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NEWLY RENOVATED!

THE WILLOWS OFFICE/RETAIL SPACE

AVAILABLE FOR LEASE

2805 Blaine St.,
Caldwell, ID 83605

NASelect



PROPERTY INFORMATION

PROPERTY TYPE	Office/Retail
ADDRESS	2805 Blaine St., Caldwell, ID 83605
AVAILABLE SPACE	±1,900 SF - ±7,213 SF Suite 200: ±3,964 SF Suite 210: ±3,249 SF
LEASE RATE	\$14.00 SF/yr
LEASE TERM	Negotiable
LEASE TYPE	NNN

HIGHLIGHTS

- Walkable distance from College of Idaho and Caldwell Event Center
- Peaceful surroundings with outdoor balcony and patio space overlooking Indian Creek
- Versatile commercial space
- Ample parking for employees and customers
- Excellent visibility and signage for increased business exposure
- Well-maintained building for a professional image
- Convenient location in a bustling area
- 2-minute drive from I-84, perfect for any commute
- Flexible Floorplan

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

RILEY WIEDMEIER, MBA
208.954.2229 | riley@naiselect.com

NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

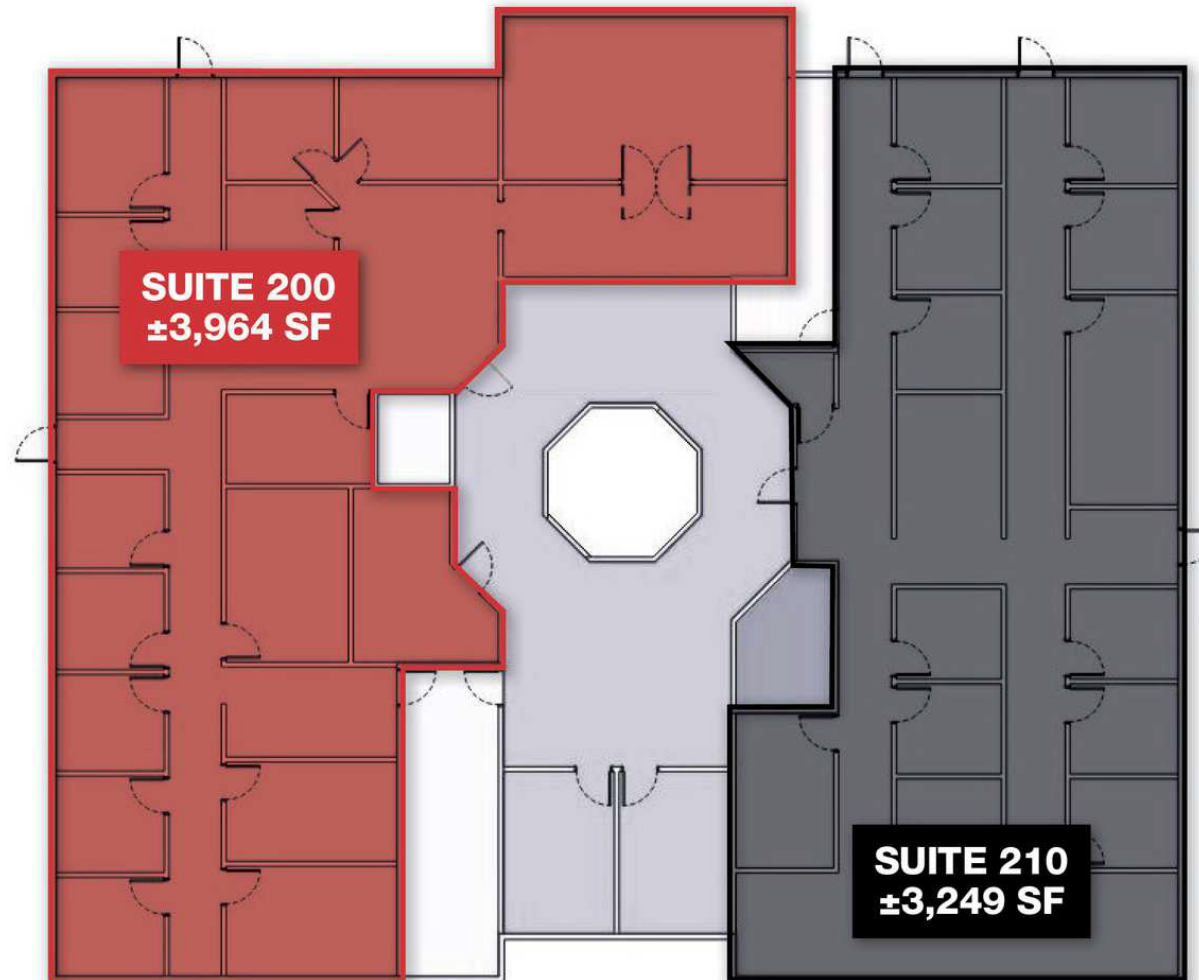
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SECOND FLOOR - OPTION 1



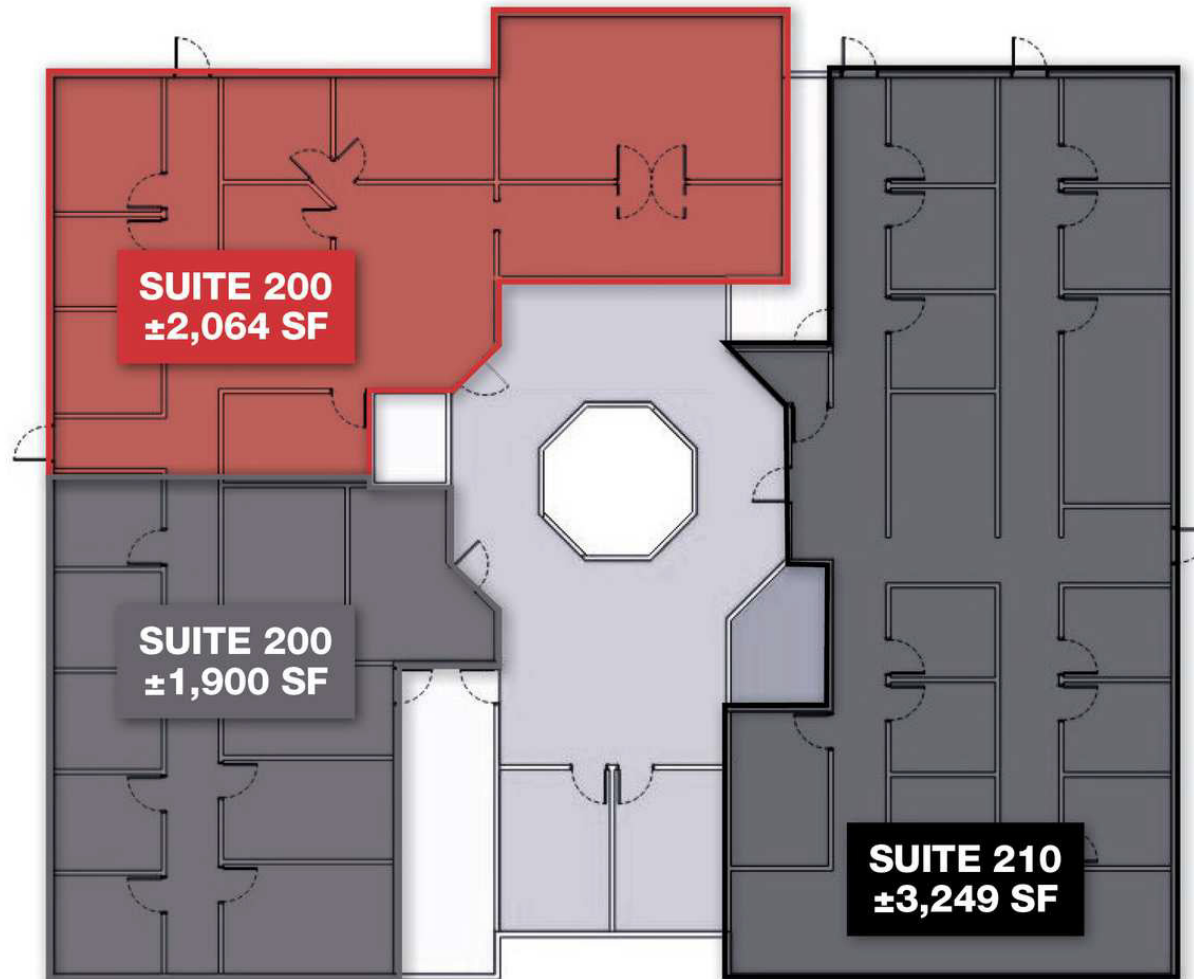
TENANT 200-210 (entire space): ±7,213 SF



SECOND FLOOR - OPTION 2



TENANT 200-210 (entire space): ±7,213 SF



The Willows | Office/Retail Space

CALDWELL, ID

Surrounding Neighborhood



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The Willows | Office/Retail Space

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Large Patio Overlooking
Indian Creek



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CALDWELL, ID

Proximity to I-84



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IDAHO STATS

#1 Least Regulated State

Mercatus Center at
George Mason
University

**#1 State for
Creditworthiness**

Barron's

#3 Best Run State

24/7 Wall St.

#5 Best State

U.S. News & World
Report

**#3 State in 2021 U.S.
States By GDP And
Which States Have
Experienced The
Biggest Growth**

Forbes

**#1 State for in Lowest
Annual Tax Revenue
Decline**

Pew Trusts

**#1 State in Year Over
Year Growth**

Pew Trusts

**#1 for Economy & #2 for
Business Friendliness**

CNBC

**#4 Best State for
Pandemic Response**

Politico

**Top 10 Lowest
Unemployment Rate
Among States**

Bureau of Labor
Statistics

**Top 10 State for Overall
Freedom**

Cato Institute

**#1 State for
Entrepreneurs**

AdvisorSmith

5th Best Economy

WalletHub

**5th Best Place to Start a
Business**

WalletHub

**6th Most Independent
State**

WalletHub

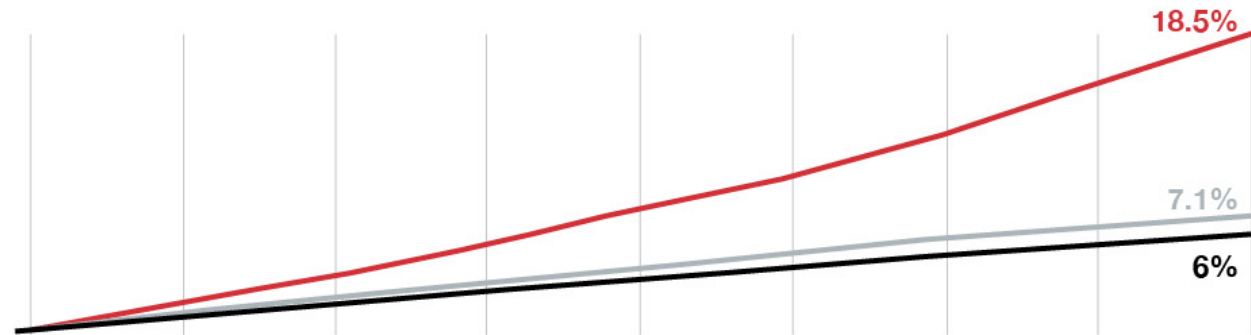
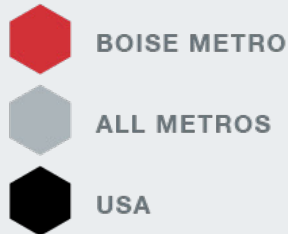
4th Best State to Live

WalletHub

7th Happiest State

WalletHub

Population Growth 2010-2018



Largest Private Sector Employers

From corporate headquarters to flourishing startups, the Boise Metro has proven to be a place where companies can put down roots and prosper.



St. Luke's

Idaho-based, not-for-profit health system.

7,000-7,999 employees



Micron Technology, Inc.

Manufacturing & Technology.

5,000-5,999 employees



Saint Alphonsus

A four-hospital regional, faith-based Catholic ministry providing award winning cardiac care, ER, urgent care, women's health, orthopedic care and clinics.

5,000-5,999 employees



Albertsons

Headquarters for a national grocery chain.

3,000-3,999 employees



Walmart

Retail trade.

3,000-3,999 employees



J.R. Simplot Company

Headquarters and processing plant for national food processor

2,000-2,999 employees



HP Inc

The world's largest technology company, HP established its printer division in Boise in 1973. HP Inc. & HP Enterprise) both of which are located here.

1,000-1,999 employees

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