

TOK

COMMERCIAL

NEW CONSTRUCTION DOWNTOWN NAMPA OFFICE SPACE FOR LEASE

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



READY FOR OCCUPANCY!

SEAN EDWARDS

208.412.7763

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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!

SPACE

Suite 211

SIZE

1,045 SF

LEASE RATE

\$33.00/SF (Built Out)

DETAILS

AVAILABLE:

Immediately

LEASE TERM:

3+ Years

BLDG. TYPE:

Office/Retail

LEASE TYPE:

FSEJ

PARKING:

Ample

ZONING:

DH

CONTACT



UPDATED: 3.24.2026

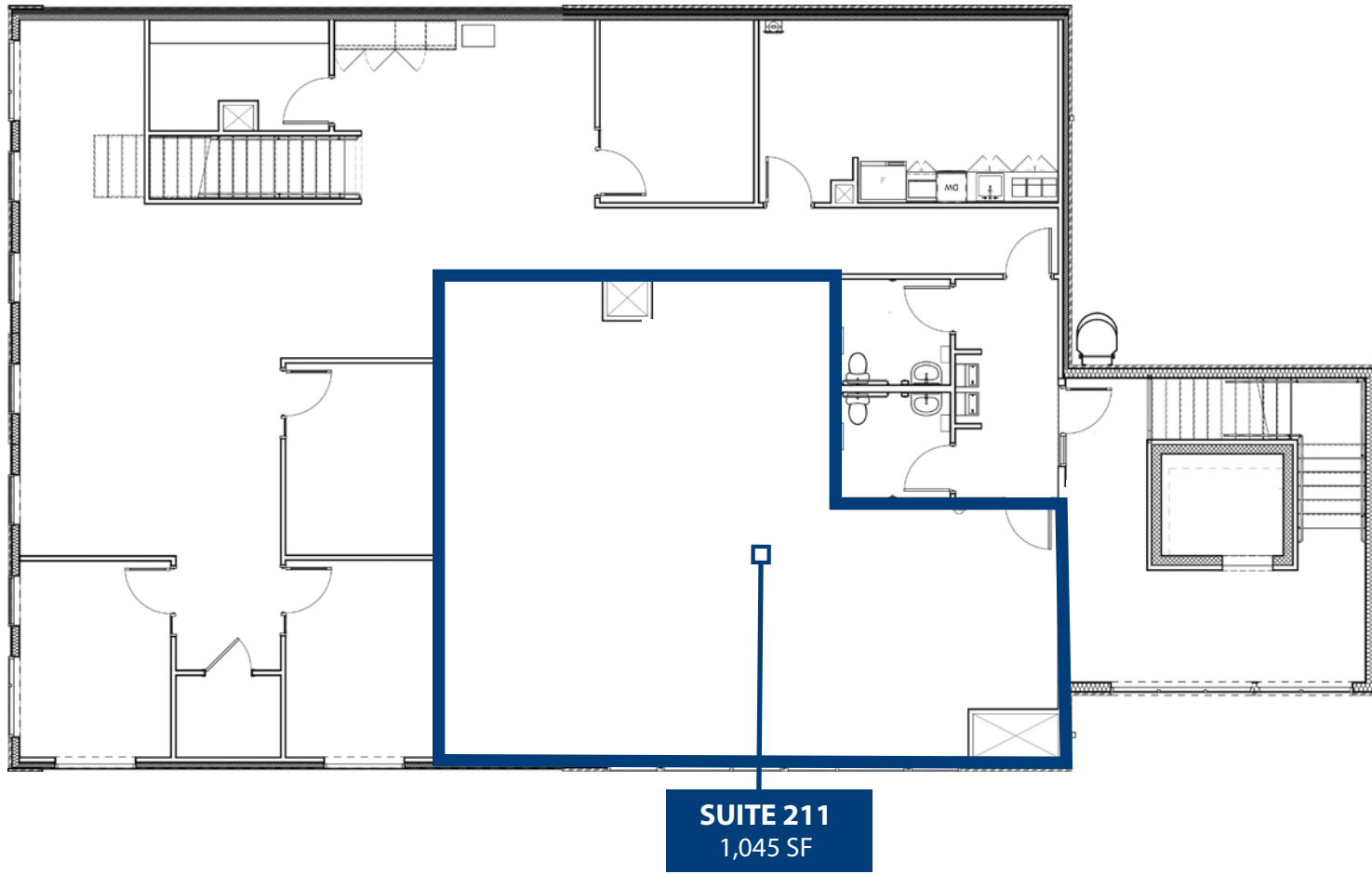
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FLOOR PLAN

SECOND FLOOR



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NAMPA-CALDWELL BLVD

NAMPA-CALDWELL BLVD

2ND ST S

4,503 VPD

216-224 13TH AVE

4,333 VPD

13TH AVE S

3RD ST S

GREAT ACCESSIBILITY FROM MAIN ARTERIALS

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STRATEGICALLY LOCATED IN DOWNTOWN CORE



SITE

 POPULATION 94,327 3 MI. RADIUS	 TOTAL HOUSEHOLD EXP. \$3.31B 3 MI. RADIUS	 AVG. HOUSEHOLD INC. \$92,566 3 MI. RADIUS
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SITE

NORTHSIDE & CALDWELL BLVD

Best Western PLUS, Best Buy, AT&T, U.S. SHAWM, Dunkin', Subway, Great Clips, McDonald's, Fred Meyer, Los Seta's, CHASE

LAKE LOWELL AVE & 12TH

True Value, Jiffy Lube, Bi-Mart, Airbys, TACO BELL, CHEVYON, DUTCH BROS, SUBWAY, MAVERIK, Valvoline

GREENHURST & 12TH

Walmart, GameStop, SUPER CUTS, Auntie Anne's, SportClips, SALLY BEAUTY, Great Clips

NORTH 12TH CORRIDOR

US Bank, Cricket, Family Dollar, Walgreens, NAPA, AutoZone, MARTINIZING, PAPA JOHN'S, CALIBER COLLISION, GROCERY OUTLET

IOWA & 12TH

BLIMPIE, SONIC, DQ, McDonald's, AutoZone, Carls Jr., STARBUCKS, POLARIS BANK

CONNECTION POINT TO MAJOR CORRIDORS

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