



# For Lease

**Lincoln Hagood**  
208 472 1667  
lincoln.hagood@colliers.com

**Mike Peña**  
208 472 1666  
mike.pena@colliers.com

**Bryant Jones**  
208 472 1663  
bryant.jones@colliers.com

---

5700 E Franklin Road, Suite 205  
Nampa, Idaho 83686  
208 472 1660  
colliers.com/idaho

## 215 S. Kimball Avenue Caldwell, Idaho 83605

### Highlights:

- The premier new development project in downtown Caldwell
- Ideally located in the heart of the downtown core
- Offers high visibility and easy access to foot traffic
- Building is adjacent to Indian Creek
- High quality finishes inside and out
- Opportunities to design the space to fit your needs still exist
- Call to discuss Tenant Improvement options
- Building is under construction

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Treasure Valley, LLC.

# For Lease

## Property Information

<b>Property Type</b>	Retail & Office
<b>Parking</b>	Downtown
<b>Lease Type</b>	NNN
<b>Lease Rate</b>	\$26-34/SF
<b>Access</b>	Under Construction

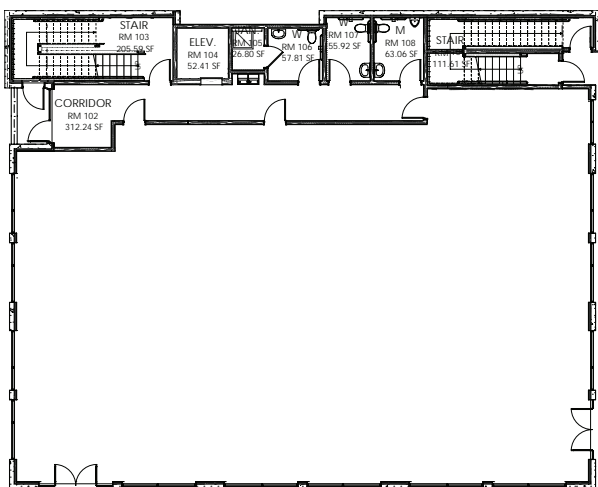
## Space Available

Suite	Size	Rate
<b>Retail</b>		
100 (single suite)	4,395	\$30/SF
100 (2 suites)	2,000	\$34/SF
<b>Office</b>		
200 (3 suites)	1,972	\$28/SF
200 (single suite)	5,916	\$26/SF

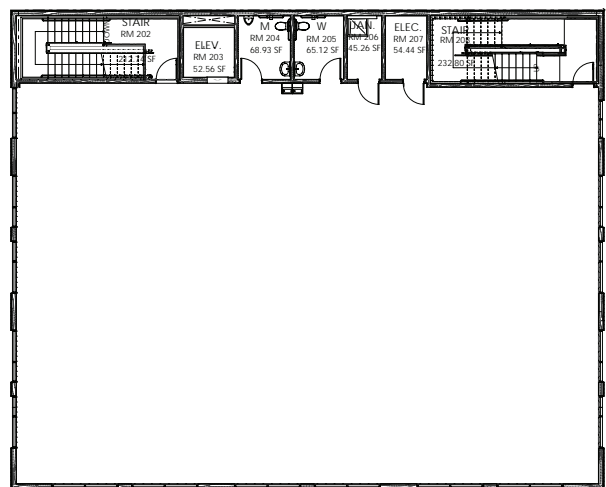


## Floor plans

### 1st Floor



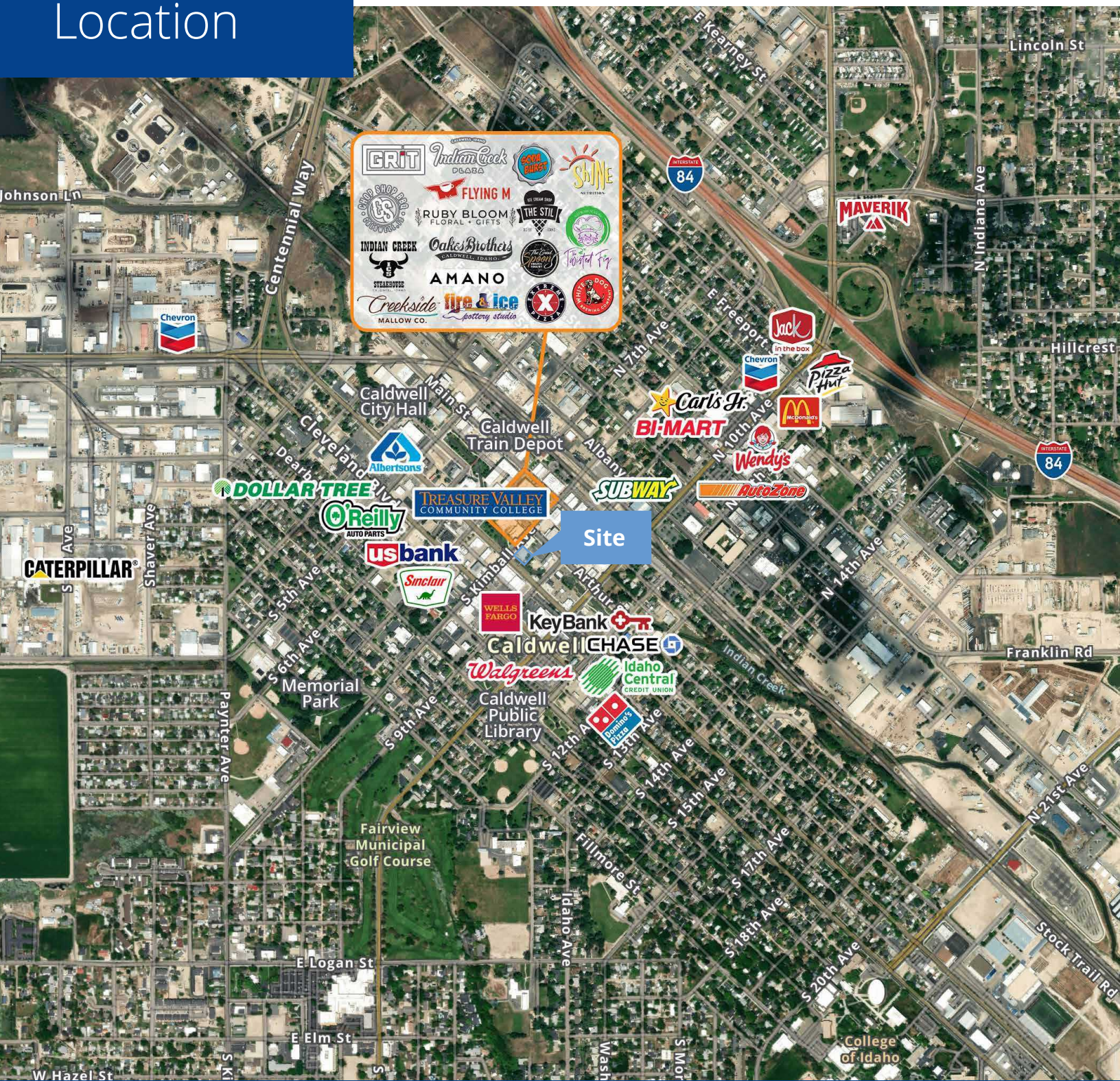
### 2nd Floor



# Location

Google Map

Street View



## Demographics



5700 E Franklin Road, Suite 205  
 Nampa, Idaho 83686  
 208 472 1660  
[colliers.com/idaho](http://colliers.com/idaho)

	1 Miles	3 Miles	5 Miles
Population	9,088	42,374	88,790
Households	3,123	14,317	28,821
Avg. HH Income	\$60,517	\$72,519	\$82,948