

CLASS A OFFICE SPACE AVAILABLE

2 MONTHS FREE RENT WITH 3 YEAR LEASE FOR CURRENT SPACE AS IS

2,675 RSF

THE SUMMIT BUILDING

16211 North Brinson Street, Nampa, Idaho 83687

THE SUMMIT BUILDING

16211 North Brinson Street, Nampa, Idaho 83687

FOR LEASE - 2,675 RSF - \$23.00/SF FSEJ

PROPERTY HIGHLIGHTS

Lease Rate	\$23.00/RSF FSEJ
Available	Suite 200 - 2,675 RSF Possible to divide 1,363 SF/1,298 SF
T.I. Allowance	Negotiable - Contact Agents
Divisible Configuration	Private Offices & Open Space
Building Size	19,508 SF (2 Stories)
Lot Size	0.772 Acres
Zoning	GB1 (Gateway Business)
Availability	Immediately
LockBox	Yes - Suite 200

THE SUMMIT BUILDING

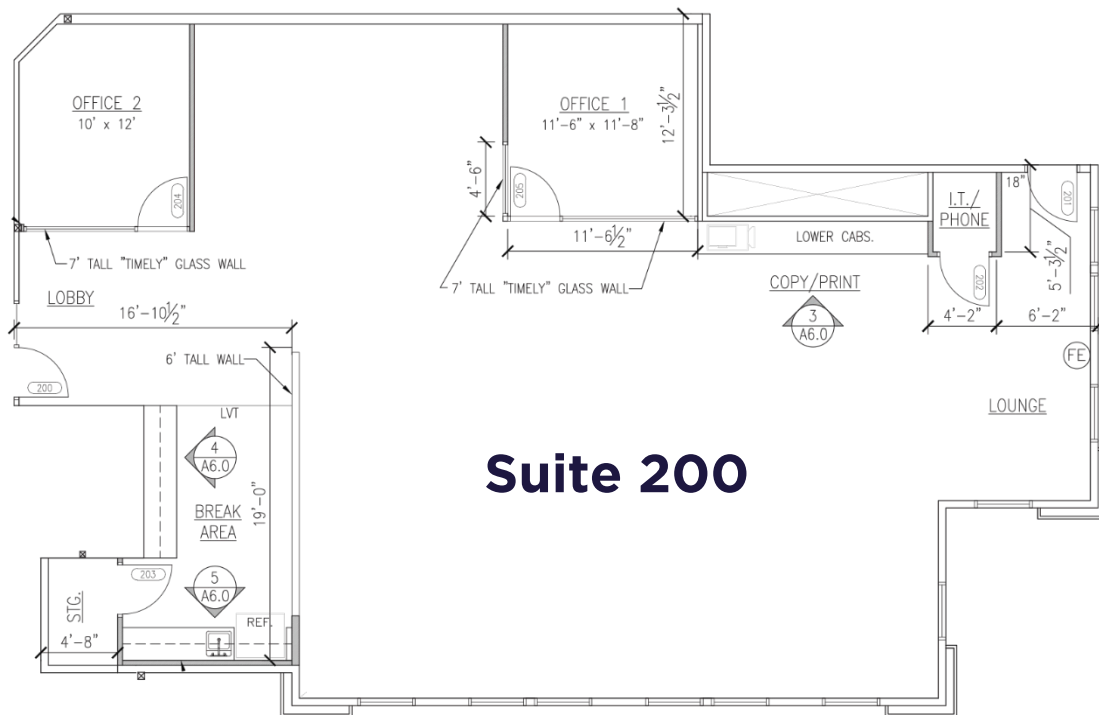
16211 North Brinson Street, Nampa, Idaho 83687

FOR LEASE - 2,675 RSF - \$23.00/SF FSEJ

FLOOR PLAN

2ND FLOOR

EXISTING FLOOR PLAN



LISTING FEATURES

- Second floor space available in a Class A - 2 story office building in a growing area in Nampa, Idaho - **negotiable tenant improvement allowance available**, contact agents for details
- Common area includes beautiful entry way, restrooms, elevator, multiple stairwells and waiting areas
- One block away from the College of Western Idaho, with over 30,000 students - <http://cwi.edu/info/facts-glance>
- Tenants surrounding the property include Walmart Supercenter, The Ford Idaho Center, several car dealerships, the Ridgecrest Golf Course, 122-room Everhome Suites, other hotels, restaurants, retailers and professional services
- Near the New Amazon Fulfillment Center & the Nampa Gateway Center and Sugar District -Tenants include: Villa Sport Fitness, Skyzone Trampoline Park, JCPenney, Winco, Firehouse Subs, The Joint Chiropractic & more
- North of the \$80 million dollar Saint Alphonsus Nampa medical campus at Garrity and Flamingo

THE SUMMIT BUILDING

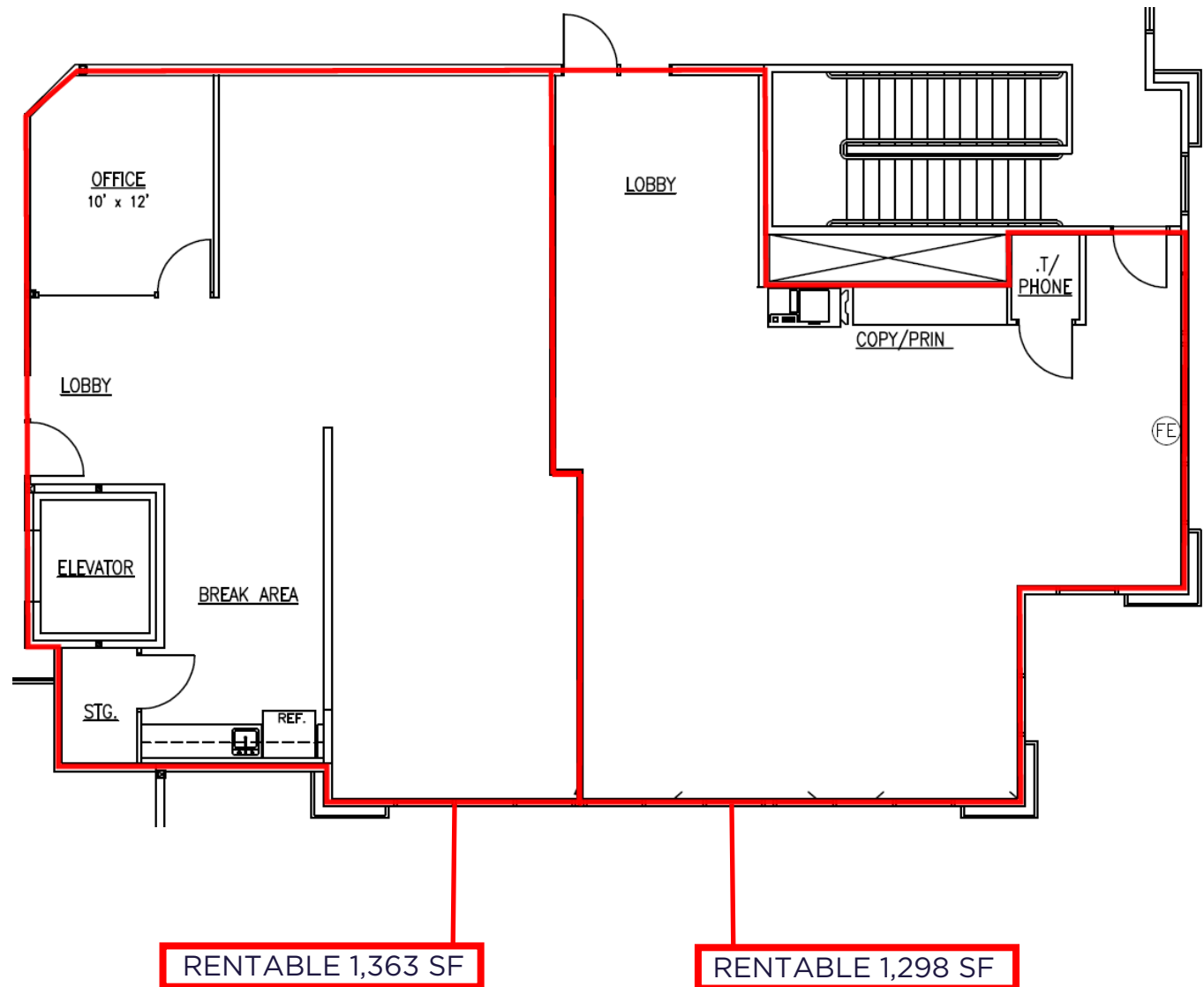
16211 North Brinson Street, Nampa, Idaho 83687

FOR LEASE - 2,675 RSF - \$23.00/SF FSEJ

FLOOR PLAN

2ND FLOOR

POTENTIAL FLOOR PLANS
WITH DIVISION OF UNIT



THE SUMMIT BUILDING

16211 North Brinson Street, Nampa, Idaho 83687



FOR LEASE – 2,675 RSF – \$23.00/SF FSEJ

PROPERTY PHOTOS – EXISTING LAYOUT



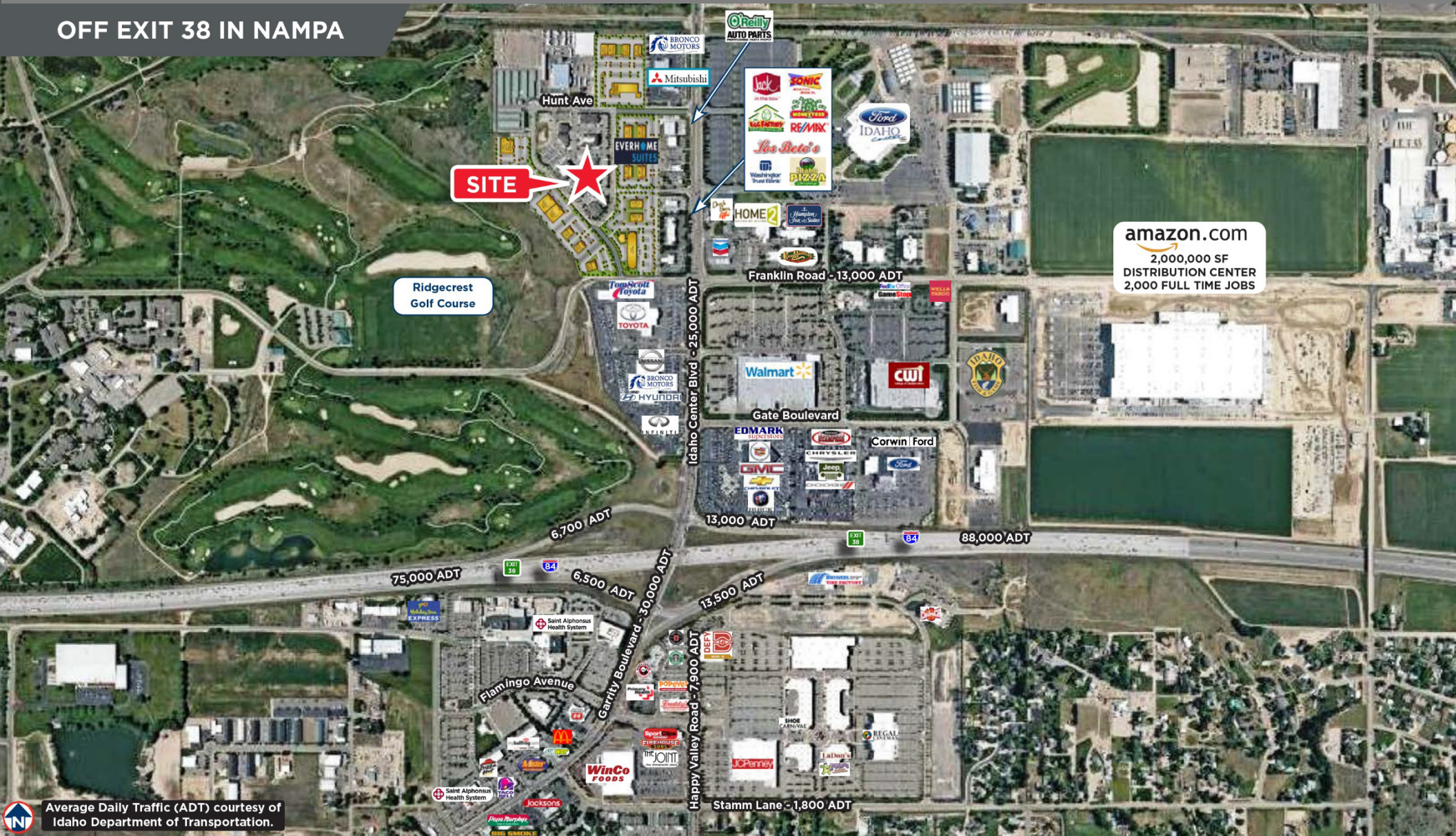
THE SUMMIT BUILDING

16211 North Brinson Street, Nampa, Idaho 83687



FOR LEASE – 2,675 RSF – \$23.00/SF FSEJ

OFF EXIT 38 IN NAMPA



Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

THE SUMMIT BUILDING

16211 North Brinson Street, Nampa, Idaho 83687



FOR LEASE – 2,675 RSF – \$23.00/SF FSEJ

- LOCATED IN A HIGH GROWTH AREA IN NAMPA -

In the identified area, the current year population is 124,183. In 2020, the Census count in the area was 114,965. The rate of change since 2020 was 3.49% annually. The five-year projection for the population in the area is 136,356 representing a change of 1.89% annually from 2022 to 2027.



	1 mile	3 miles	5 miles
Population			
2010 Population	2,384	30,640	96,209
2020 Population	3,234	36,346	114,965
2022 Population	3,251	39,081	124,183
2027 Population	3,409	42,739	136,356
2010-2020 Annual Rate	3.10%	1.72%	1.80%
2020-2022 Annual Rate	0.23%	3.28%	3.49%
2022-2027 Annual Rate	0.95%	1.81%	1.89%
2022 Male Population	50.1%	50.0%	49.2%
2022 Female Population	49.9%	50.0%	50.8%
2022 Median Age	36.9	33.1	33.7

Households			
2022 Wealth Index	49	56	62
2010 Households	855	10,382	33,193
2020 Households	1,195	12,790	40,488
2022 Households	1,204	13,730	43,798
2027 Households	1,266	15,025	48,098
2010-2020 Annual Rate	3.40%	2.11%	2.01%
2020-2022 Annual Rate	0.33%	3.20%	3.55%
2022-2027 Annual Rate	1.01%	1.82%	1.89%
2022 Average Household Size	2.65	2.81	2.79

Average Household Income			
2022 Average Household Income	\$69,115	\$77,089	\$81,373
2027 Average Household Income	\$78,275	\$90,023	\$95,554
2022-2027 Annual Rate	2.52%	3.15%	3.27%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	467	1,784	3,719
Total Employees:	7,004	21,771	43,105



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

THE SUMMIT BUILDING

16211 North Brinson Street, Nampa, Idaho 83687

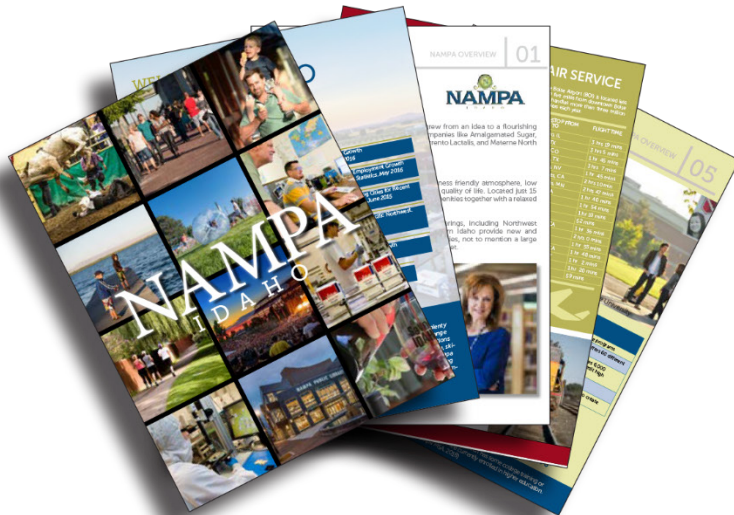


FOR LEASE – 2,675 RSF - \$23.00/SF FSEJ

LOCATION...LOCATION...LOCATION

Nampa is located about 20 miles west of Boise along Interstate 84. Nampa is a principal city of the Boise-Nampa Metro area (Idaho's largest metropolitan area), and is centrally and ideally located to reach all western U.S. markets.

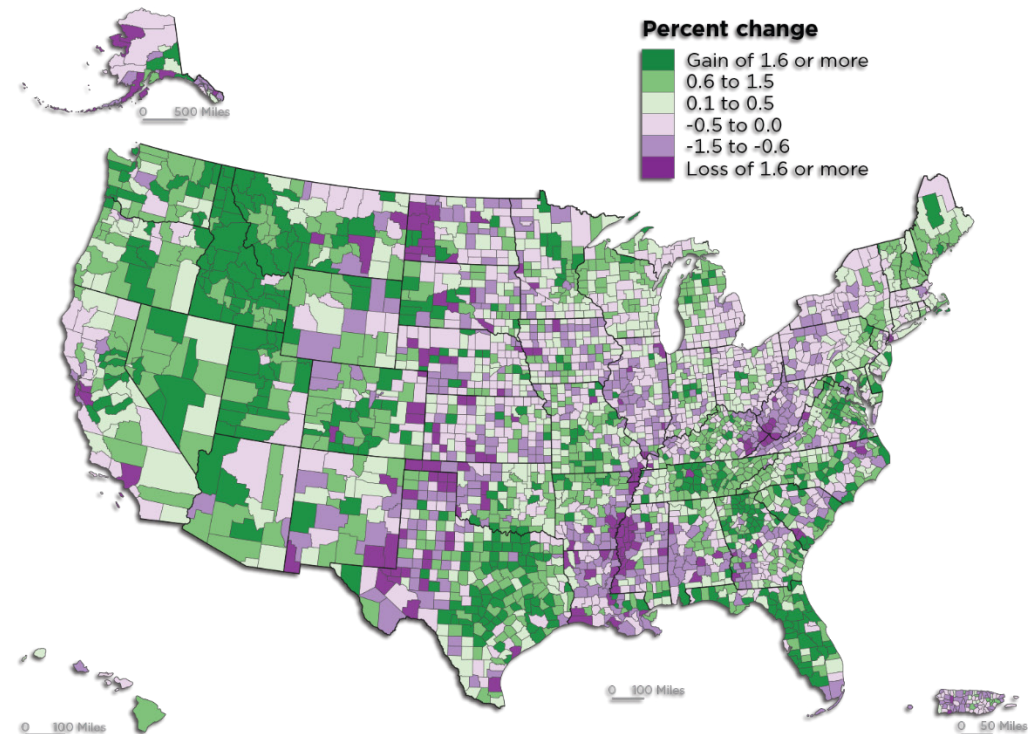
Nampa is known for it's successful food processing, agribusiness and manufacturing companies, but also has attracted a large mix of retail and restaurants. The City of Nampa's targeted industries of food processing, agribusiness, technology and manufacturing continue to flourish. Back office/shared services, recreation technology and healthcare are industries that are emerging quickly.



CLICK HERE TO VIEW THE COMPLETE NAMPA REGIONAL OVERVIEW:
<https://www.cityofnampa.us/711/The-Facts>

WHERE COUNTIES ARE GROWING

Percent Change in Population by County: 2020 to 2021



United States™
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
[census.gov](https://www.census.gov)



FOR MORE INFORMATION, CONTACT:

JENNIFER MCENTEE

Senior Director
Office | Capital Markets
+1 208 287 9495
jennifer.mcentee@cushwake.com

BREE WELLS

Director
Office | Capital Markets
+1 208 287 9492
bree.wells@cushwake.com

BRANDON TORRES

Associate
Office | Capital Markets
+1 208 207 9485
brandon.torres@cushwake.com



999 W. Man St. Suite 1300
Boise, Idaho 83702
+1 208 287 9500
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-242249-V1