



## For Lease

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215 S. Kimball Avenue  
Caldwell, Idaho 83605

### Highlights:

- The premier new development project in downtown Caldwell
- Ideally located in the heart of the downtown core
- Offers high visibility and easy access to foot traffic
- Building is adjacent to Indian Creek
- High quality finishes inside and out
- Opportunities to design the space to fit your needs still exist
- Call to discuss Tenant Improvement options
- Building is under construction

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# For Lease

## Property Information

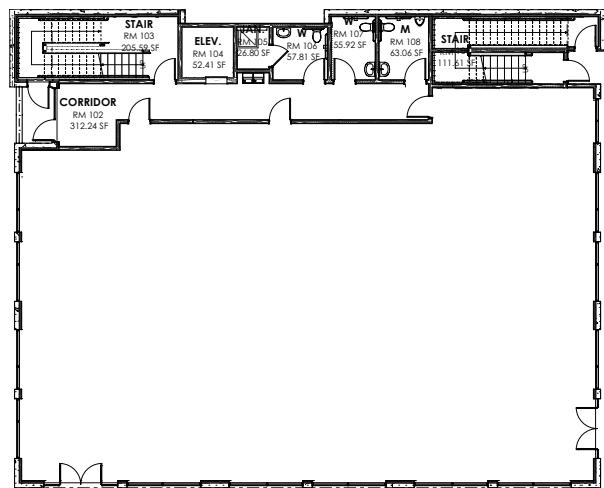
Property Type	Retail & Office
Parking	Downtown
Lease Type	NNN
Lease Rate	\$26-34/SF
Access	Under Construction

## Space Available

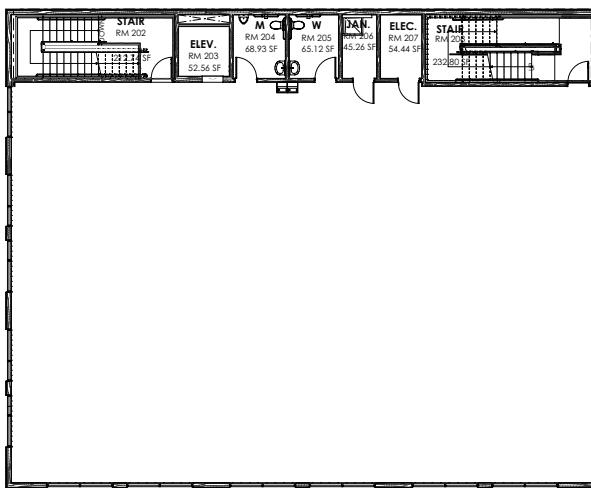
Suite	Size	Rate
<b>Retail</b>		
100 (single suite)	4,395	\$30/SF
100 (2 suites)	2,000	\$34/SF
<b>Office</b>		
200 (3 suites)	1,972	\$28/SF
200 (single suite)	5,916	\$26/SF

## Floor plans

### 1st Floor



### 2nd Floor



# Location

[Google Map](#)

[Street View](#)



## Demographics

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	1 Miles	3 Miles	5 Miles
Population	9,088	42,374	88,790
Households	3,123	14,317	28,821
Avg. HH Income	\$60,517	\$72,519	\$82,948