

FOR LEASE

# NORTHGATE OFFICE SPACES

1307-1309 North 39th Street, Nampa, Idaho 83687



OFFICE/WAREHOUSE SPACE



## BREE WELLS

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

## JENNIFER MCENTEE

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

## BRAYDON TORRES

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

999 West Main Street, Ste 1300  
Boise, Idaho 83702  
Main +1 208 287 9500  
Fax +1 208 287 9501  
[cushmanwakefield.com](http://cushmanwakefield.com)

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## PROPERTY HIGHLIGHTS

1307 N. 39th -	Ste. 102: 2,000 SF
1309 N. 39th -	Ste. 106: 4,000 SF
Lease Rate	\$1.10/SF
Lease Type	NNN Est. \$0.20/SF
Zoning	City of Nampa-IL (Light Industrial)
Parcel Number	R3114100000
Lot Size	2 Acres
Parking	±6 Dedicated Stalls Per Unit

## LISTING FEATURES

- Modernized open spaces with exposed ceiling, concrete flooring and functional roll-up doors
- Suite 102 includes a large front open area and a glassed off roll up door, two offices, large kitchen area, restroom and storage room
- Suite 106 includes a front office with cabinets and 2 roll up doors
- Located west of the intersection of Interstate 84 and Garrity Boulevard - on/off ramp 38 - [Google 360 View](#)
- Co-tenants include Marshall Industries, Mountain Alarm, Idaho Gun School - classroom only, Infinity Drywall, Price Painting and Design, Microbial Solutions, Glow Group, and Organic Infusions



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SUITE 102 - 2,000 SF - BUILT OUT OFFICE SPACE - \$1.10/SF



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SUITE 106 - 4,000 SF - OFFICE SPACE W/ 2 ROLL UP DOORS - \$1.10/SF



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PRIME LOCATION IN NAMPA AT GARRITY BOULEVARD AND INTERSTATE 84 - EASY ACCESS



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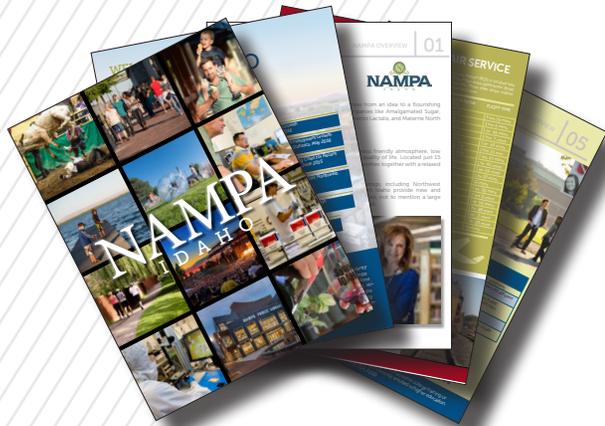


## MANY SUCCESSFUL WORLD-CLASS COMPANIES HAVE CHOSEN TO LOCATE IN NAMPA

### LOCATION...LOCATION...LOCATION

Nampa is located about 20 miles west of Boise along Interstate 84. Nampa is a principal city of the Boise-Nampa Metro area (Idaho's largest metropolitan area), and is centrally and ideally located to reach all western U.S. markets.

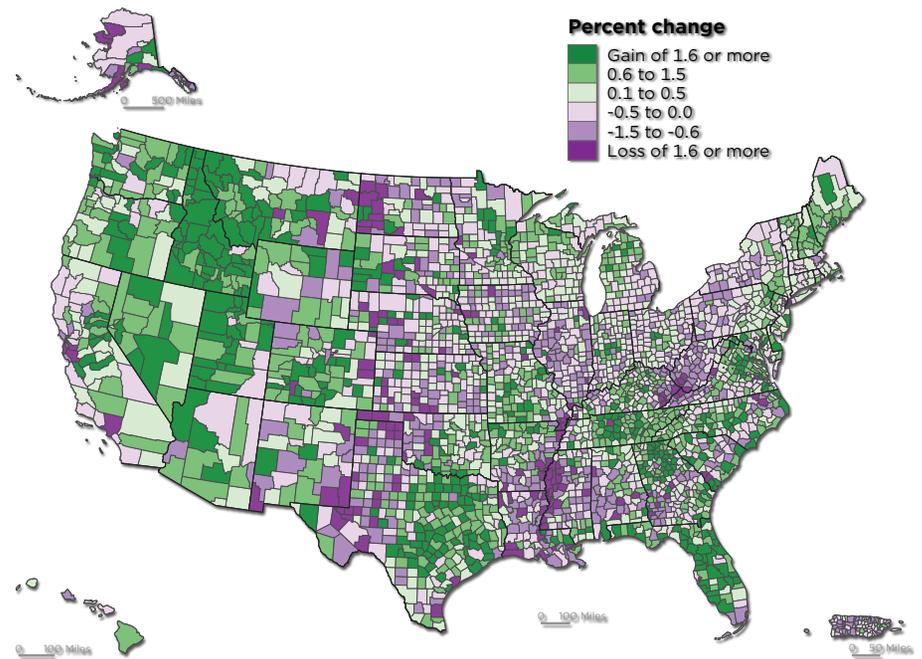
Nampa is known for it's successful food processing, agribusiness and manufacturing companies, but also has attracted a large mix of retail and restaurants. The City of Nampa's targeted industries of food processing, agribusiness, technology and manufacturing continue to flourish. Back office/shared services, recreation technology and healthcare are industries that are emerging quickly.



CLICK HERE TO VIEW THE COMPLETE NAMPA REGIONAL OVERVIEW:  
<https://www.cityofnampa.us/711/The-Facts>

### WHERE COUNTIES ARE GROWING

Percent Change in Population by County: 2020 to 2021



United States™  
**Census**  
Bureau

U.S. Department of Commerce  
Economics and Statistics Administration  
U.S. CENSUS BUREAU  
[census.gov](https://www.census.gov)

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