

SOUTHSIDE STATION RETAIL / OFFICE CENTER

SEC Southside Blvd and E Greenhurst Road - Nampa, Idaho



AVAILABLE

- Retail/Office space
Bldg B, Space D 1,214 SF
- Fast Food, Bank, Retail Pads with drive-thru
- Pad Site Build-to-Suit (up to 5,000 SF)

LEASE RATES

\$16.25 PSF, NNN

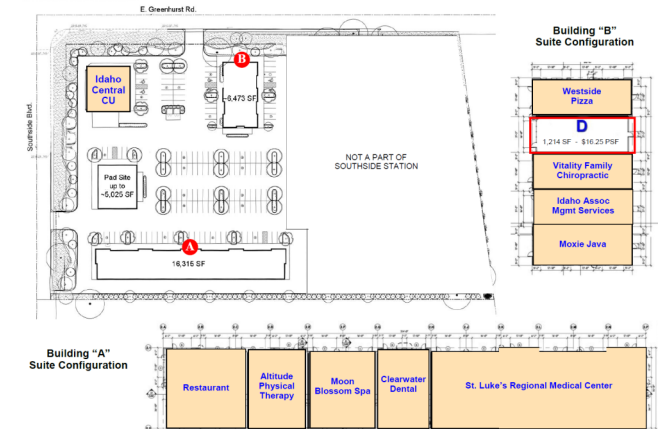
COMMENTS

- Located at busy, signalized intersection in one of the fastest growing areas of Nampa, Idaho and Canyon County
- Population of approximately 61,000 within a 3-mile radius of center
- Site within one mile or less of four schools



SOUTHSIDE STATION NAMPA, IDAHO

PRELIMINARY SITE PLAN



See enlarged Site Map on Page 2

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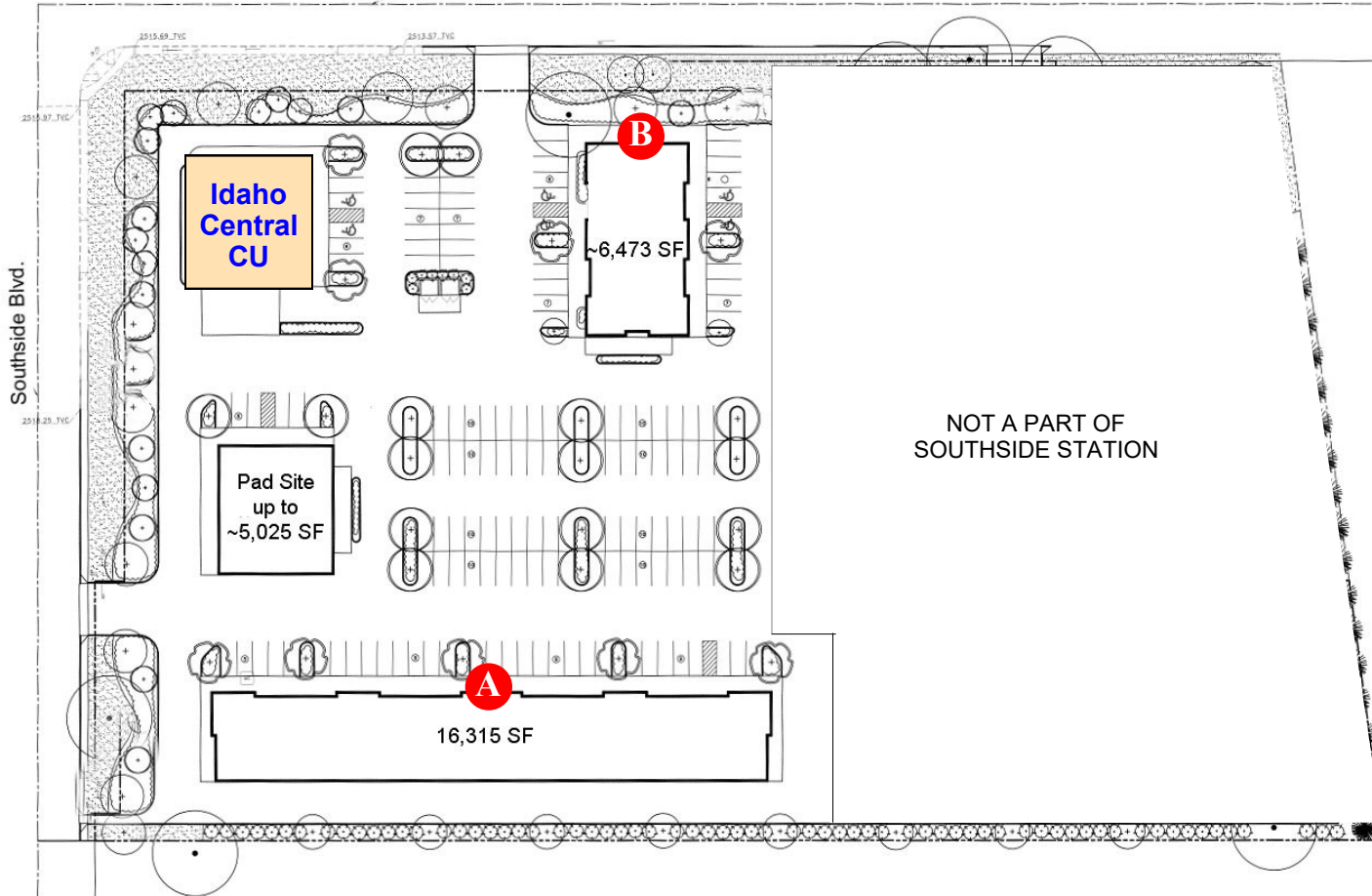
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SOUTHSIDE STATION

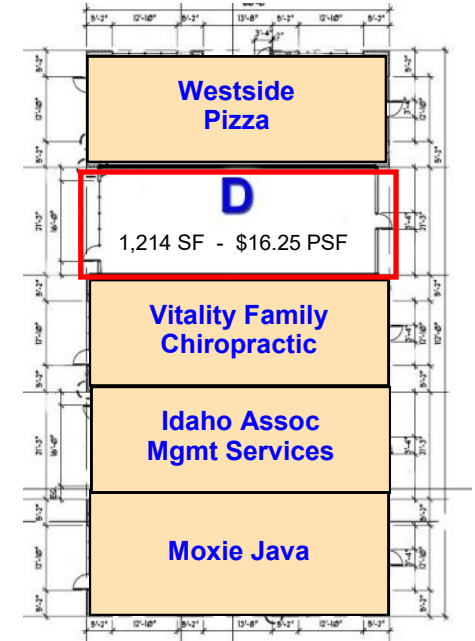
NAMPA, IDAHO

PRELIMINARY SITE PLAN

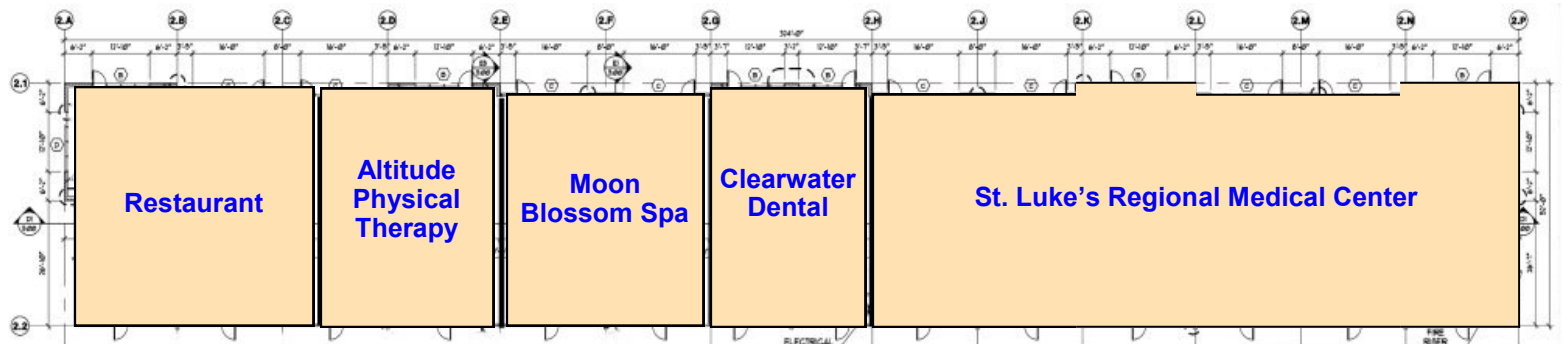
E. Greenhurst Rd.



Building "B" Suite Configuration



Building "A" Suite Configuration



All suite sizes are approximate.
All rent rates are NNN.