

# 23RD & MAIN ST PLAZA

2228 W MAIN ST, BOISE, ID 83702



FOR MORE INFORMATION CONTACT US:

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## RETAIL SPACE FOR LEASE

Prime hard corner location in downtown  
Boise's rapidly growing west end

FOR LEASE | 2228 W MAIN ST

## PROPERTY DETAILS

- ▶ Lease Rate: \$18.00 SF + NNN (\$5.00 SF)
- ▶ Square Footage: 1,000 SF
- ▶ Zoning: MX-3
- ▶ Suite 2228: Private full restroom w/shower
- ▶ Available: 2-week notice
- ▶ Parking: Onsite
- ▶ Signage: Building and Pylon

## PROPERTY HIGHLIGHTS

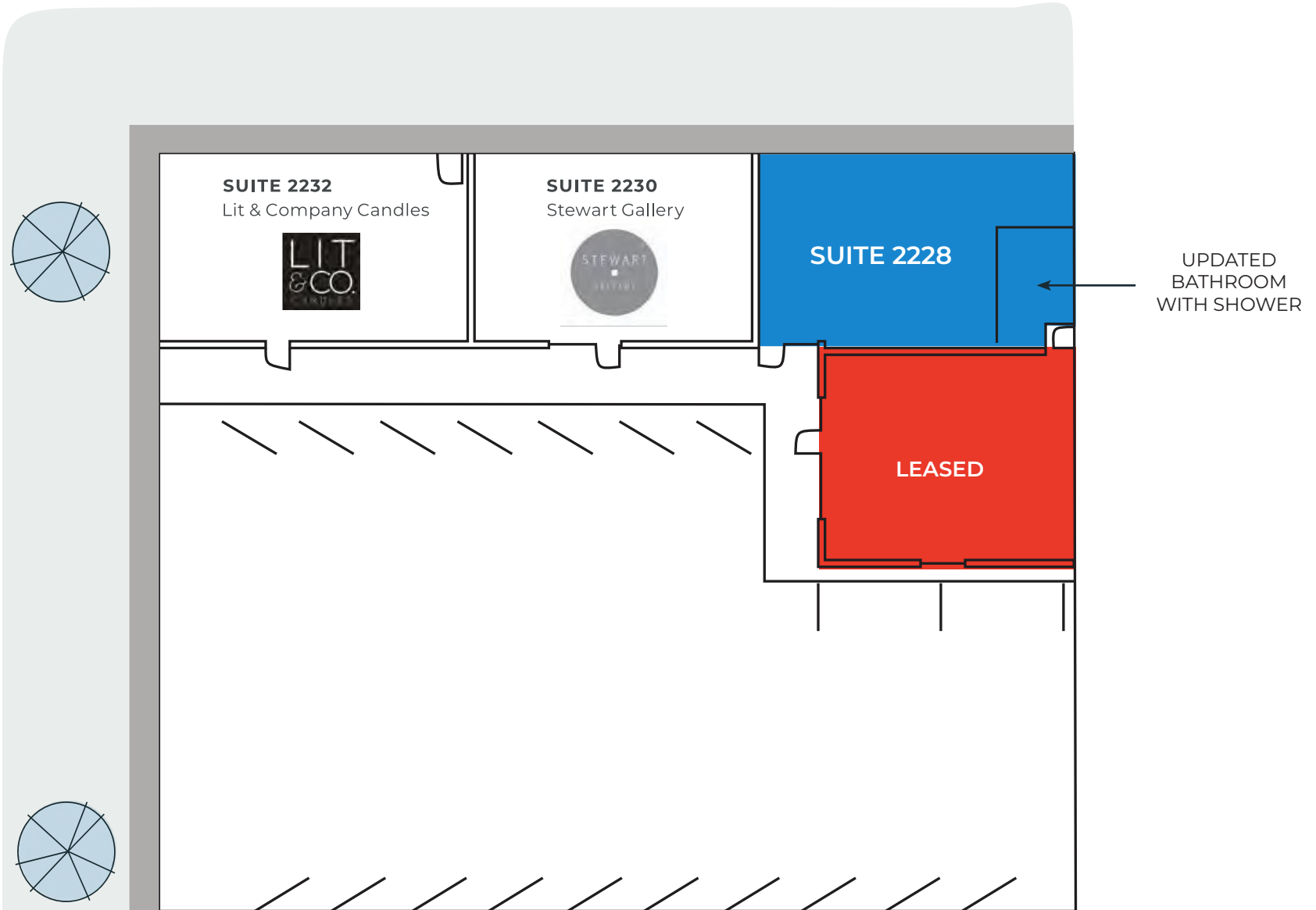
- ▶ Excellent visibility fronting Main Street exceeding 8,500 vehicles per day
- ▶ Easy access at signalized intersection of 23rd & Main Street
- ▶ Surrounded by dense residential, retail/mixed-use development and College of Western Idaho (CWI) campus (opening Fall 2027)
- ▶ Just minutes from I84 Connector, Hwy 26 (Chinden Blvd) and downtown core
- ▶ Exceptional walkability to public transit, downtown, St. Lukes, Boise Greenbelt, Esther Simplot Park, Quinn's Pond, Whitewater Surf Park, Kathryn Albertson Park and the future College of Western Idaho



FOR LEASE | 2228 W MAIN ST  
SITE PLAN

N 23RD ST 2,000+ VPD

W MAIN ST 8,500+ VPD



FOR LEASE | 2228 W MAIN ST  
INTERIOR PHOTOS



FOR LEASE | 2228 W MAIN ST  
LOCATION





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