



COMMERCIAL

NEW CONSTRUCTION DOWNTOWN NAMPA OFFICE/RETAIL SPACE FOR LEASE

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



READY FOR OCCUPANCY!

CONTACT

SEAN EDWARDS

208.412.7763

sean@tokcommercial.com

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.**



UPDATED: 1.6.2026

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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

DETAILS

SPACE

Suite 211

SIZE

1,045 SF

LEASE RATE

\$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:

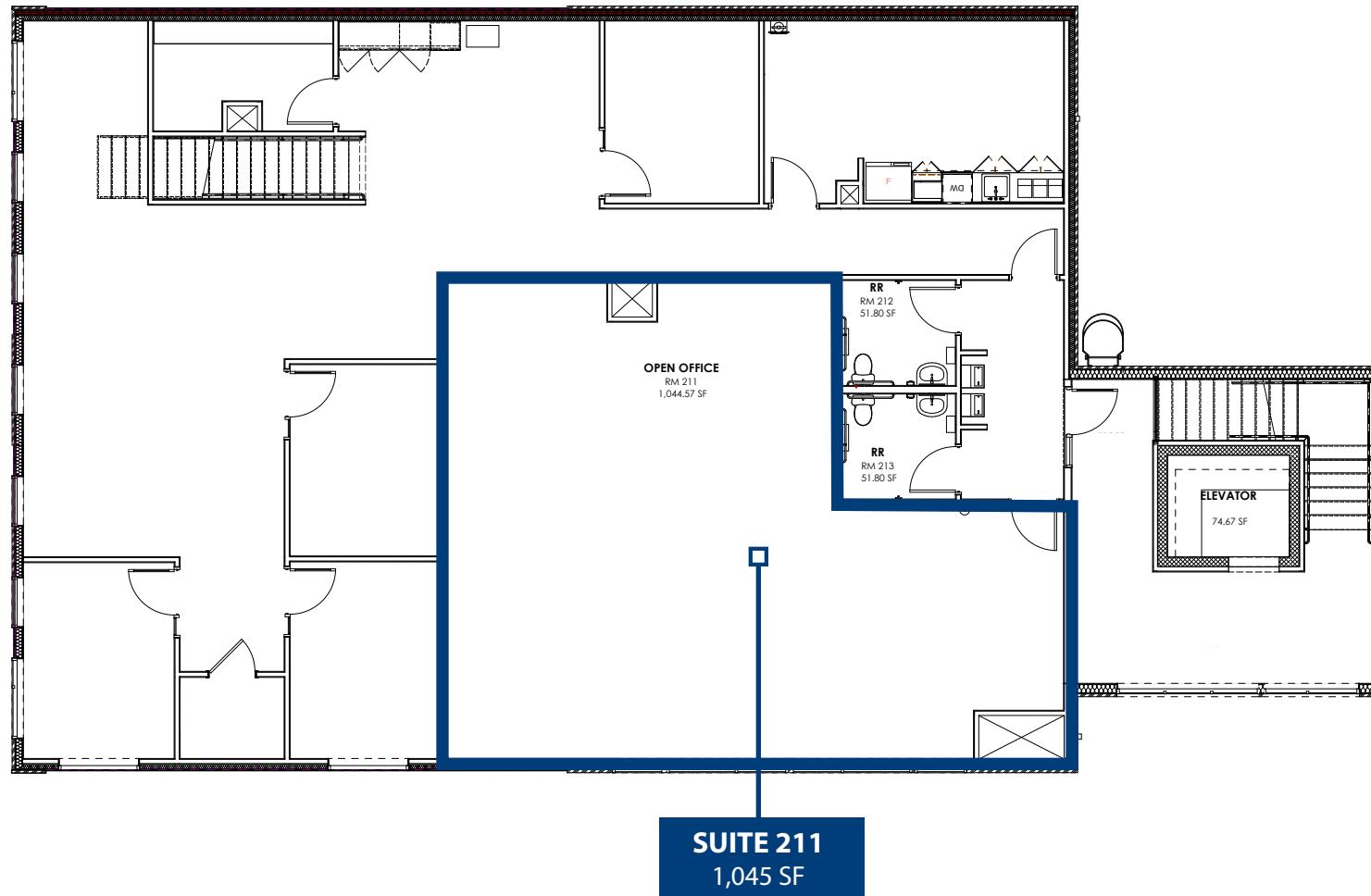
DH

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FLOOR PLAN

SECOND FLOOR

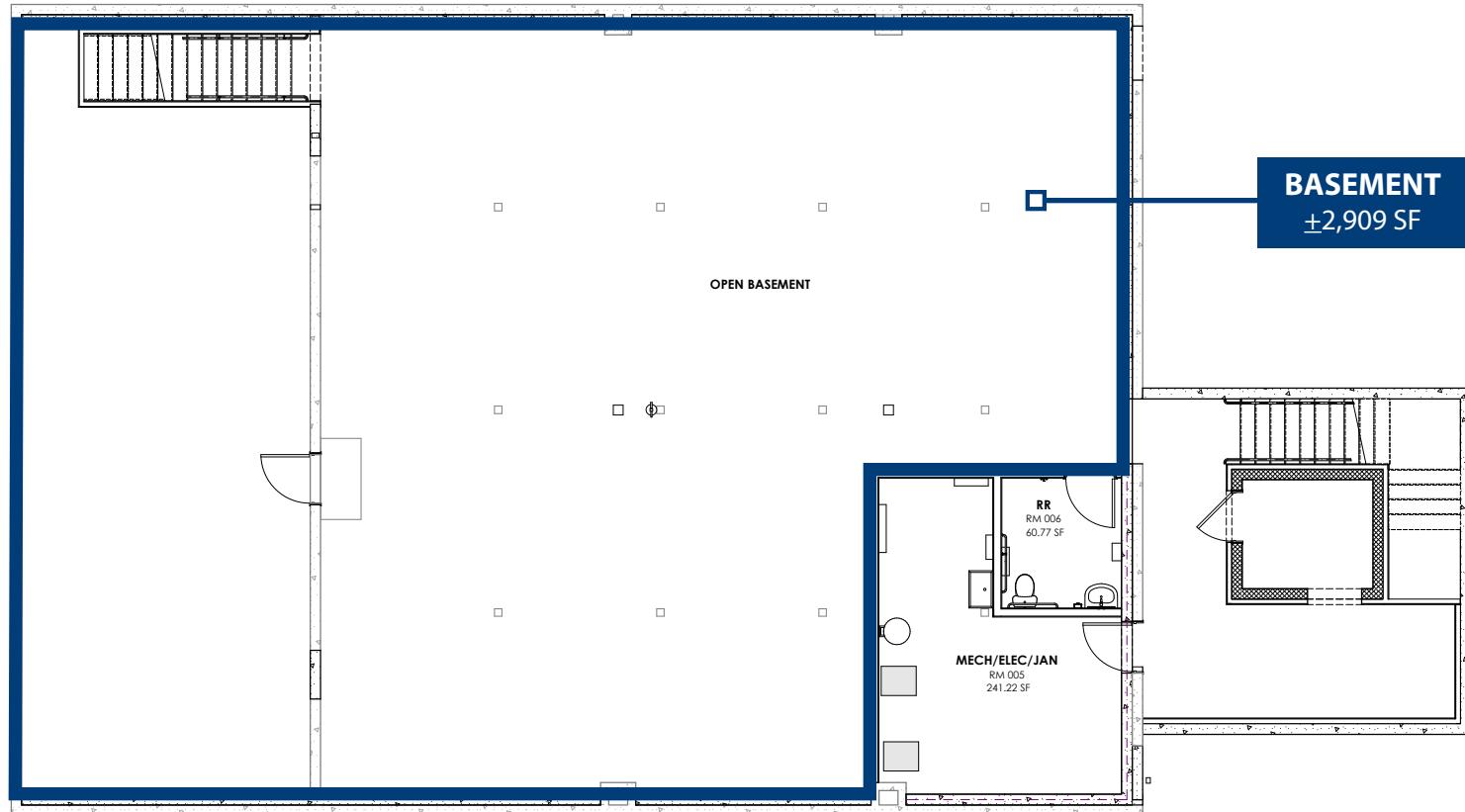
OPPORTUNITY FOR TENANT BUILD OUT INPUT WHILE
UNDER CONSTRUCTION

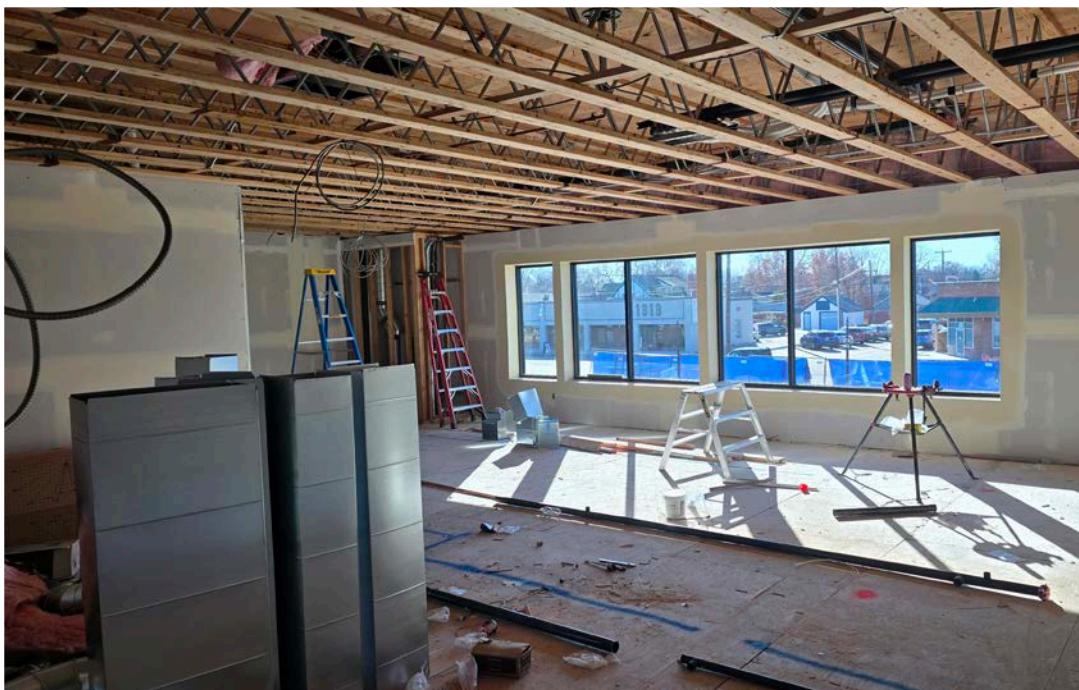


FLOOR PLAN

OPEN BASEMENT

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





CURRENT CONSTRUCTION PHOTOS

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PROPOSED BUILDING
FOOTPRINT CAN BE EXPANDED



PROPOSED BUILD-TO-SUIT RENDERING

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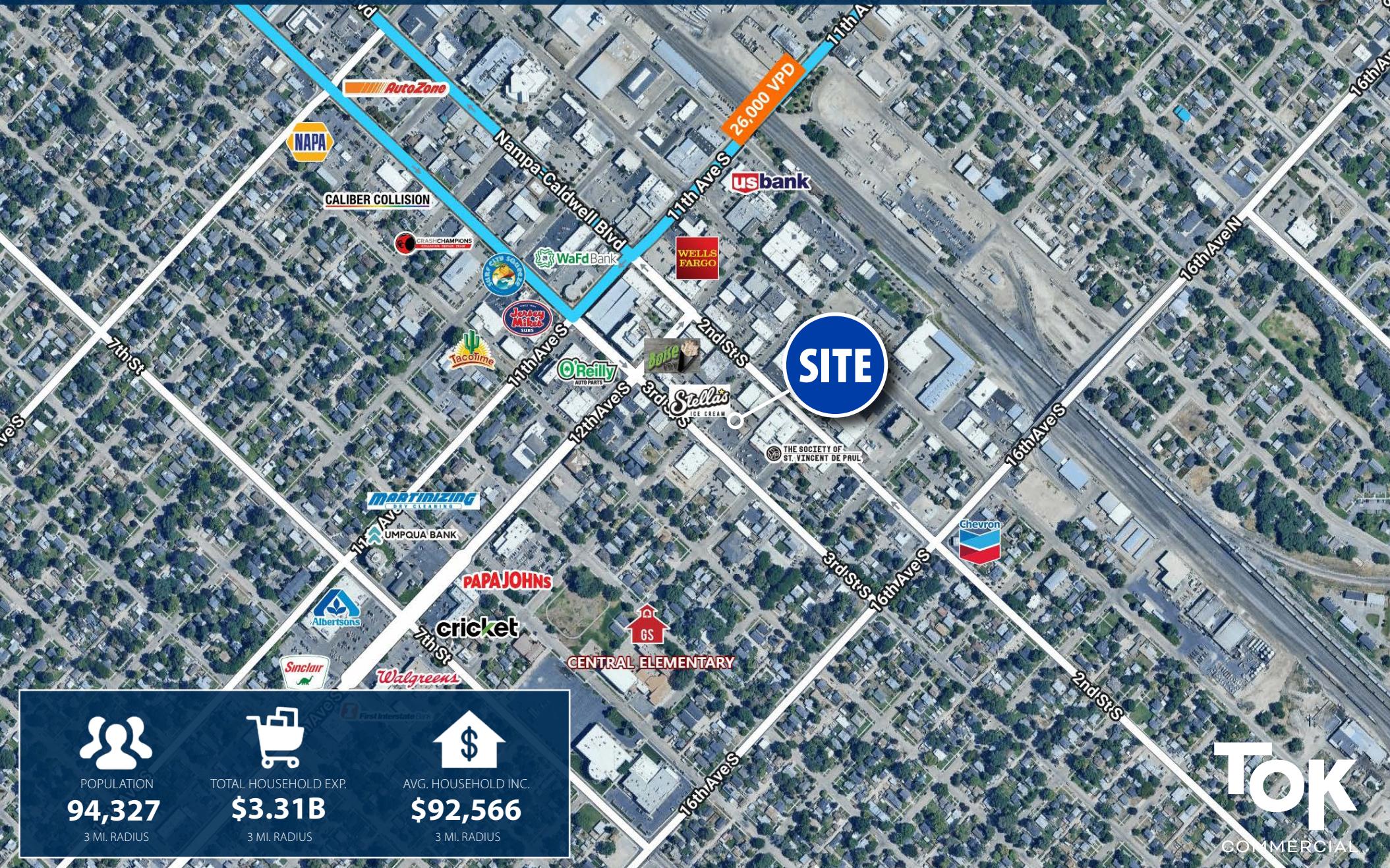


GREAT ACCESSIBILITY FROM MAIN ARTERIALS

STRATEGICALLY LOCATED IN DOWNTOWN CORE



FAMILY INNQUAR



POPULATION

94,327

3 MI. RADIUS



TOTAL HOUSEHOLD EXP.

\$3.31B

3 MI. RADIUS



AVG. HOUSEHOLD INC.

\$92,566

3 MI. RADIUS

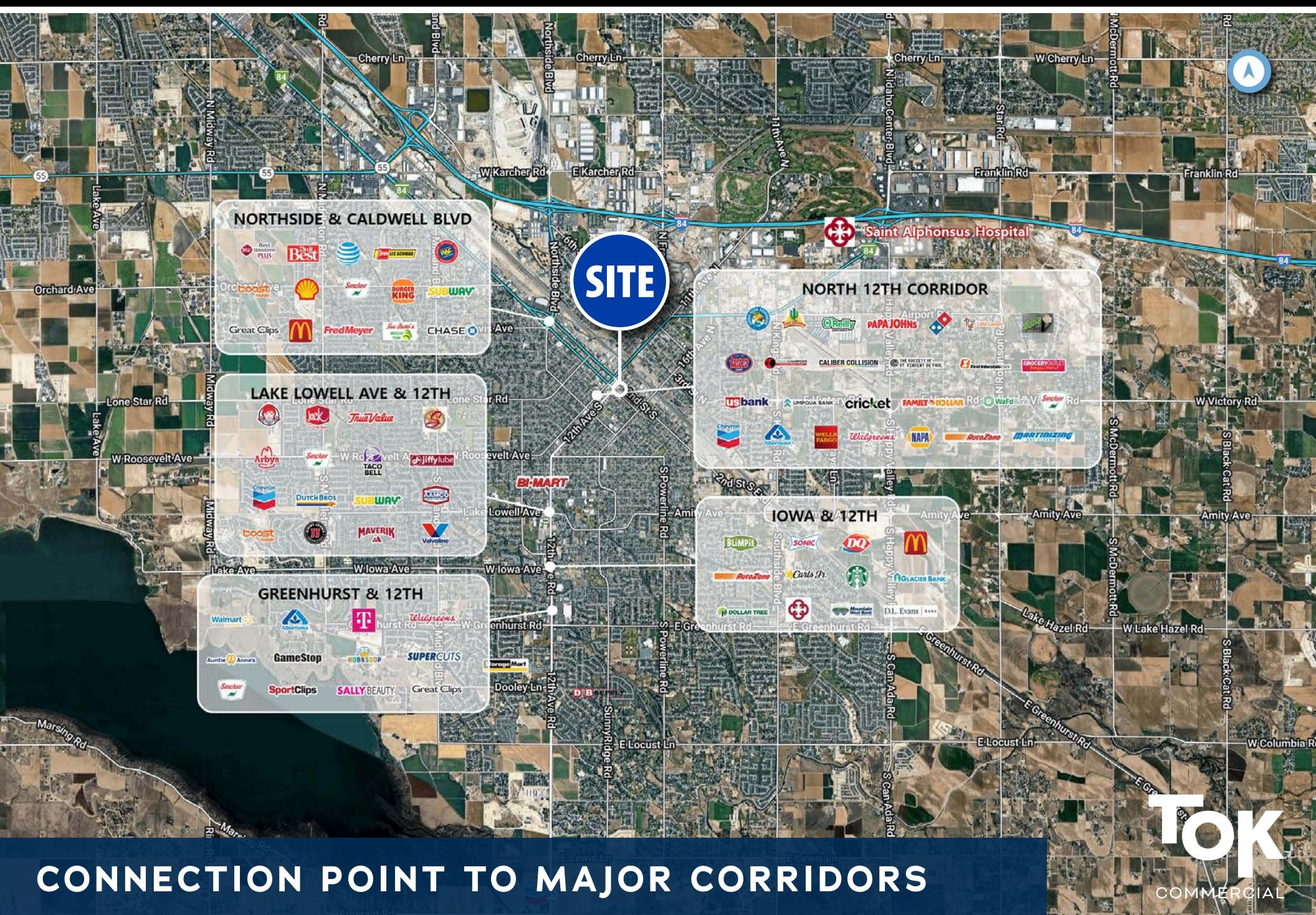
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CONNECTION POINT TO MAJOR CORRIDORS

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