



Bright, naturally lit space with two skylights.

Finished common core restrooms with elevator access to all floors.

Historic downtown Caldwell office opportunity, ideally located next to the popular Caldwell destination, Indian Creek Plaza.

Located on the city's most frequented retail corridor next to retailers such as Fire & Ice, The Good Spoon, Bella Boutique, The Idaho Soap Company, Fireside Mallow Co. and more!

Back of building directly on Indian Creek Plaza center. Excellent, Main Street exposure.

Abundance of downtown street parking and shared public lots.

HIGHLIGHTS



CONTACT

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DETAILS

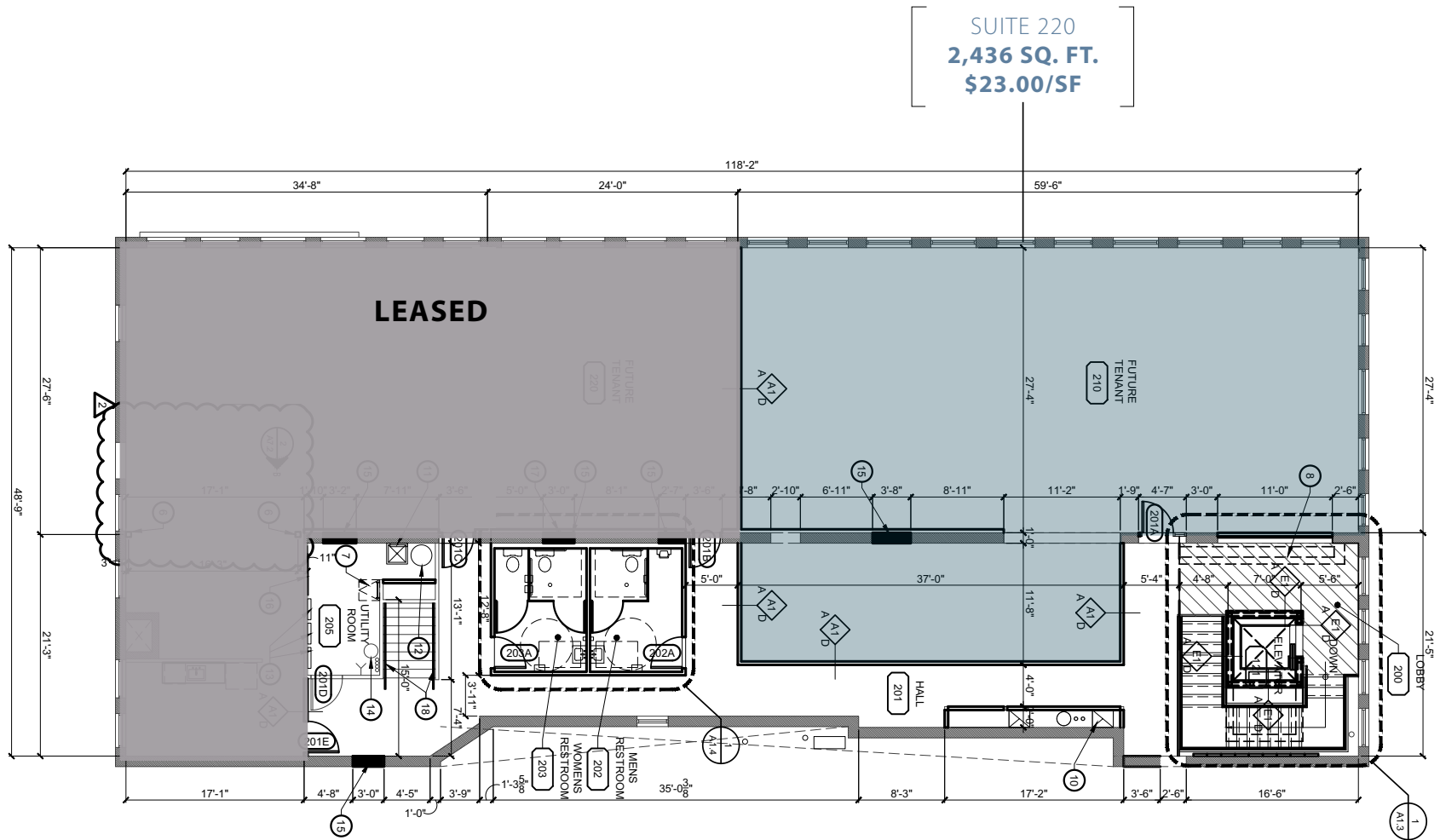


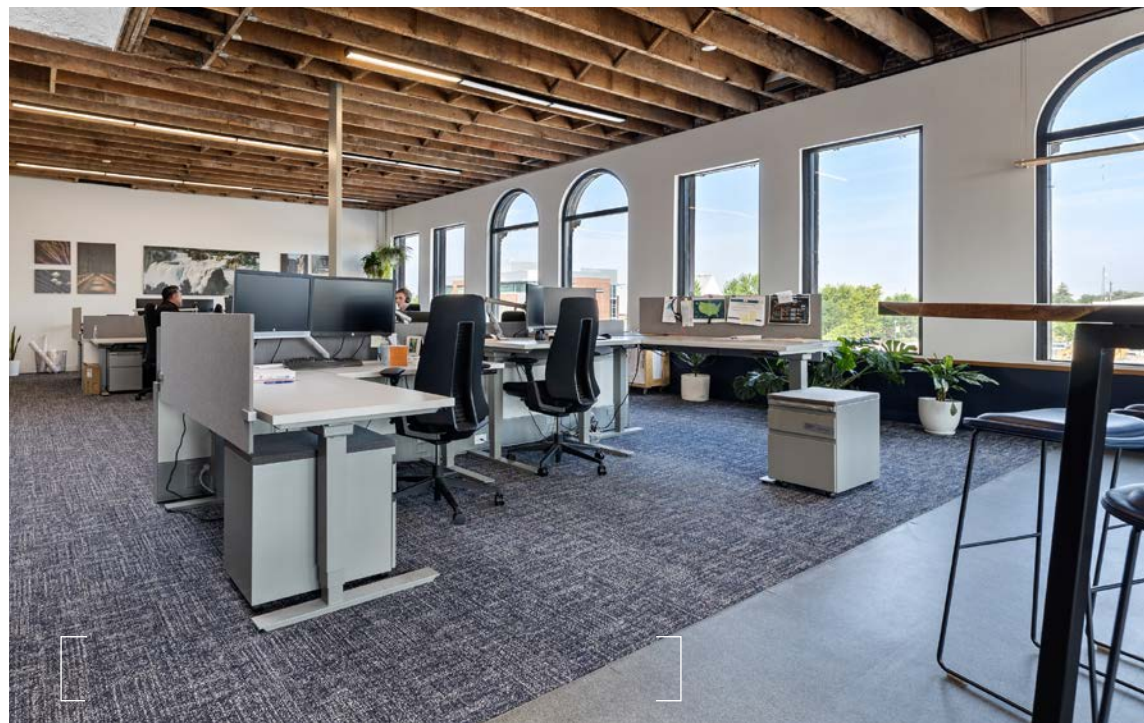
SPACE	RSF	LEASE RATE
704 Main	2,436 SF	\$23.00/SF, NNN

BLDG SIZE	12,000 Sq. Ft.	AVAILABLE	Contact Agent
SUBMARKT	DT Caldwell	PARKING	Ample Street &
EST NNN	\$5.25/SF/yr		Paid Parking



FLOOR PLAN





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HISTORIC, DOWNTOWN SETTING



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PRIME
SPORTS MED

WINE
DOWN



HARMON
EVENT CENTER



BELLA BLUE
BOUTIQUE



OAKES BROTHERS
MAIN ST. MKTPLCE



FLYING M COFFEE



RUBY BLOOM
FLORAL + GIFTS



S 12TH AVE

INDIAN CREEK
STEAKHOUSE

SITE



CLEVELAND BLVD

BLAINE ST

TILIAN
Caldwell

TREASURE VALLEY
COMMUNITY COLLEGE

MAIN ST

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PRIME DOWNTOWN LOCATION



SITE

CALDWELL
TRAIN DEPOT

MAIN STREET

7TH AVENUE

KIMBALL AVE

ARTHUR STREET

INDIAN CREEK

Indian Creek
PLAZA

- | | | | | | | | | | |
|---|---|---|---|----|--|----|---|----|---|
| 1 | INDIAN CREEK STEAKHOUSE | 5 |  | 9 |  | 13 |  | 17 |  |
| 2 | BELLA BLUE BOUTIQUE | 6 |  | 10 |  | 14 |  | 18 |  |
| 3 | OAKES BROTHERS MAIN ST. MKTPLCE | 7 | HARMON EVENT CENTER | 11 | PRIME SPORTS MED | 15 |  | 19 |  |
| 4 |  | 8 |  COMING SOON | 12 |  | 16 |  | 20 |  |

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DOWNTOWN PARKING



PUBLIC LOT
*NO OVERNIGHT PARKING

STREET

TVCC [PUBLIC]

PRIVATE LOT

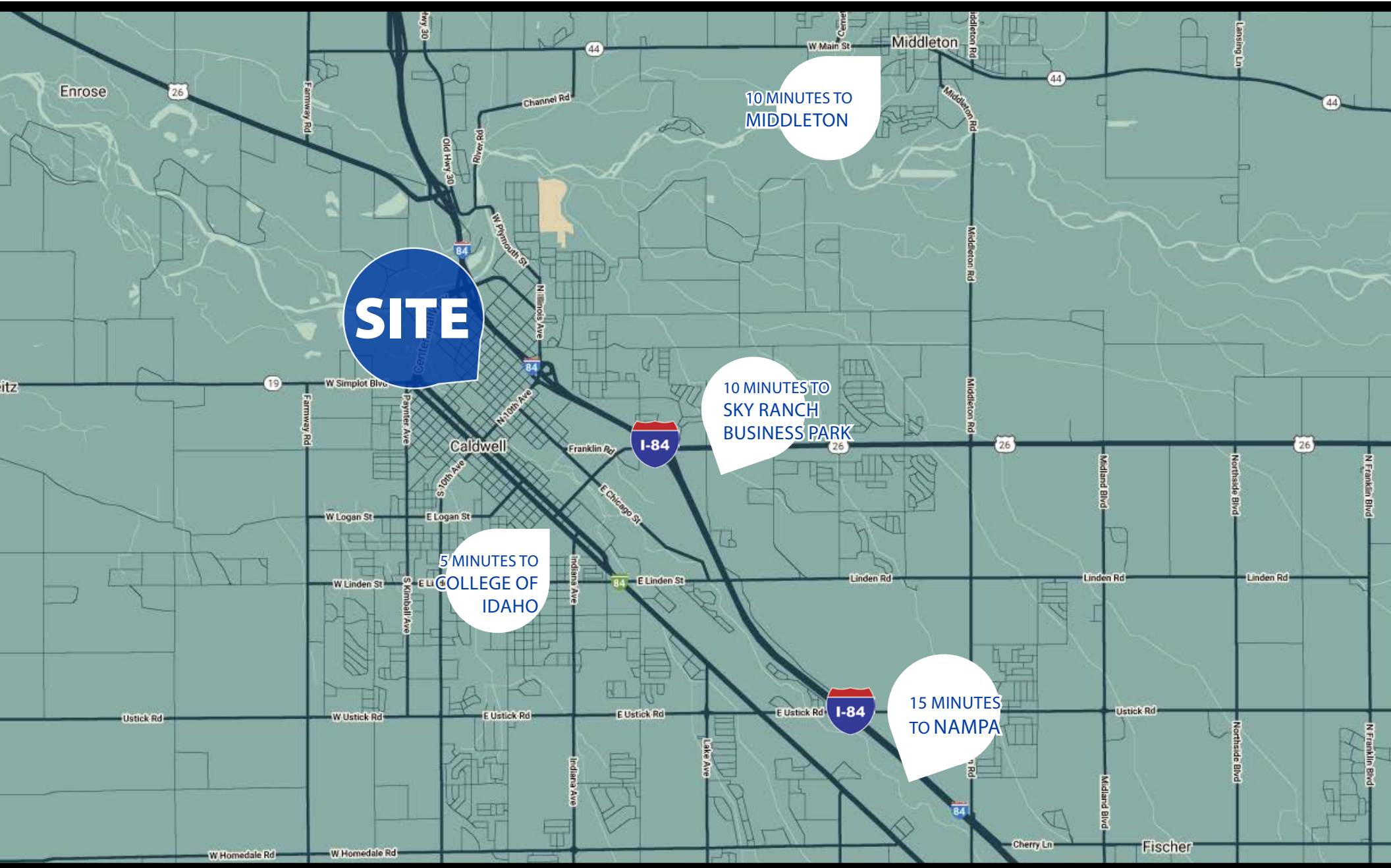
**PICK UP /
DROP OFF**

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LOCATOR AERIAL



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