



521 E 41<sup>ST</sup> STREET | GARDEN CITY, ID 83714 | FOR SUBLLEASE

**CONTACT**

**MOSES MUKENGEZI**

208.947.0836

[moses@tokcommercial.com](mailto:moses@tokcommercial.com)

**HIGHLIGHTS**

Excellent opportunity to provide retail amenities to multi-family residents, in a rapidly expanding residential community.

One-of-a-kind retail spaces with direct exposure on the Boise River Greenbelt.

Located in an emerging area of the Treasure Valley.

Quick access to I-84 and State Street.

Abundance of parking including, dedicated, street, & surface.

Minutes from Whitewater Park, downtown Boise, & the connector.



UPDATED: 1.14.2026

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**DETAILS**

**SUITES:**

SUITE 155

**RSF:**

1,932 SF

**SUBLEASE RATE:**

Monthly: \$6,330.52

**BLDG. SIZE:**

17,517 SF

**PROPERTY TYPE:**

Retail

**LEASE TYPE:**

NNN

**AVAILABILITY:**

Immediately

**LEASE EXPIRATION:**

July 31, 2027



**TOKCOMMERCIAL.COM**

# The Boardwalk

**BUILDING 1 | 1ST FLOOR | SUITE 155 | 1,932 SF**

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# *The Boardwalk*

## BUILDING 1 | EXTERIOR PHOTOS

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