



**MEDICAL OFFICE SPACE AVAILABLE**



# THE SUMMIT BUILDING

16211 North Brinson Street  
Nampa, Idaho 83687

**2,737 SF FOR LEASE**

## PROPERTY HIGHLIGHTS

Lease Rate	\$22.00/SF FSEJ
Space Status	Built-Out - Move In Ready
Configuration	Exam Rooms With Sinks, Private Offices & Open Space
Building Size	19,508 SF (2 Stories)
Lot Size	0.772 Acres
Zoning	GB1 (Gateway Business)
Availability	Immediate
LockBox	No, Contact Agents



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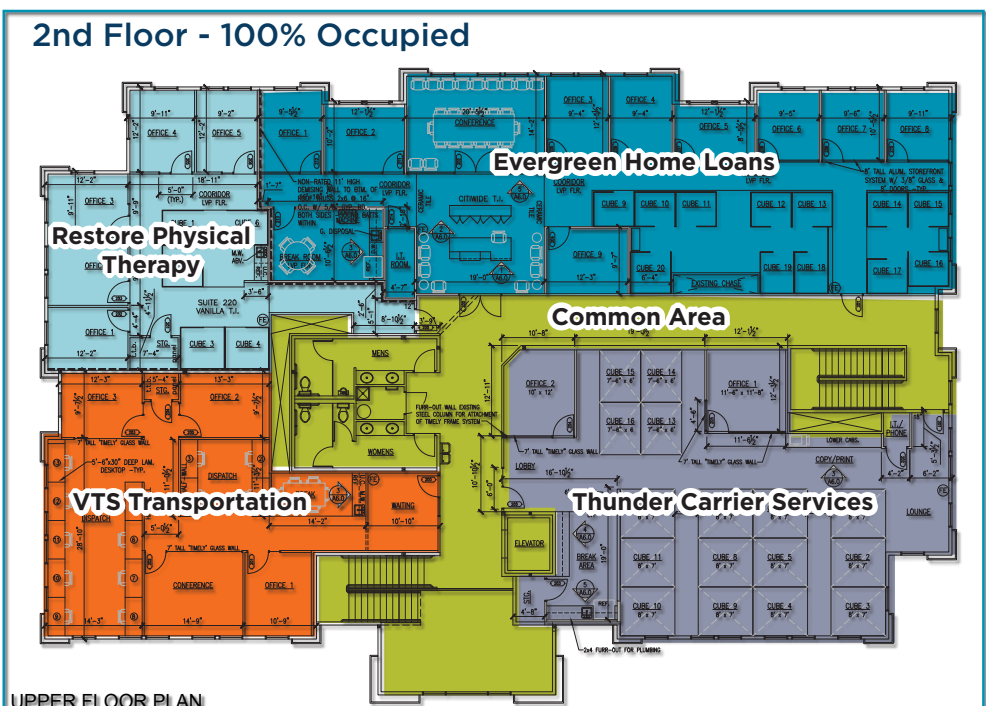
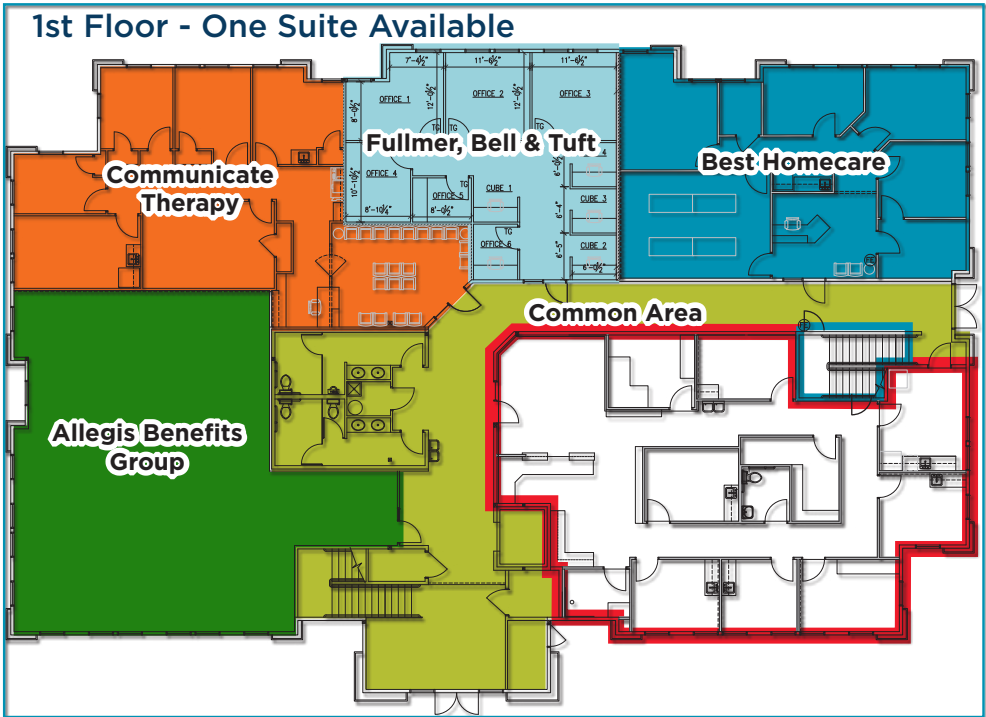
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**SUITE 140 - 2,737 SF - BUILT-OUT - MOVE IN READY - LEASE RATE - \$22.00/SF FSEJ**



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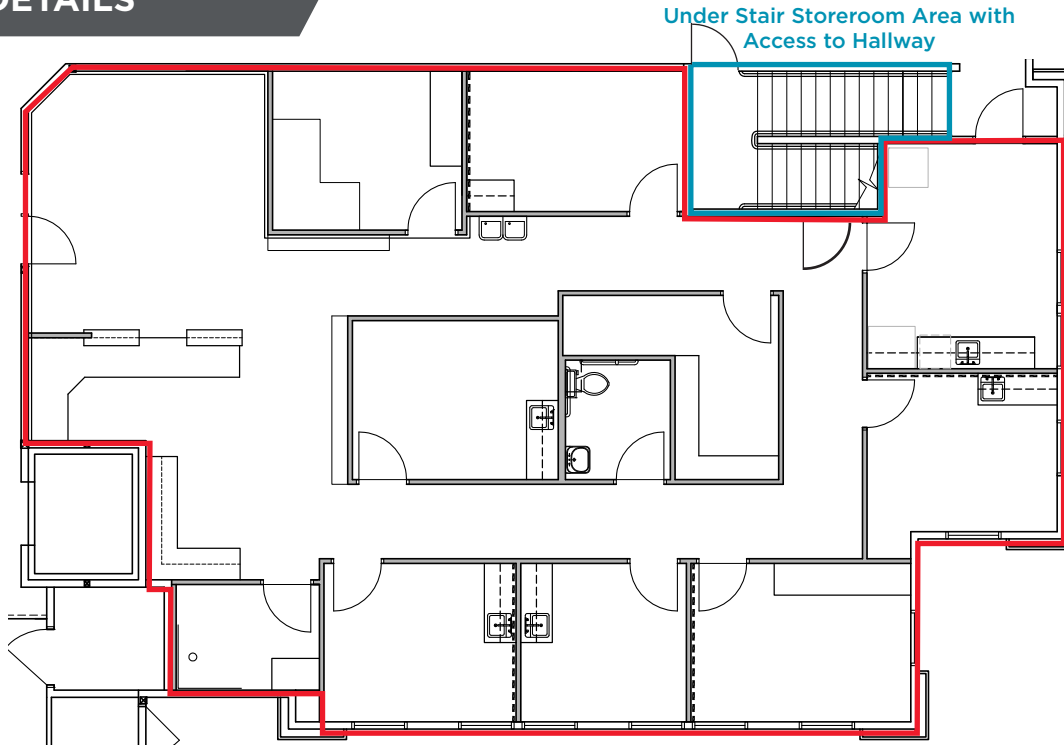
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## LISTING DETAILS



### Listing Features

- First floor medical office space available in a newly constructed 2 story office building in a growing area in Nampa, Idaho
- Space consists of medical exam rooms with sinks, reception & waiting area, private offices, break room, restroom and storage areas - including under stair storeroom area with access to hallway
- Common area includes beautiful entry way, restrooms, elevator, multiple stairwells and waiting areas
- One block away from the College of Western Idaho, with over 31,350 students - <http://cwi.edu/info/facts-glance>
- Tenants surrounding the property include Walmart Supercenter, The Ford Idaho Center, several car dealerships, the Ridgecrest Golf Course, hotels and restaurants, retailers and professional services
- Near the New Amazon Fulfillment Center & the Nampa Gateway Center - Tenants include: Edwards Theater, Crunch Fitness, DEFY, JCPenny, the New Winco & the Northwest Science Museum
- North of the new \$80 million dollar Saint Alphonsus Nampa medical campus at Garrity and Flamingo

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Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

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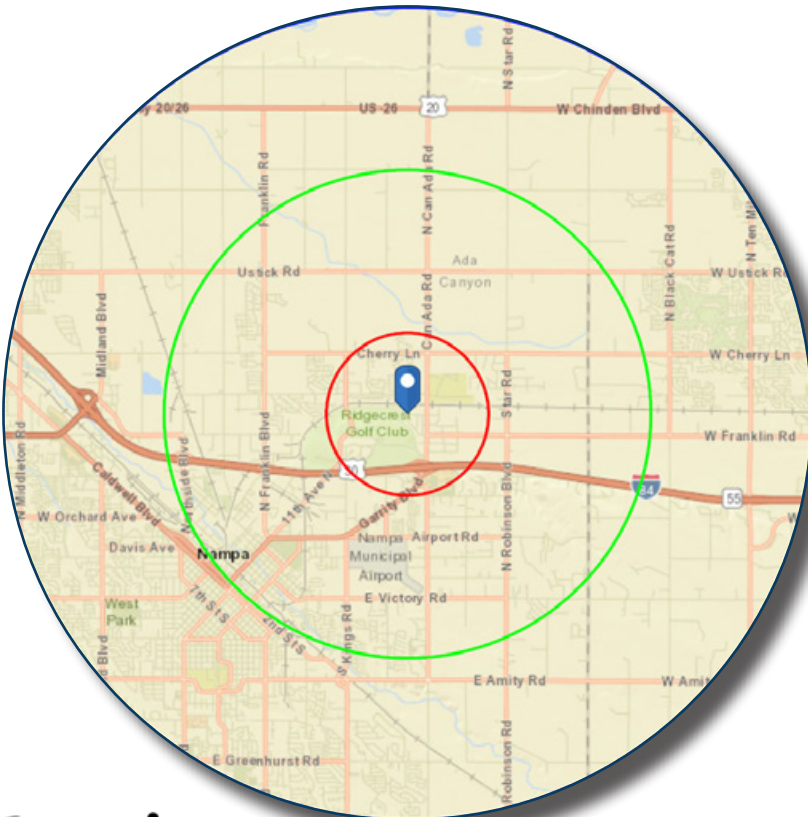
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**- LOCATED IN A HIGH GROWTH AREA IN NAMPA -**

In the identified area, the current year population is 105,180. In 2010, the Census count in the area was 90,891. The rate of change since 2010 was 1.79% annually. The five-year projection for the population in the area is 115,868 representing a change of 1.95% annually from 2018 to 2023.



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,084	17,609	63,627
2010 Population	2,469	25,381	90,891
2018 Population	3,676	29,733	105,180
2023 Population	4,647	33,687	115,868
2000-2010 Annual Rate	8.58%	3.72%	3.63%
2010-2018 Annual Rate	4.94%	1.94%	1.79%
2018-2023 Annual Rate	4.80%	2.53%	1.95%
2018 Male Population	52.1%	50.4%	49.3%
2018 Female Population	47.9%	49.6%	50.7%
2018 Median Age	29.6	31.4	32.4
<b>Households</b>			
2000 Households	274	5,828	21,998
2010 Households	651	8,362	31,252
2018 Total Households	1,018	9,686	35,689
2023 Total Households	1,303	10,932	39,140
2000-2010 Annual Rate	9.04%	3.68%	3.57%
2010-2018 Annual Rate	5.57%	1.80%	1.62%
2018-2023 Annual Rate	5.06%	2.45%	1.86%
2018 Average Household Size	3.31	3.01	2.90
<b>Average Household Income</b>			
2018 Average Household Income	\$67,687	\$58,794	\$61,145
2023 Average Household Income	\$77,966	\$68,239	\$70,733
2018-2023 Annual Rate	2.87%	3.02%	2.96%
<b>Data for all businesses in area</b>			
	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Total Businesses:	242	1,071	2,947
Total Employees:	3,719	15,817	38,149

**----- WHY NAMPA -----**

Nampa is one of the fastest growing communities in Idaho, with great demographics and a rapidly growing community. The City of Nampa has an active government focused on promoting growth and economic success. The City is located in Canyon County which is quickly becoming the central hub for expansion.

