

# Retail Space Available

Boise, Idaho

Join Reel Theatre, Antique World, RJM Computer and Idaho Sewing & Vacuum

For  
Lease



## PROPERTY INFORMATION

- Address:  
4532 W. Overland Rd.  
Boise, ID 83705

## BUILDING INFORMATION

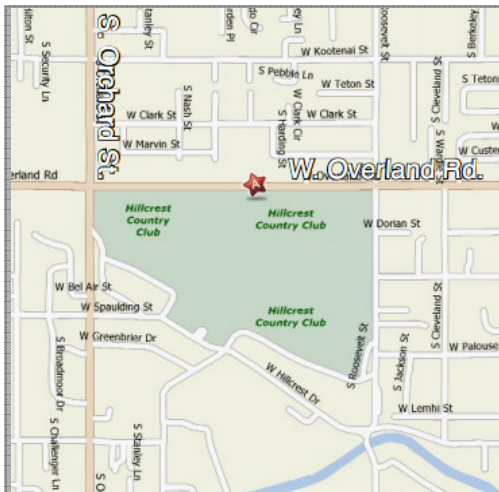
- Size: 64,000 SF
- Zoning: C2
- Parking: Ample
- Clear Ceiling Height: 12'

## LEASE INFORMATION

- Rate: \$10.00
- Landlord would consider percentage rent
- Space Available: 2578 SF
- Additional 1500 SF available in January of 2010
- TI Allowance: Negotiable
- Type: NNN \$2.84
- Term: 36-60 month

## COMMENTS

- This space was formerly a beauty shop. Plumbing in place and sewer impact fees paid for salon.
- Neighborhood shopping center anchored by Reel Theatres and Antique World.
- 23,000 CPD along Overland Rd.



# NAI Pinnacle

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### Broker Information

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