Data for all businesses in area

	1 mile	3 miles	5 miles
Total Businesses:	675	3,348	11,593
Total Employees:	5,579	29,324	141,458

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.