

**FOR  
LEASE**

## ORCHARD POINTE

345 CALDWELL BLVD | NAMPA, ID 83651

### PROPERTY INFORMATION

Property Type:	Retail/Office	Land Size:	1.88 Acres
Building Size:	16,501 SF	Parking:	4/1000

### SPACE AVAILABLE

Suite	Size	Rate
347	762 SF	\$15.00 PSF NNN
351	1,500 PSF NNN	\$15.00 PSF NNN
359	1,500 SF	\$15.00 PSF NNN
Estimated NNN Fees \$5.39 PSF		

### HIGHLIGHTS

- › Excellent access, visibility and frontage on Caldwell Blvd.
- › Signalized intersection at Caldwell Blvd. & Orchard with traffic count of 35,000 vpd.
- › Area retailers include: Fred Meyer, Office Depot, Shopko, Winco, K-Mart, Lowe's and more!
- › 3 months of free rent on lease term of two years or more



**Colliers**  
INTERNATIONAL

**MIKE PEÑA**  
208 472 1666  
mike.pena@colliers.com

**LINCOLN HAGOOD**  
208 472 1667  
lincoln.hagood@colliers.com

**BRYANT JONES**  
208 472 1663  
bryant.jones@colliers.com

V090517

Colliers International Idaho | 755 West Front Street, Suite 300 Boise, Idaho 83702 | [www.colliers.com/boise](http://www.colliers.com/boise) | 208 345 9000

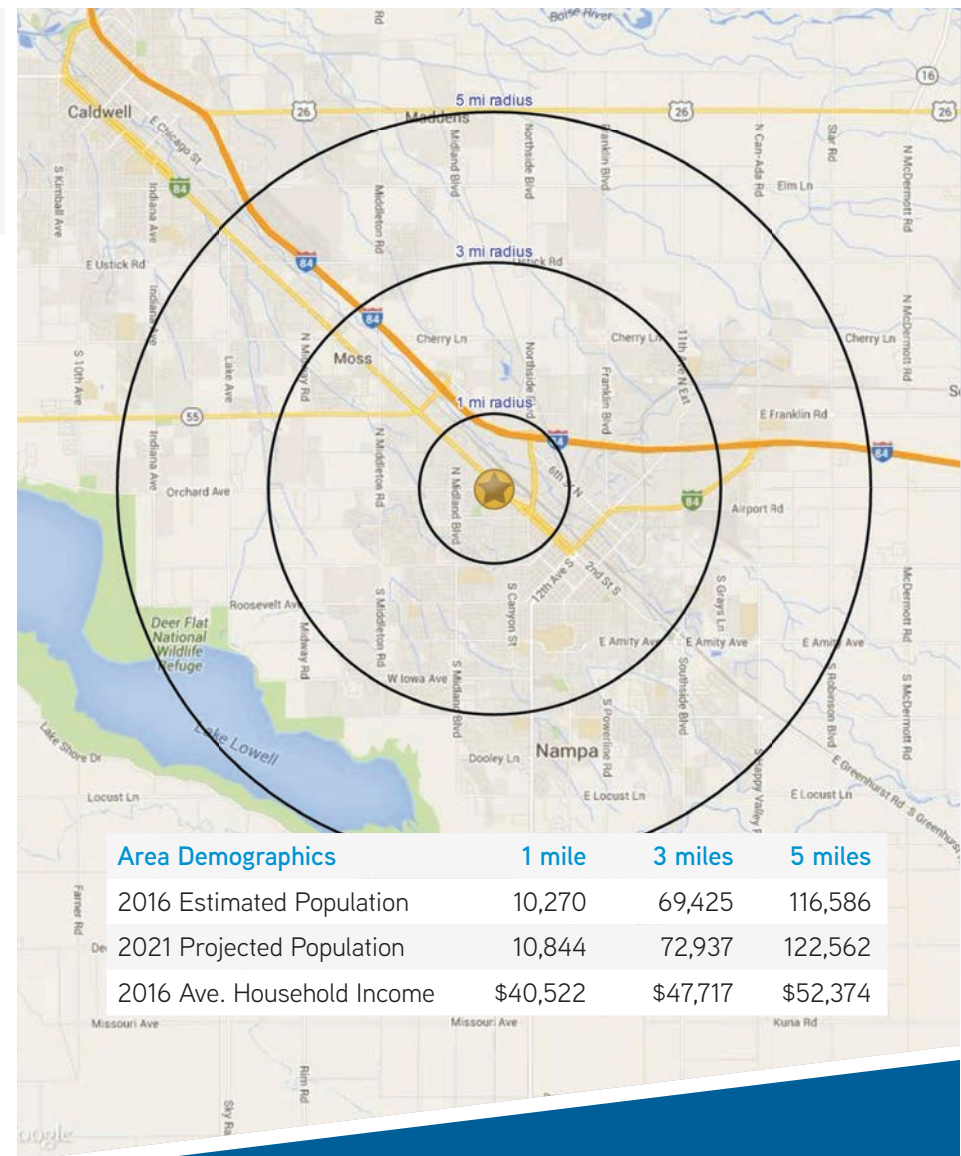
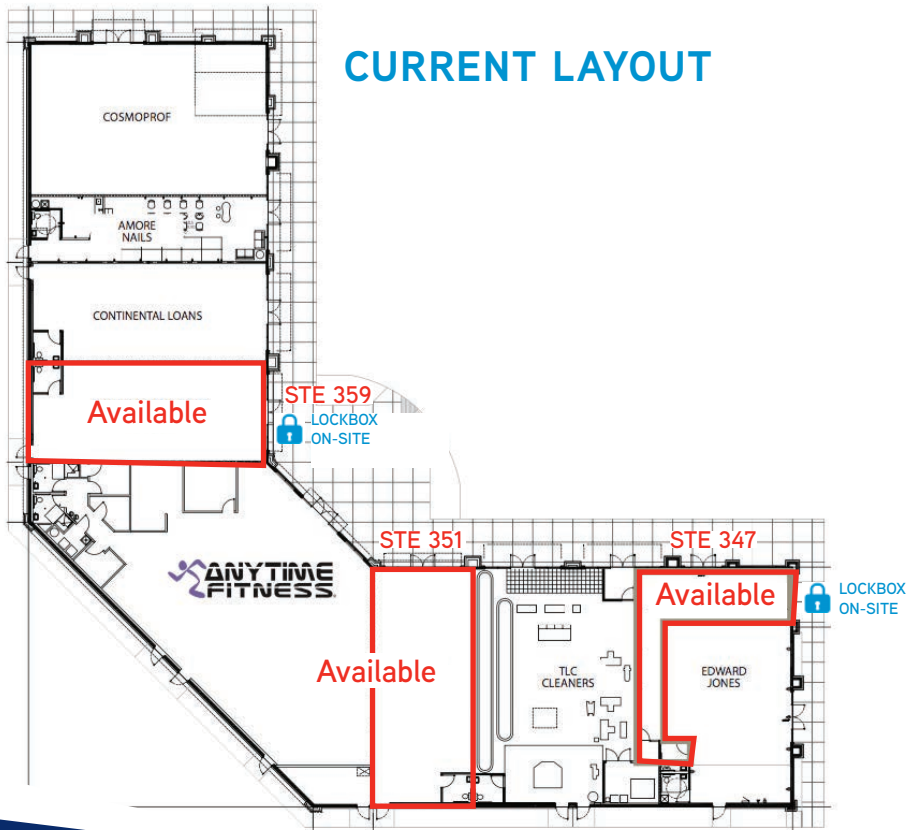
This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International 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 International and/or its licensor(s). ©2016. All rights reserved

**FOR  
LEASE**

## ORCHARD POINTE

345 CALDWELL BLVD | NAMPA, ID 83651

### CURRENT LAYOUT



**Colliers**  
INTERNATIONAL

**MIKE PEÑA**  
208 472 1666  
mike.pena@colliers.com

**LINCOLN HAGOOD**  
208 472 1667  
lincoln.hagood@colliers.com

**BRYANT JONES**  
208 472 1663  
bryant.jones@colliers.com



**FOR  
LEASE**

## ORCHARD POINTE

345 CALDWELL BLVD | NAMPA, ID 83651



**Colliers**  
INTERNATIONAL

MIKE PEÑA  
208 472 1666  
mike.pena@colliers.com

LINCOLN HAGOOD  
208 472 1667  
lincoln.hagood@colliers.com

BRYANT JONES  
208 472 1663  
bryant.jones@colliers.com