

TOK

COMMERCIAL

NEW CONSTRUCTION DOWNTOWN NAMPA OFFICE/RETAIL SPACE FOR LEASE

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

SITE

ON-SITE
PARKING

OFFICE/RETAIL PAD
READY FOR BTS

READY FOR OCCUPANCY!

CONTACT



SEAN EDWARDS

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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!

**±5,000 SF office/retail pad can support a potential
±13,400 SF building.**

DETAILS



SPACE	SIZE	LEASE RATE
Suite 211	1,045 SF	\$28.00/SF
Basement	±2,909 SF	\$12.00/SF
Office/Retail Pad	±13,400 SF	Contact Agent

AVAILABLE:	Immediately	LEASE TERM:	3+ Years
BLDG. TYPE:	Office/Retail	LEASE TYPE:	FSEJ
PARKING:	Ample	ZONING:	DH

UPDATED: 1.6.2026

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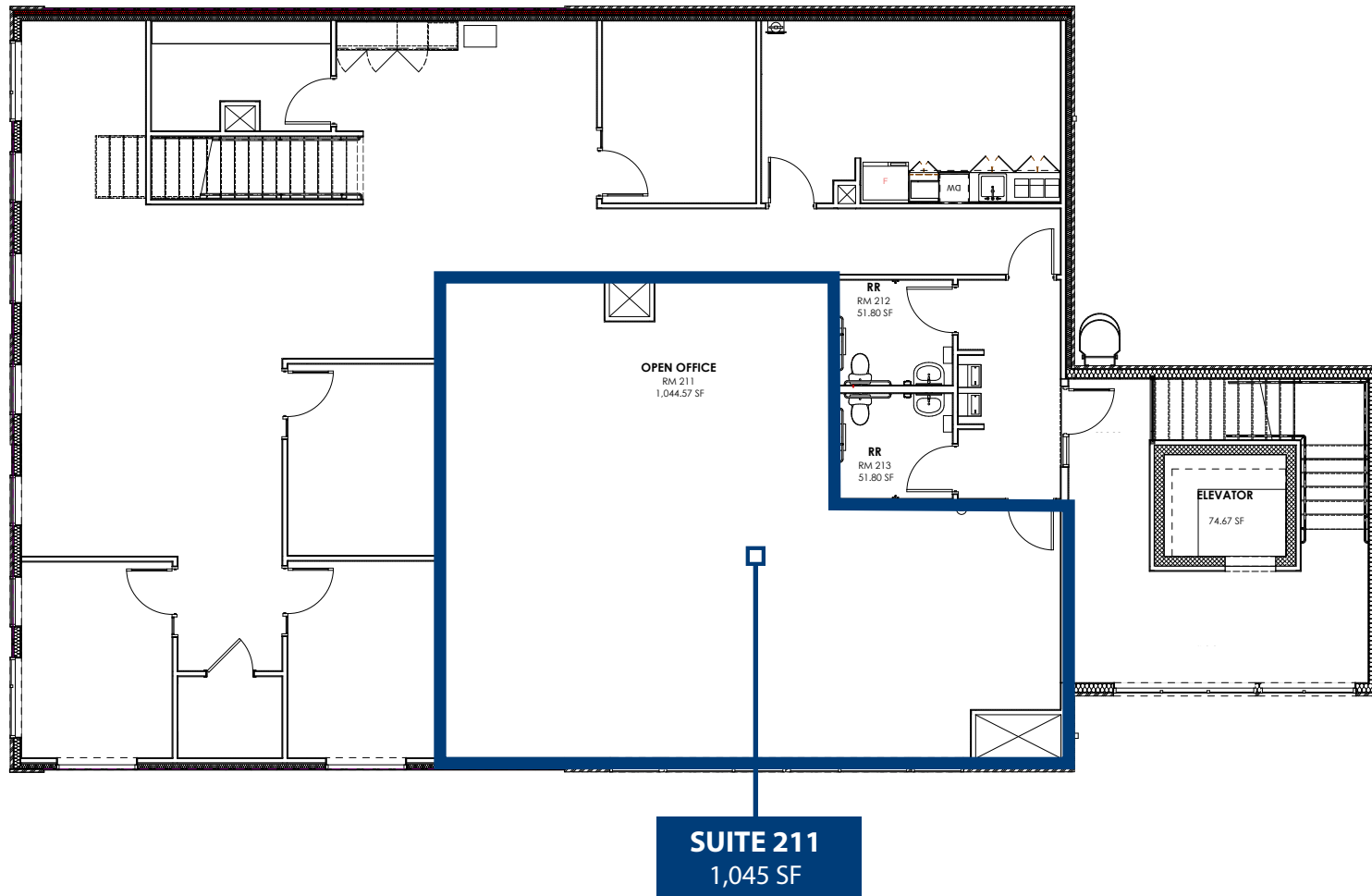
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FLOOR PLAN

SECOND FLOOR

OPPORTUNITY FOR TENANT BUILD OUT INPUT WHILE UNDER CONSTRUCTION



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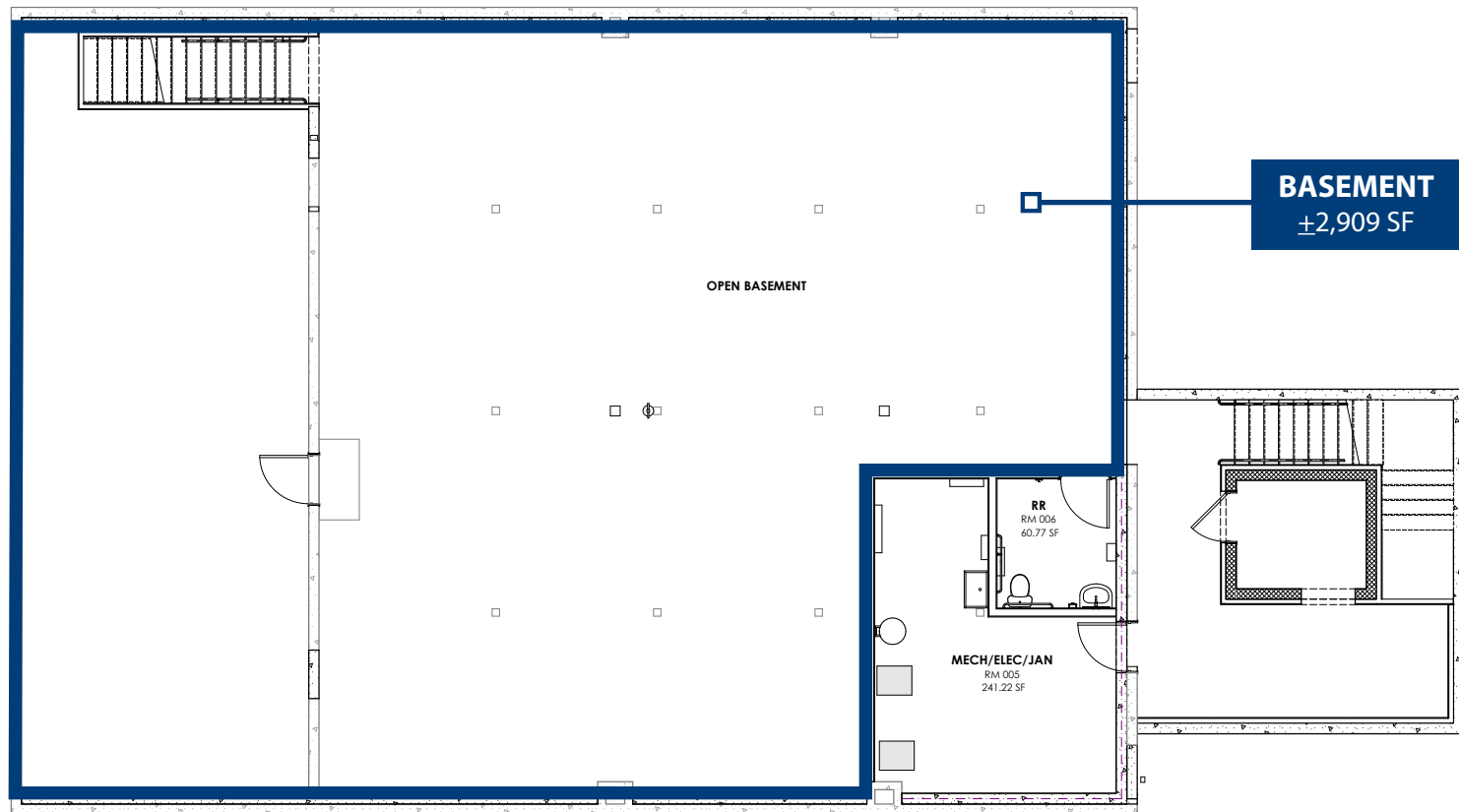
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FLOOR PLAN

OPEN BASEMENT

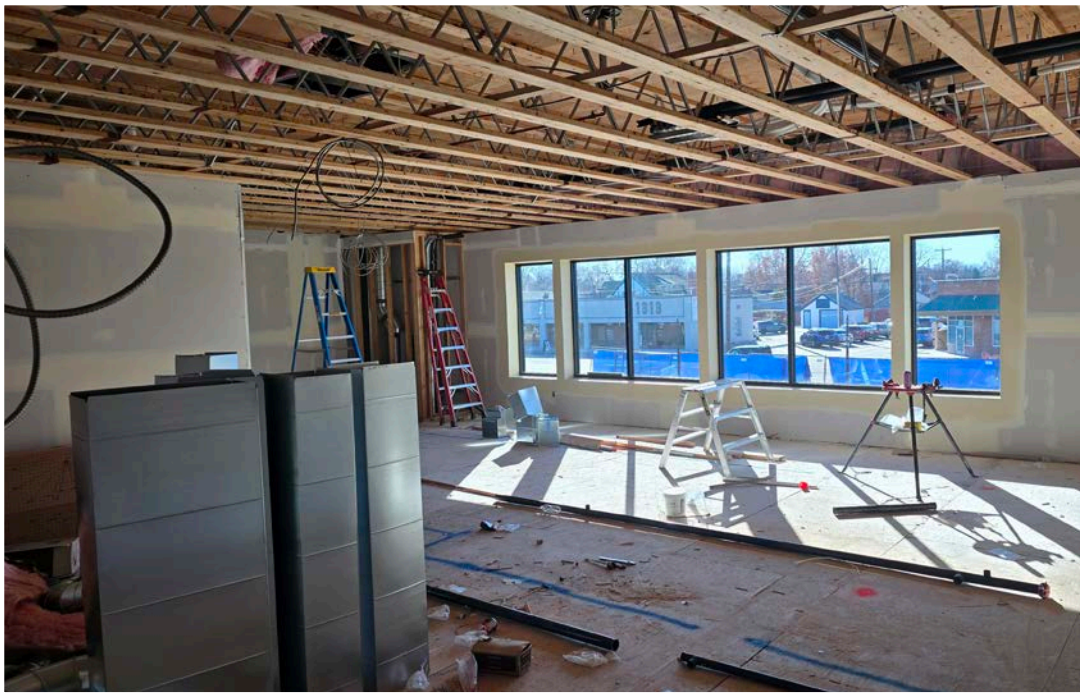
**BASEMENT TO BE FINISHED TO A HIGH QUALITY,
PROFESSIONAL STANDARD**



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CURRENT CONSTRUCTION PHOTOS

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PROPOSED BUILD-TO-SUIT RENDERING

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NAMPA-CALDWELL BLVD

NAMPA-CALDWELL BLVD

2ND ST S

4,333 VPD

13TH AVE S

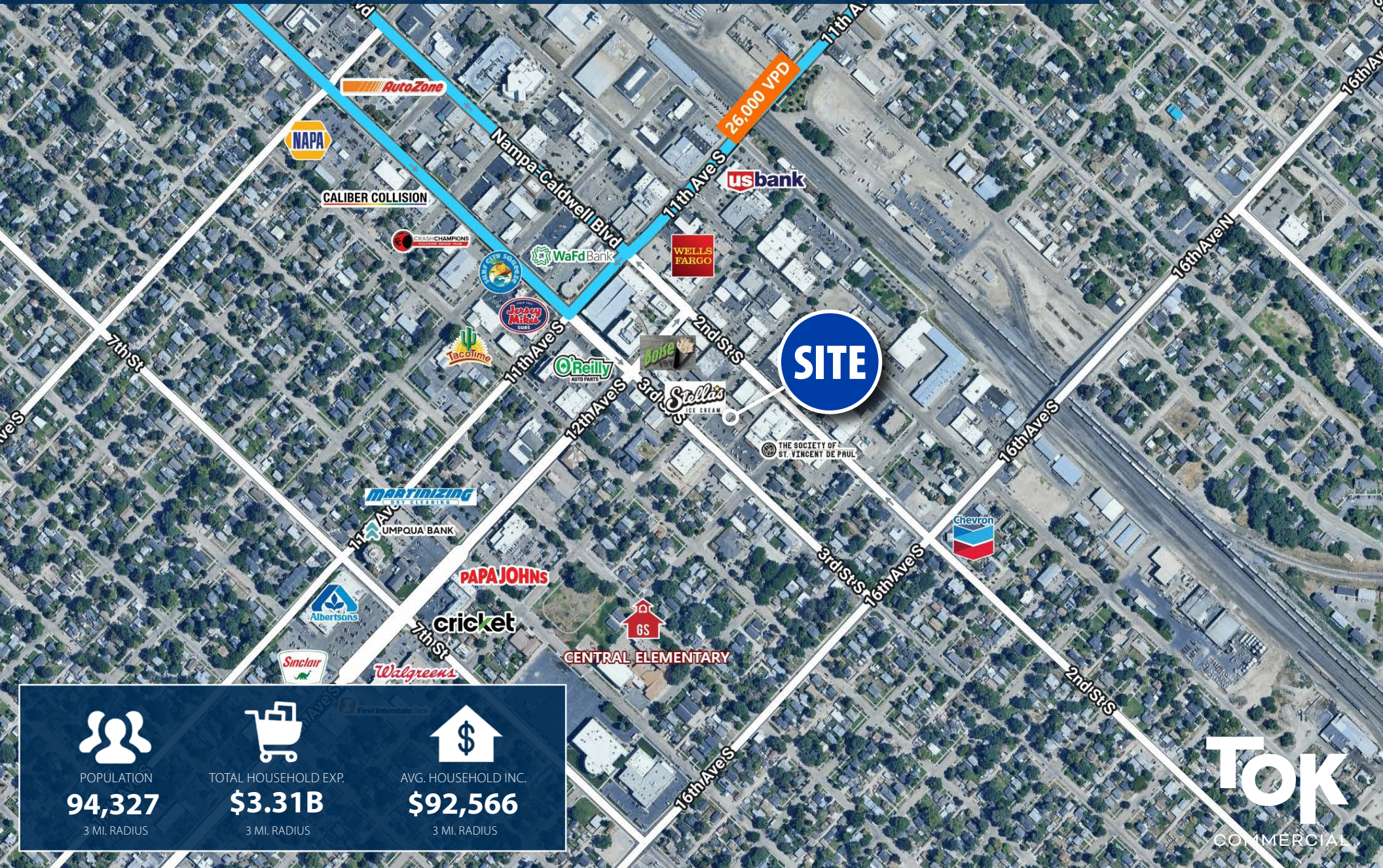
4,503 VPD

216-224 13TH AVE

3RD ST S

GREAT ACCESSIBILITY FROM MAIN ARTERIALS

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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