



# NEW CONSTRUCTION DOWNTOWN NAMPA OFFICE/RETAIL SPACE FOR LEASE

ALLIANCE TITLE BUILDING | 216 13TH AVE S | NAMPA, ID 83651



## SEAN EDWARDS

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## CONTACT

## HIGHLIGHTS

Brand new, rare, Downtown Nampa office/retail space.

High quality open floorplans.

Easy access to services.

Ample on-site parking.

Tenant improvement allowance available.

**Ready to occupy December 2025.**

## DETAILS

SPACE	SIZE	LEASE RATE
Suite 211	1,045 SF	\$28.00/SF
Basement	±2,909 SF	\$12.00/SF

<b>DELIVERY:</b>	Q4 2025	<b>LEASE TERM:</b>	3+ Years
<b>BLDG. TYPE:</b>	Office/Retail	<b>LEASE TYPE:</b>	FSEJ
<b>PARKING:</b>	Ample	<b>ZONING:</b>	DH

UPDATED: 10.9.2025

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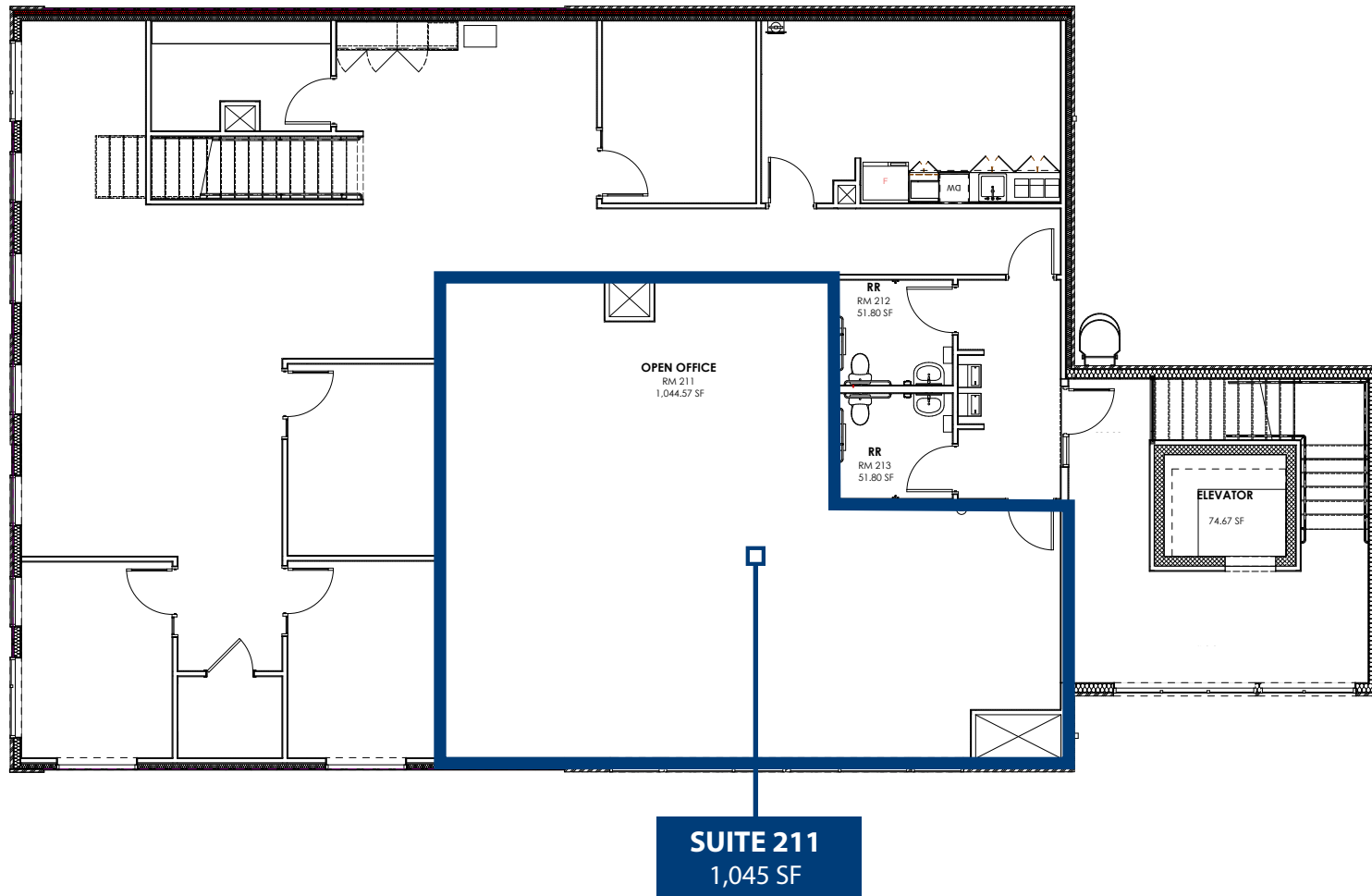
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# FLOOR PLAN

## SECOND FLOOR

**OPPORTUNITY FOR TENANT BUILD OUT INPUT WHILE UNDER CONSTRUCTION**



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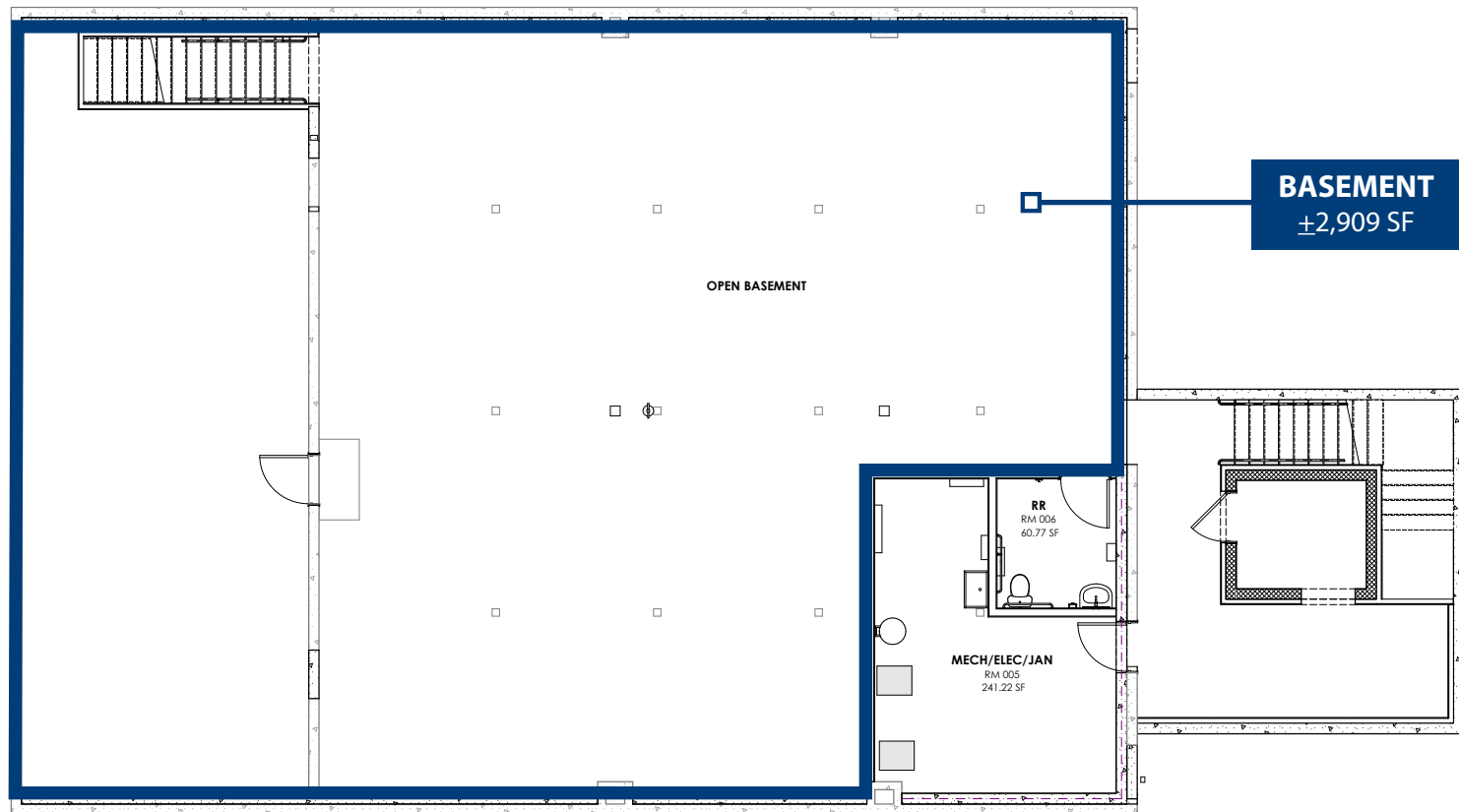
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# FLOOR PLAN

OPEN BASEMENT

**BASEMENT TO BE FINISHED TO A HIGH QUALITY,  
PROFESSIONAL STANDARD**

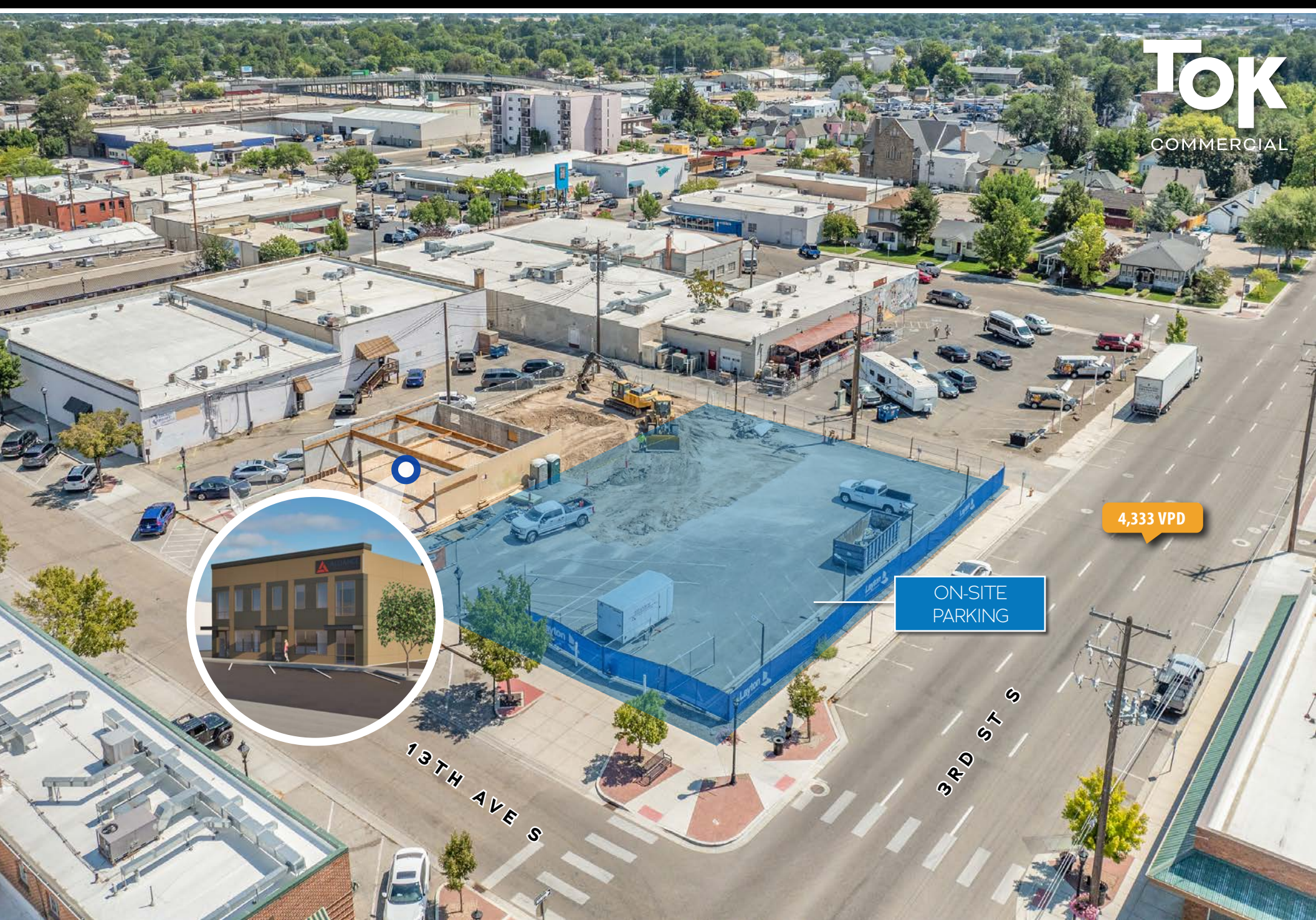


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4,333 VPD

ON-SITE  
PARKING

13TH AVE S

3RD ST S

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NAMPA-CALDWELL BLVD

NAMPA-CALDWELL BLVD

2ND ST S

**SITE**

4,333 VPD

4,503 VPD

13TH AVE S

3RD ST S

**GREAT ACCESSIBILITY FROM MAIN ARTERIALS**

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# STRATEGICALLY LOCATED IN DOWNTOWN CORE



POPULATION  
**94,327**  
3 MI. RADIUS



TOTAL HOUSEHOLD EXP.  
**\$3.31B**  
3 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$92,566**  
3 MI. RADIUS

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# CONNECTION POINT TO MAJOR CORRIDORS

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