

OFFICE FOR LEASE

823 MAIN ST. CALDWELL



FOR LEASE

KW COMMERCIAL | BOISE

1065 S. Allante Place
Boise, ID 83709



Each Office Independently Owned and Operated

PRESENTED BY:

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Building SF:	1,250
Price / SF:	\$21.00/SF MDG
Monthly Rent:	\$2,187.50
Lease Term:	2-3 Years
Parking:	10 Spaces on-site
Year Built:	1967

Property Highlights

- 1,250 SF professional office space
- Move-in ready with functional, efficient layout
- Conference room ideal for client meetings and team collaboration
- Private break room with kitchenette area
- Two restrooms for staff and clients
- Multiple private office/workspace options
- Professional storefront with attractive curb appeal
- Office Furniture Negotiable
- Highly visible location with excellent parking

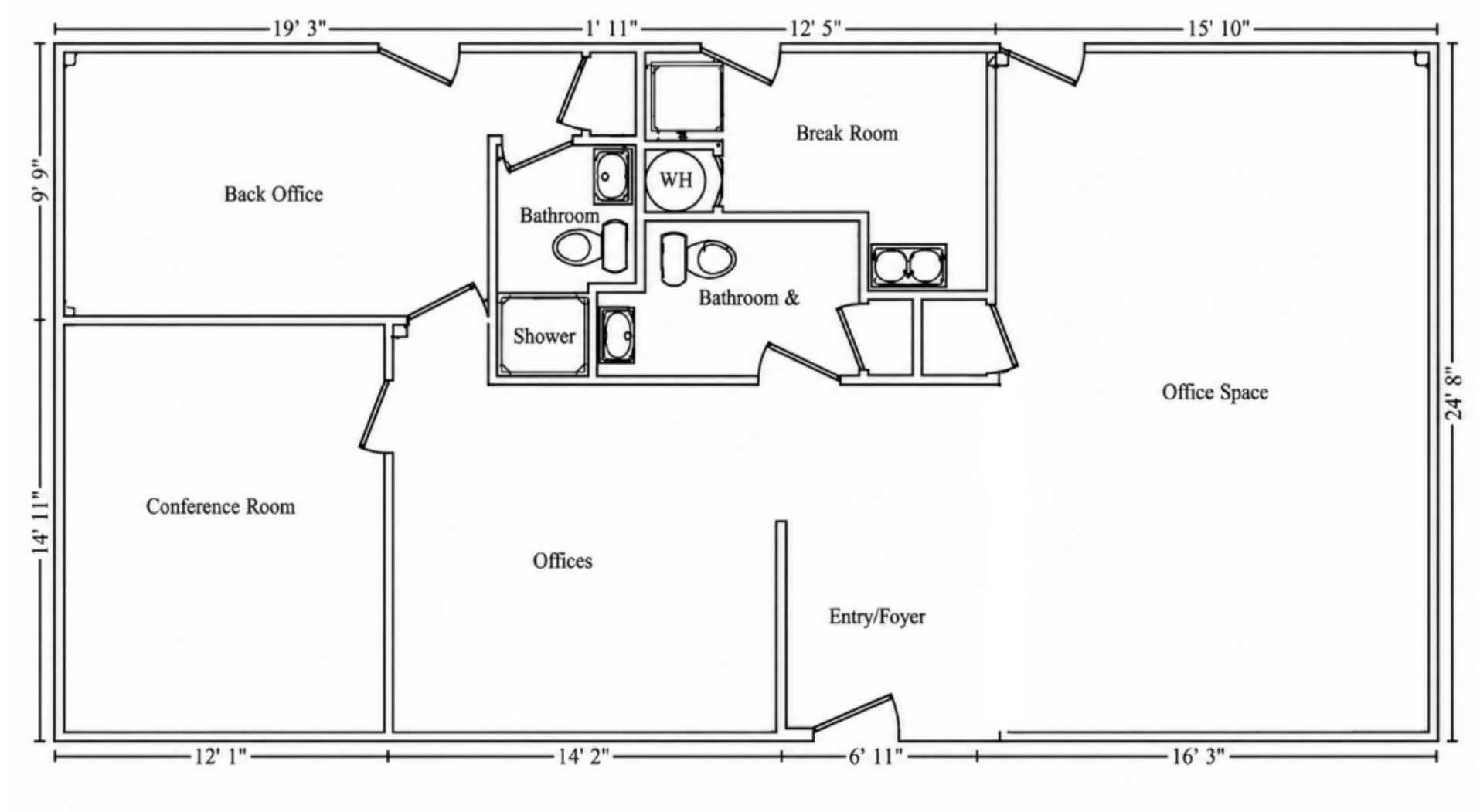
Property Overview

This 1,250-square-foot professional office suite offers a functional layout designed for productivity and client interaction. The space features a conference room, break room, two restrooms, and flexible office areas, making it an excellent fit for a variety of professional users. The attractive storefront, excellent visibility, and convenient location provide a professional setting for both employees and clients.





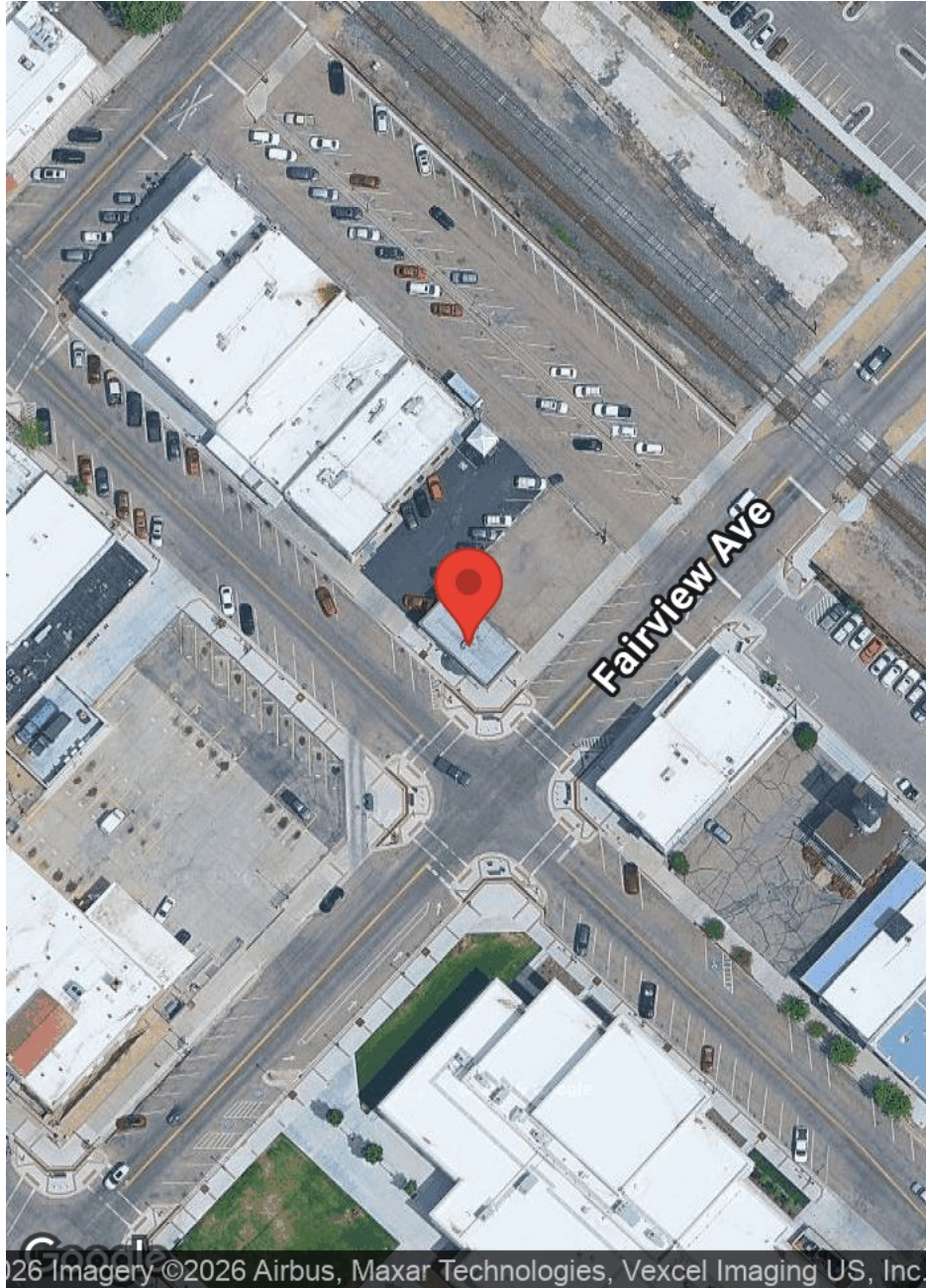
FLOOR PLAN





Location Maps

823 Main St. Caldwell

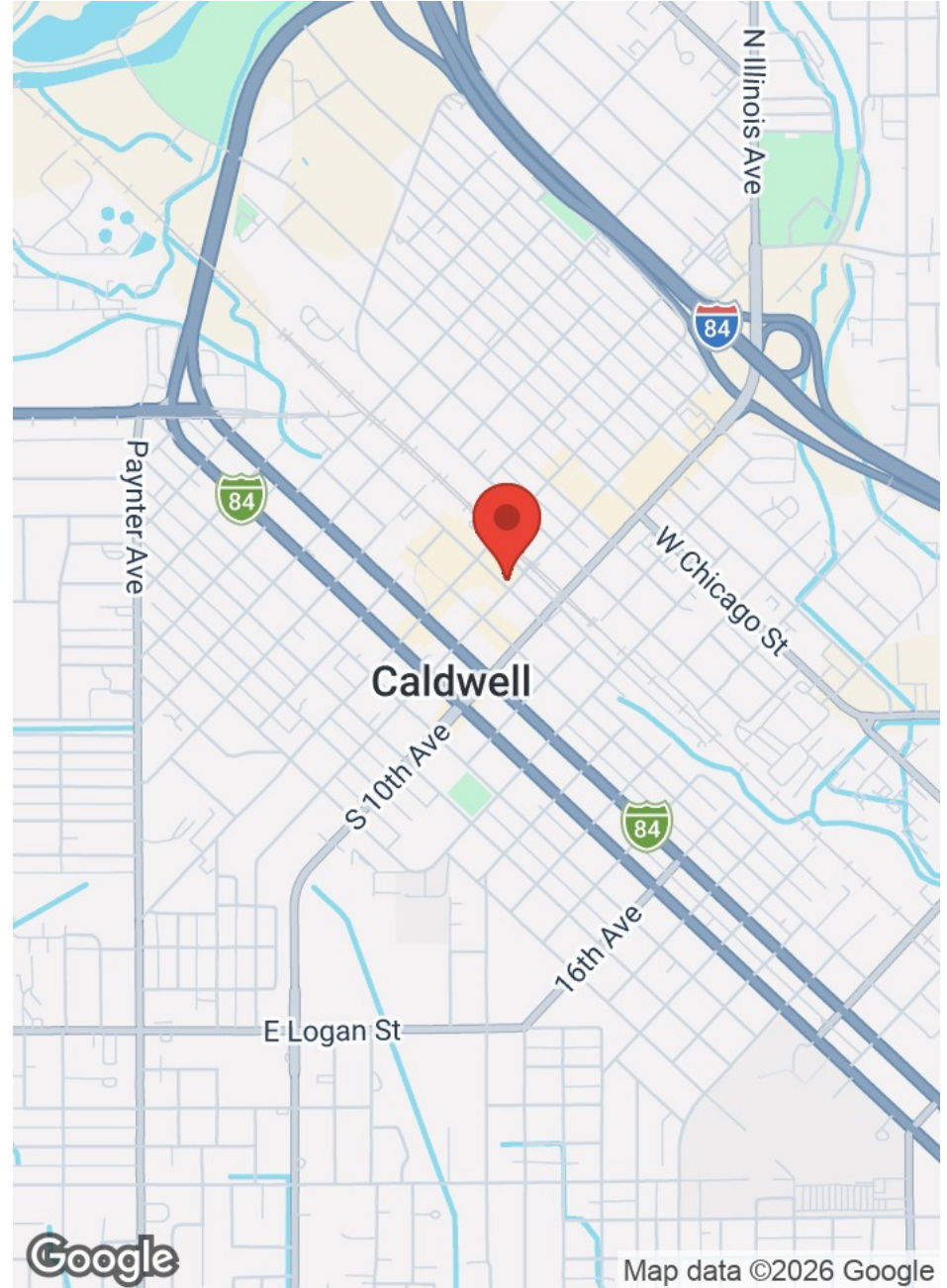


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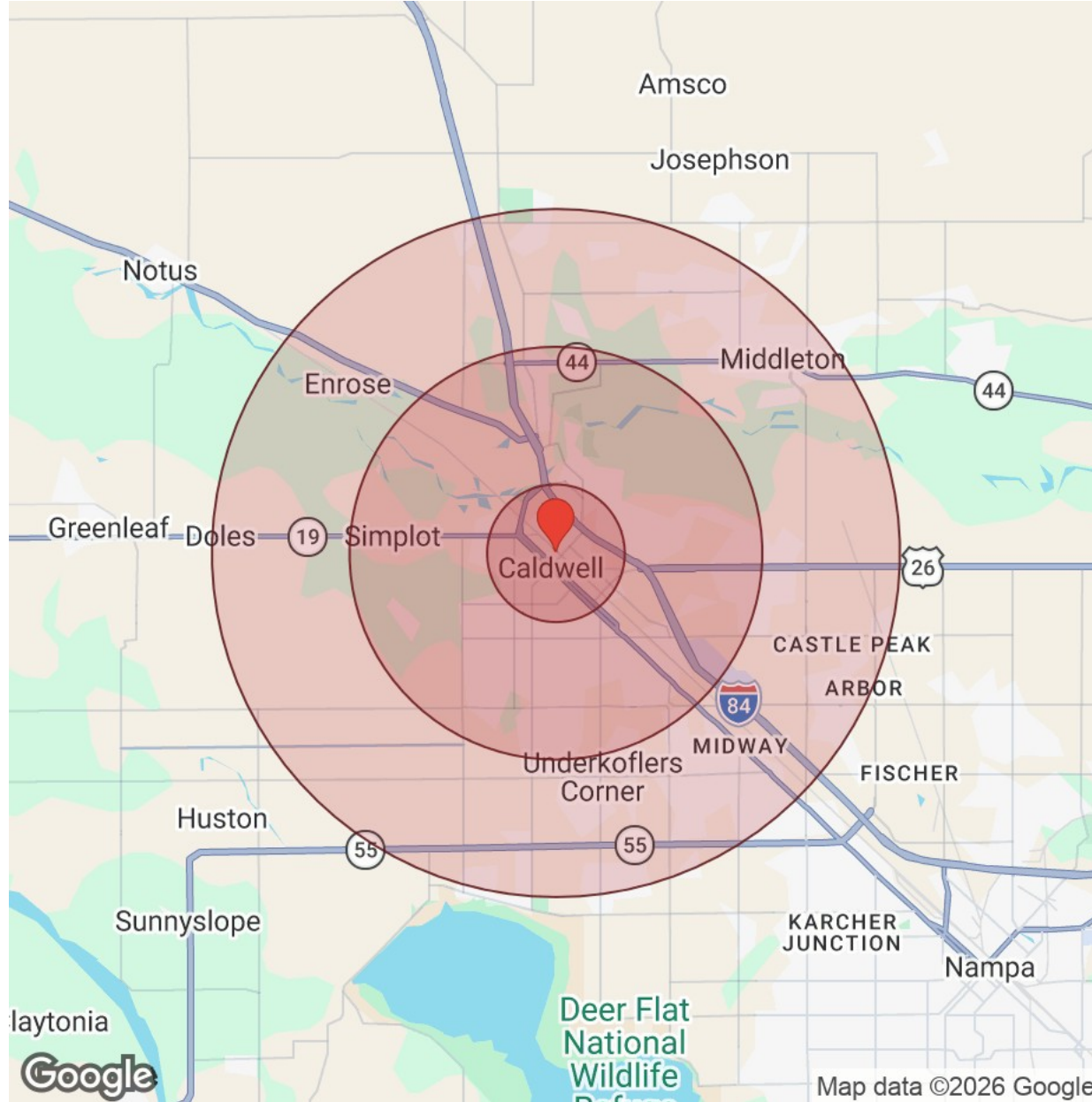


Google

Map data ©2026 Google

Demographics

823 Main St. Caldwell



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,912	21,541	46,306
Female	4,794	22,002	46,354
Total Population	9,705	43,543	92,660

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,403	28,773	61,878
Black	80	374	899
Am In/AK Nat	41	144	278
Hawaiian	8	39	93
Hispanic	2,827	12,510	25,797
Asian	85	466	1,093
Multiracial	228	1,067	2,372
Other	33	170	241

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,032	16,863	34,471
Occupied	3,706	15,582	31,961
Owner Occupied	1,722	9,911	22,848
Renter Occupied	1,984	5,671	9,113
Vacant	326	1,281	2,509

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,002	9,192	20,014
Ages 15 - 24	1,649	6,842	13,630
Ages 25 - 54	3,714	16,961	37,334
Ages 55 - 64	987	4,399	9,214
Ages 65+	1,353	6,149	12,466

Income	1 Mile	3 Miles	5 Miles
Median	\$62,151	\$68,895	\$79,425
Under \$15k	342	1,173	1,934
\$15k - \$25k	309	1,127	1,692
\$25k - \$35k	403	1,269	2,067
\$35k - \$50k	513	1,887	3,238
\$50k - \$75k	841	3,243	6,156
\$75k - \$100k	441	2,270	5,043
\$100k - \$150k	576	3,320	7,658
\$150k - \$200k	182	853	2,693
Over \$200k	99	441	1,480

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