



OFFICE | RETAIL FOR LEASE
EAGLE BUILDING
 815 ARTHUR STREET CALDWELL, IDAHO 83605

COMMERCIAL

NEWLY ADDED | MODERN DESIGN
 CANOPY ENTRYWAY



CONTACT:

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LISTING COMMENTS:

Space ready for tenant finishes.

New ownership! Current renovations to windows, paint, tile and limestone.

Historical Caldwell landmark built in 1929.

Excellent, downtown Caldwell exposure.

[CONTACT AGENT FOR SHOWING](#)

AVAILABLE SPACE:

	SPACE:	RSF:	RATE:	MONTHLY:
LEVEL 3	Office	2,120 SF	\$12.00, FS	\$2,120/Mo.



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NEWLY RENOVATED ENTRYWAY WITH SLEEK, MODERN FINISHES





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MODERN UPDATES, MAINTAINING HISTORIC CHARM



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DEMOGRAPHICS:

2019	1 Mi.	3 Mi.	5 Mi.
Population:	9,799	39,193	76,170
Avg HH Income:	\$41,620	\$55,802	\$62,764
Total Employees:	6,808	13,948	18,859

PROPERTY INFORMATION:

Submarket:	Caldwell	Parking:	Street
Bldg Type:	Mixed Use Retail	Lease Term:	3- 5 Years
Bldg Size:	12,030 SF	Lease Type:	NNN FS
# of Floors:	Two	Est. NNN:	\$2.00/SF
Zoning:	C-C	Divisibility:	405 SF



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CENTRAL DOWNTOWN LOCATION

Nearby traffic generators: Indian Creek Plaza, College of Idaho, West Valley Medical Center, Fairview Golf Course, Sky Ranch industrial Park.



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INDIAN CREEK PLAZA
 DOWNTOWN CALDWELL



Here in Caldwell, Idaho, Indian Creek Plaza is our front porch. Formal introductions not necessary, acquaintances and travelers are part of our family. There is always something going on. Evenings bring a chance to enjoy each other over

games, movies, and ice skating. Musicians frequent our doorstep and we celebrate every season. Pull up a chair at our table and savor the food and libations from farms, ranches, and wineries just beyond our front door. Stop by anytime and join us...no invitation needed.



Courtesy of Destination Caldwell



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