



JOSH SPAR

REAL ESTATE PROFESSIONAL



Prime Location in Nampa, Idaho! 2211 N. Elder St, Nampa, ID

Nampa is one of Idaho's fastest-growing cities, with a population of over 100,000 (2020 U.S. Census) and a thriving local economy.

📍 Population Estimates Near 2211 N. Elder St:

✓ 1-Mile Radius – Estimated 2,500 to 4,000 residents

✓ 3-5 Mile Radius – Estimated 10,000 to 20,000 residents
With a high population density of approximately 3,000 people per square mile, this area offers excellent opportunities for businesses, retailers, and residential developments.



Josh Spar



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208.713.8863



3750 E. PEWTER FALLS ST #120 MERIDIAN, ID 83642

DELIVERY:

NORTH ELEVATION



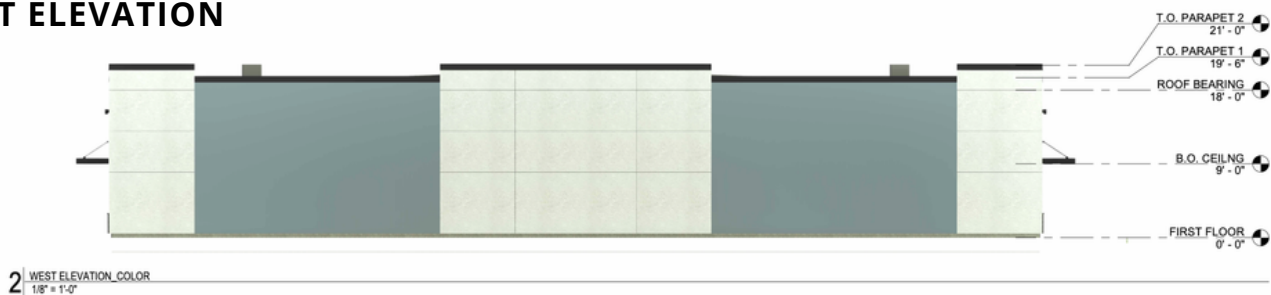
EAST ELEVATION



SOUTH ELEVATION

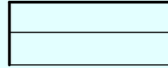


WEST ELEVATION





**201
TENANT BUILDOUT**
1,483 - 12,827 SF



**101
TENANT
SPACE**
1483 SF

**102
TENANT
SPACE**
1425 SF

**103
TENANT
SPACE**
1425 SF

**104
TENANT
SPACE**
1425 SF

**105
TENANT
SPACE**
1425 SF

**106
TENANT
SPACE**
2851 SF

**107
TENANT
SPACE**
2793 SF

Unit(s) 101-105

1,483 SQ FT

\$1.35/ SF / YR

Unit(s) 106-107

2,851 SQ FT

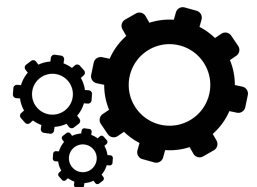
\$1.35/ SF / YR

Unit(s) 201*

1,483-12,827 SQ FT

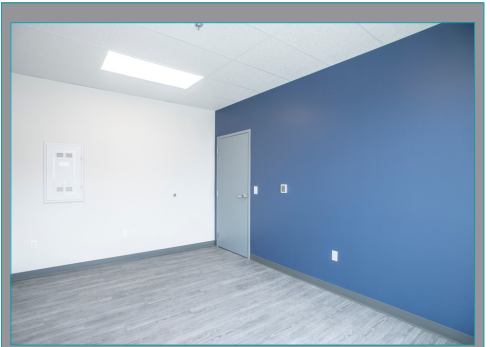
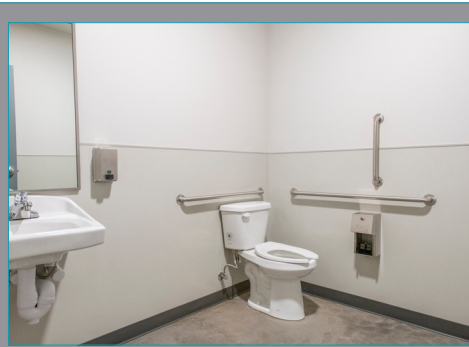
\$1.45/ SF / YR

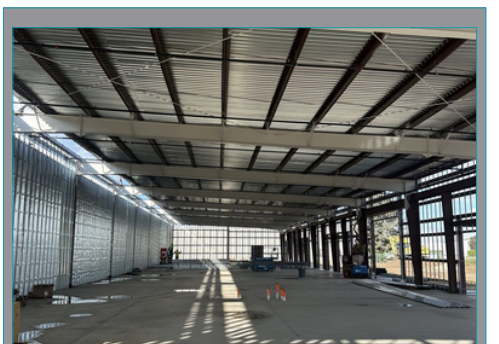
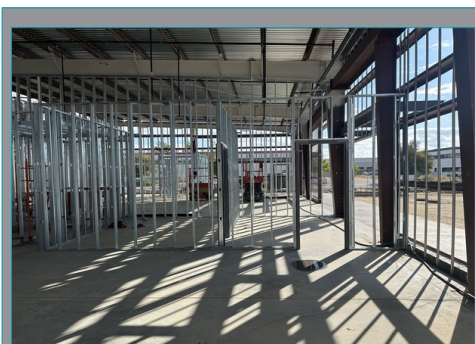
*Unit(s) 201: Can be divisible to any size square feet



Designed By: Studio H Architects

**Studio H
ARCHITECTS**
Architecture Interiors Planning





Prime Location in Nampa, Idaho! 2211 N. Elder St, Nampa, ID

- ✓ Power: 3 Phase
- ✓ Ceiling Height: 12 Ft
- ✓ # of Drive in doors: 14
- ✓ Door Width Larger Units: 14 Ft
- ✓ Door Width Smaller Units: 10 Ft
- ✓ Total number of suites: 8-14
- ✓ Total number of parking spaces: 67

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CONTACT

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