

2200 E Chisholm Dr

2200 E Chisholm Dr, Nampa, ID 83687



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2200 E Chisholm Dr

\$16.00 /SF/YR

Newly built flex space in Nampa, Idaho!
 Prime location with valuable frontage and signage exposure to I-84.
 41,539 SF +/- of divisible flex space featuring mezzanine-level office/storage and a restroom. Light industrial zoning allows for flexible distribution use. The property offers abundant power, 12' grade-level roll-up doors located at the rear of the building, and ample parking at 2.65/1,000 SF....

- Flexible space for many different uses: light industrial, office, storage, retail, and showroom.
- I-84 frontage with an excellent signage opportunity on the planned pylon sign for tenant exposure.
- Second-level office/storage space with restroom.



Rental Rate:	\$16.00 /SF/YR
Total Space Available:	34,681 SF
Max. Contiguous:	17,410.00 SF
Property Type:	Flex
Property Subtype:	Showroom
Building Class:	A
Rentable Building Area:	41,539 SF
Year Built:	2025
Taxes:	\$0.14 USD/SF/MO
Operating Expenses:	\$0.21 USD/SF/MO
Rental Rate Mo:	\$1.33 /SF/MO

1st Floor Ste 2204

Space Available	6,909 SF
Rental Rate	\$16.00 /SF/YR
Contiguous Area	17,271 SF
Date Available	October 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Flex
Lease Term	Negotiable

Don't miss the Opportunity to lease at this Newly Built Flex Space Property! This desirable location has rare frontage exposure to I-84, located at 2200 E Chisholm Drive, Nampa, ID. Offering approximately +/-35,331 sf (divisible) with a second-level restroom, office/storage. With customizable features for office suites, light industrial zoning, flexible for distribution, and much more. Includes abundant power supply, 12' grade level doors, parking 2.65/1000 sf, along with 28' clear height. Take a tour of the space today so your company will have the advantage of tenant interstate signage.

1

1st Floor Ste 2210

Space Available	3,475 SF
Rental Rate	\$16.00 /SF/YR
Contiguous Area	17,271 SF
Date Available	October 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Flex
Lease Term	Negotiable

includes a second-level restroom, office/storage.

2

1st Floor Ste 2216

Space Available	3,463 SF
Rental Rate	\$16.00 /SF/YR
Contiguous Area	17,271 SF
Date Available	October 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Flex
Lease Term	Negotiable

includes a second-level restroom, office/storage.

3

1st Floor Ste 2222

Space Available	3,424 SF
Rental Rate	\$16.00 /SF/YR
Contiguous Area	17,271 SF
Date Available	October 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Flex
Lease Term	Negotiable

includes a second-level restroom, office/storage

4

1st Floor Ste 2234

Space Available	3,419 SF
Rental Rate	\$16.00 /SF/YR
Contiguous Area	17,410 SF
Date Available	October 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Flex
Lease Term	5 Years

includes a second-level restroom, office/storage

5

1st Floor Ste 2240

Space Available	3,445 SF
Rental Rate	\$16.00 /SF/YR
Contiguous Area	17,410 SF
Date Available	October 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Flex
Lease Term	Negotiable

includes a second-level restroom, office/storage

6

1st Floor Ste 2246

Space Available	3,586 SF
Rental Rate	\$16.00 /SF/YR
Contiguous Area	17,410 SF
Date Available	October 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Flex
Lease Term	Negotiable

includes a second-level restroom, office/storage.

7

1st Floor Ste 2252

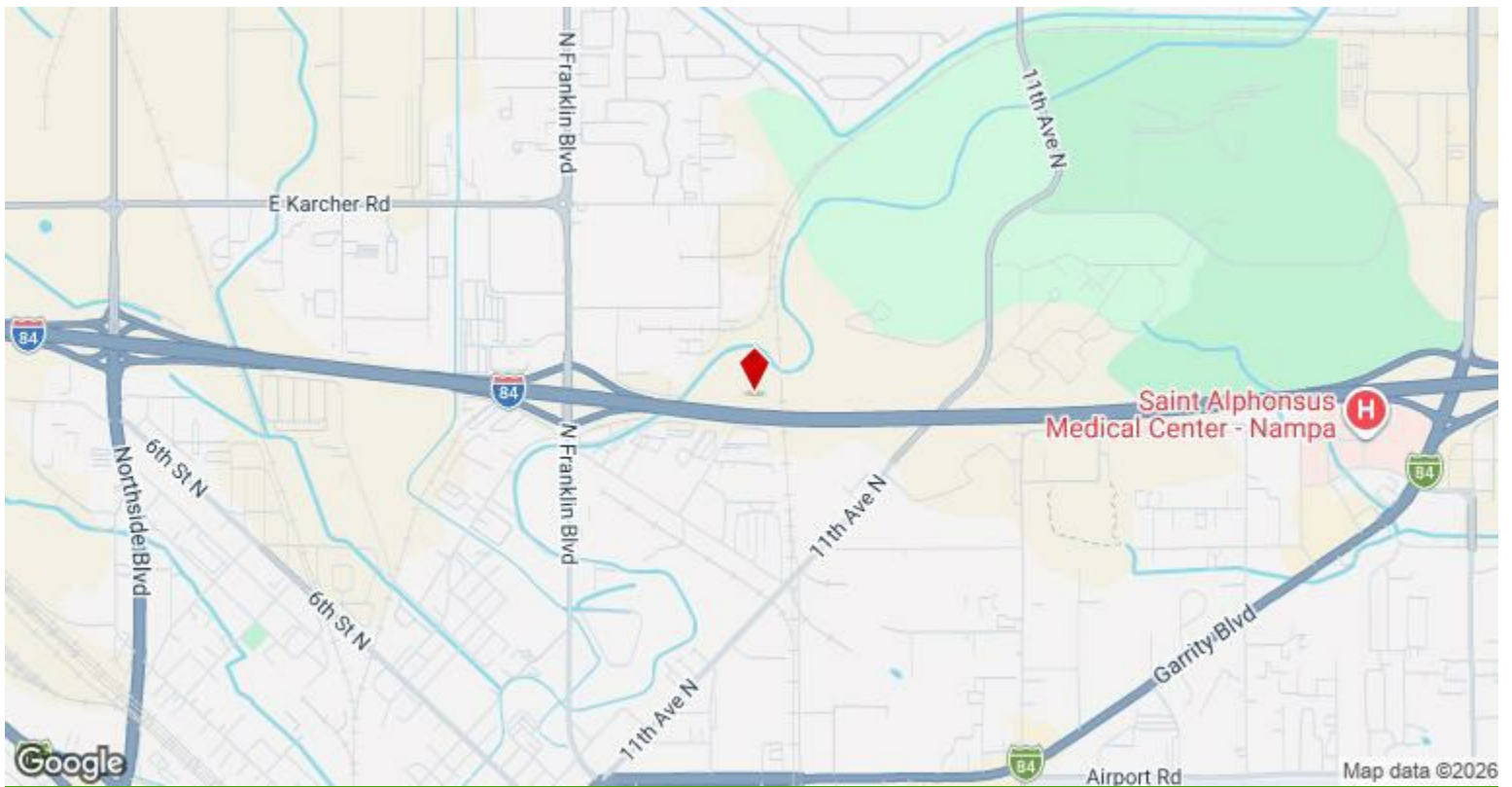
Space Available	6,960 SF
Rental Rate	\$16.00 /SF/YR
Contiguous Area	17,410 SF
Date Available	October 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Flex
Lease Term	Negotiable

includes a second-level restroom, office/storage

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bath Fitter	-	



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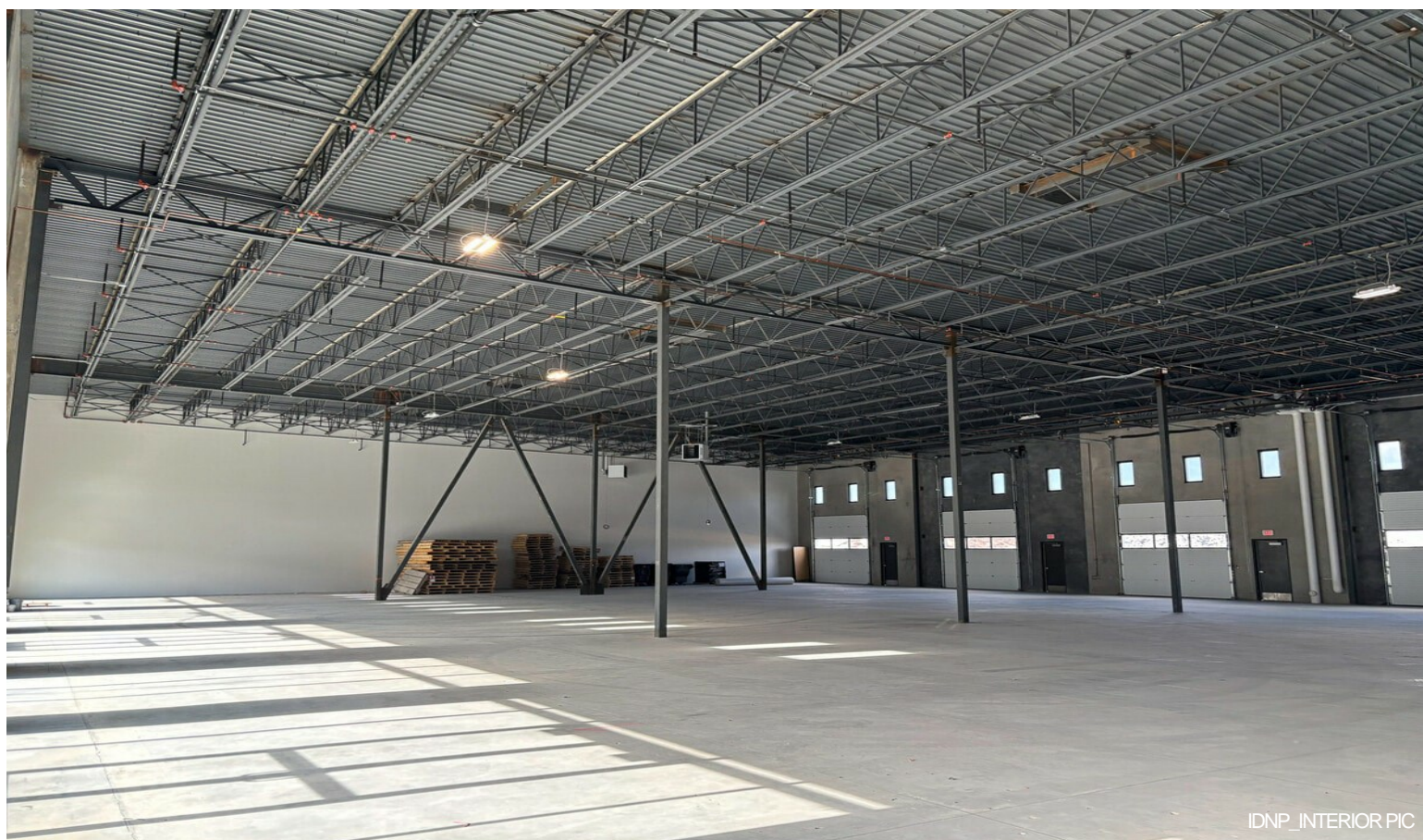
Property Photos



Property Photos

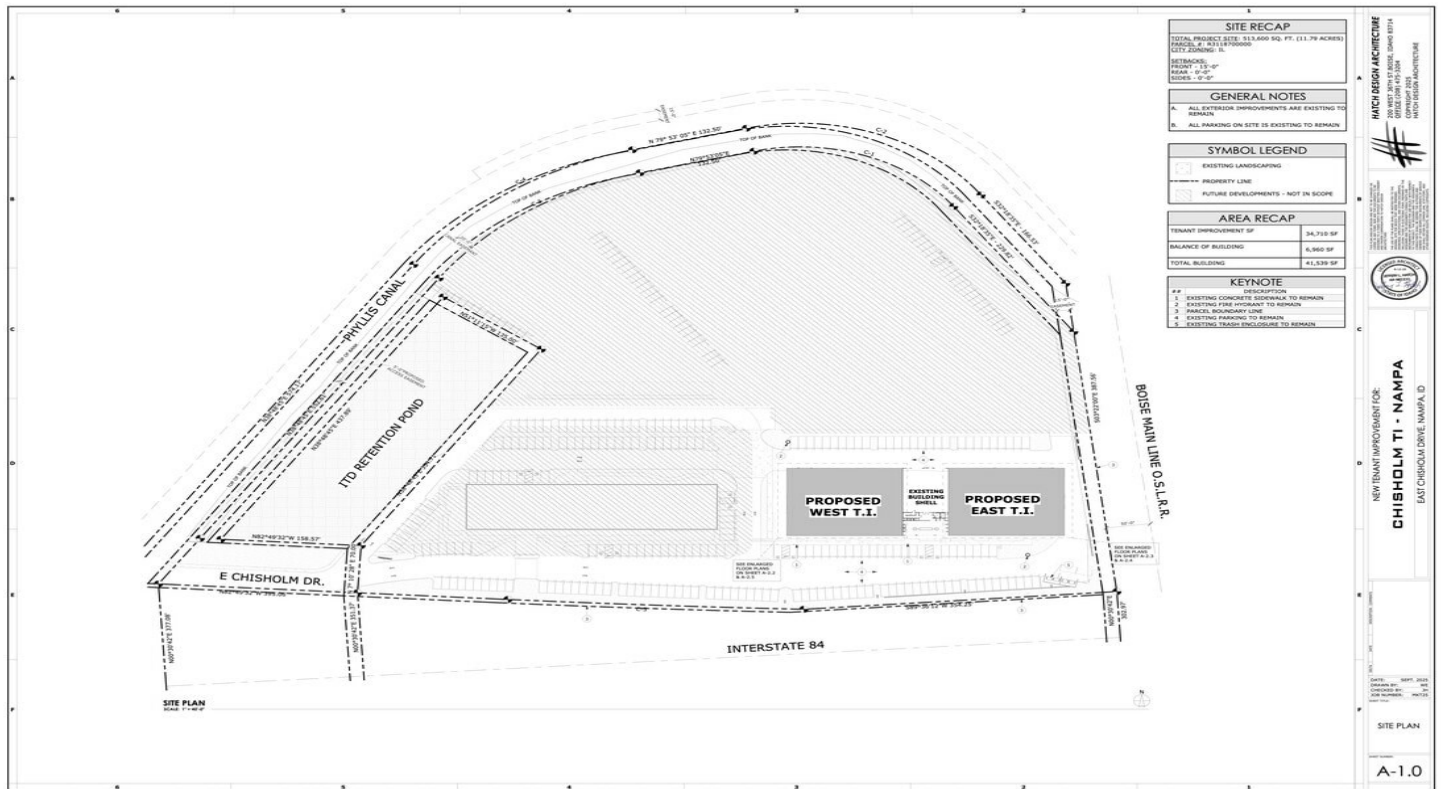


IDNP_INTERIOR EAST WING STOREFRONT II



IDNP_INTERIOR PIC

Property Photos



SITE RECAP	
TOTAL PROJECT SITE:	11,600 SQ. FT. (11.79 ACRES)
TENANT IMPROVEMENT:	34,710 SQ. FT.
CITY ZONING:	IS
REVISIONS:	
REVISION:	DATE
1.0	11/11/2024
2.0	11/11/2024
3.0	11/11/2024
4.0	11/11/2024
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99.0	11/11/2024
100.0	11/11/2024

GENERAL NOTES	
1.	ALL EXISTING IMPROVEMENTS ARE EXISTING TO REMAIN
2.	ALL PARKING ON SITE IS EXISTING TO REMAIN
SYMBOL LEGEND	
(Symbol)	EXISTING LANDSCAPING
(Symbol)	PROPERTY LINE
(Symbol)	FUTURE DEVELOPMENTS - NOT IN SCOPE
AREA RECAP	
TENANT IMPROVEMENT SF	34,710 SF
BALANCE OF BUILDING	6,960 SF
TOTAL BUILDING	41,670 SF
KEYNOTE	
#	DESCRIPTION
1	EXISTING CONCRETE SIDEWALKS TO REMAIN
2	EXISTING FIRE HYDRANT TO REMAIN
3	EXISTING PROPERTY LINE
4	EXISTING PARKING TO REMAIN
5	EXISTING TRASH ENCLOSURE TO REMAIN

HATCH DESIGN ARCHITECTURE
 200 WEST 20TH AVENUE, SUITE 1000
 DENVER, CO 80202
 PHONE: (303) 733-1111
 WWW.HATCHDESIGNARCHITECTURE.COM

NEW TENANT IMPROVEMENT FOR:
CHISHOLM TI - NAMPA
 EAST CHISHOLM DRIVE, NAMPA, ID

DATE: 11/11/2024
 SHEET: 2024
 PROJECT: CHISHOLM TI - NAMPA
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

SITE PLAN
A-1.0