

# TOK

COMMERCIAL

# NEW CONSTRUCTION DOWNTOWN NAMPA OFFICE/RETAIL SPACE FOR LEASE

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



OFFICE/RETAIL PAD  
READY FOR BTS

ON-SITE  
PARKING



**BUILDING  
NEARING COMPLETION!**

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 December 2025.**

**±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
Retail/Office Pad	±13,400 SF	Contact Agent

<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: 12.15.2025

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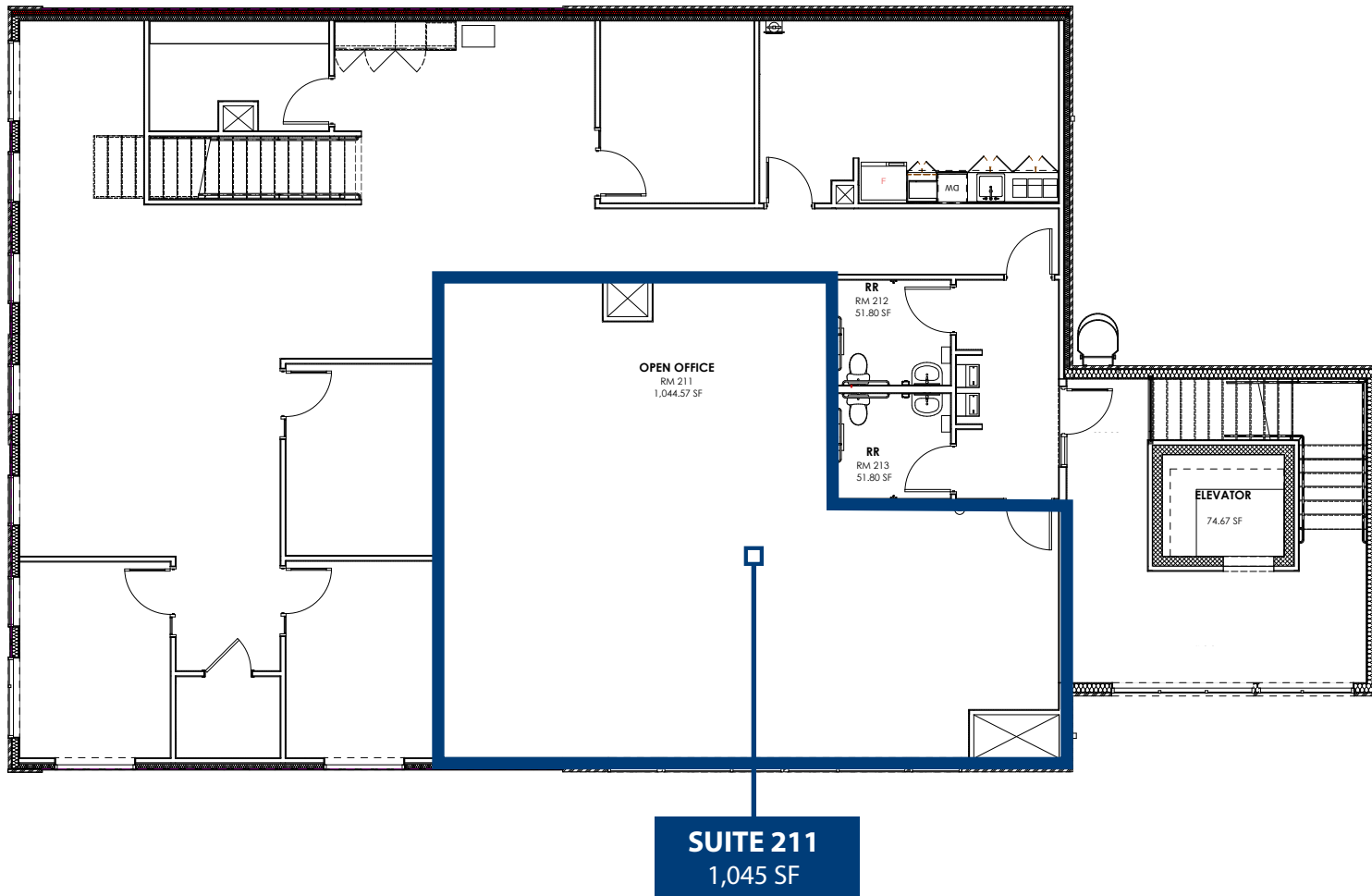
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# FLOOR PLAN

SECOND FLOOR

OPPORTUNITY FOR TENANT BUILD OUT INPUT WHILE UNDER CONSTRUCTION



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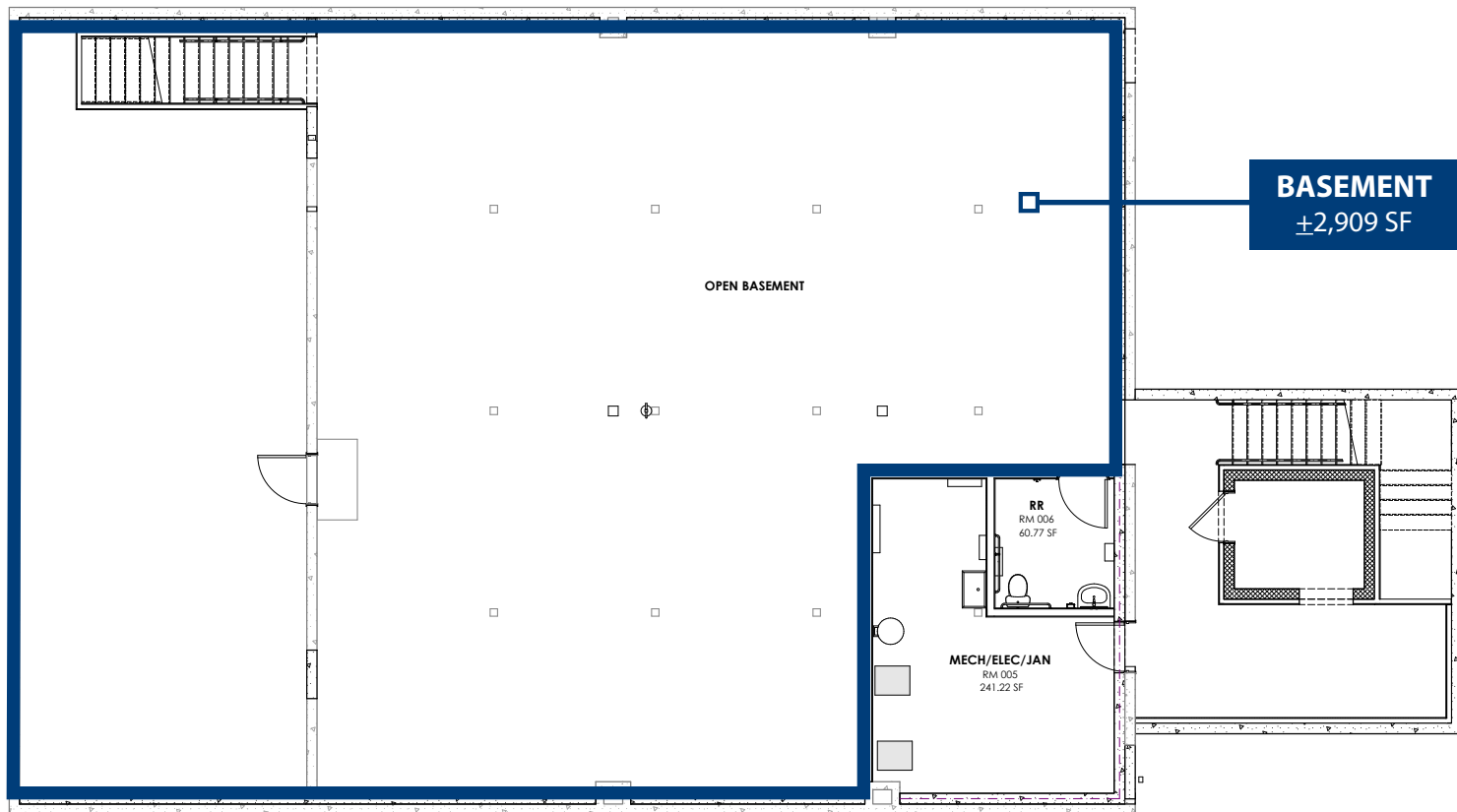
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# FLOOR PLAN

OPEN BASEMENT

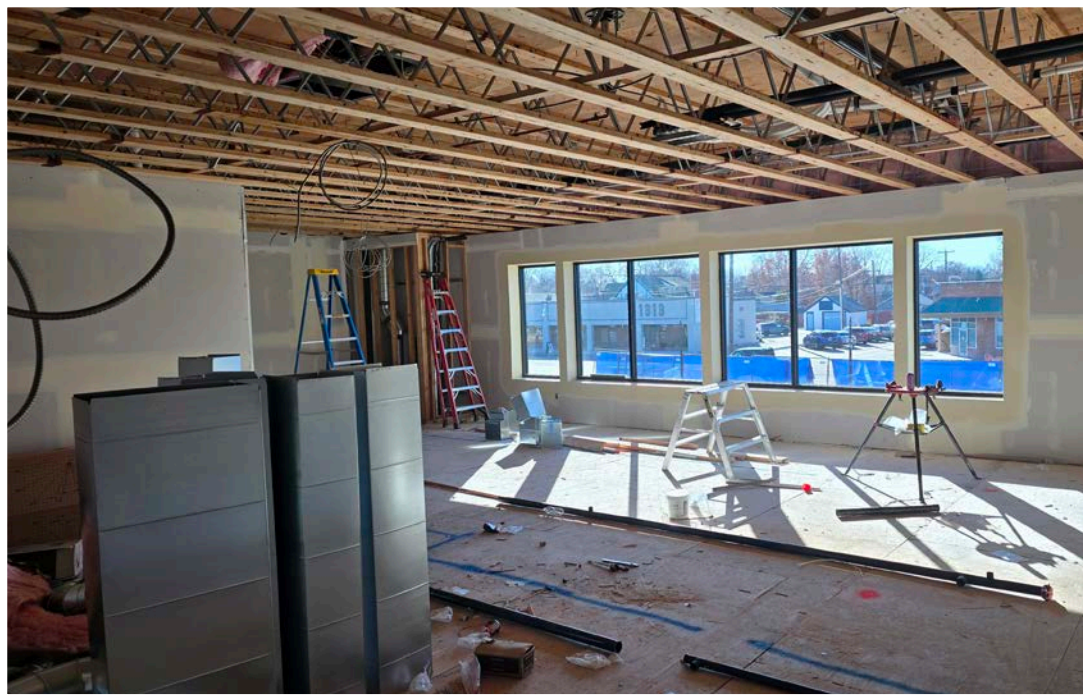
**BASEMENT TO BE FINISHED TO A HIGH QUALITY,  
PROFESSIONAL STANDARD**



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## CURRENT CONSTRUCTION PHOTOS

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PROPOSED BUILDING  
FOOTPRINT CAN BE EXPANDED



## PROPOSED BUILD-TO-SUIT RENDERING

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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 <b>94,327</b> 3 MI. RADIUS	 TOTAL HOUSEHOLD EXP. <b>\$3.31B</b> 3 MI. RADIUS	 AVG. HOUSEHOLD INC. <b>\$92,566</b> 3 MI. RADIUS
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