

# The Boardwalk

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

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**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.

SUITES:	RSF:	SUBLEASE RATE:
SUITE 155	1,932 SF	Monthly: \$6,330.52

<b>BLDG. SIZE:</b>	17,517 SF
<b>PROPERTY TYPE:</b>	Retail
<b>LEASE TYPE:</b>	NNN
<b>AVAILABILITY:</b>	Immediately
<b>LEASE EXPIRATION:</b>	July 31, 2027

**CONTACT**



UPDATED: 1.14.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**DETAILS**





# 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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# The Boardwalk

## BUILDING 1 | INTERIOR PHOTOS

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MAIN  
ARTERIAL

Veterans  
Mem. Park



STATE STREET

Idaho Dept of  
Transportation

St Mary's  
Catholic School



VETERAN'S MEMORIAL PKWY

GREENBELT ACCESS

GREENBELT ACCESS

THE WATERFRONT DISTRICT

THE  
YARDARM  
Luciano's  
Greenbelt Market  
PUSH & POUR



Orchard St



sandbar



GREENBELT ACCESS



Boise River

Quinn's  
Pond

Esther Simplot  
Park

GREENBELT ACCESS

MAIN  
ARTERIAL

DOWNTOWN  
BOISE