

FLEX SPACE - OFFICE RETAIL WAREHOUSE FOR LEASE

108 W 31ST STREET GARDEN CITY, ID 83714



[LISTING LINK](#)

[GOOGLE MAP](#)

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THE ART BLOCK

Garden City

SUITE 108

Available February 2026, Suite 108 offers a rare blend of modern office and heated warehouse space. This 3,905 sqft flex space features 1,560 sqft open office area, one ADA restroom, and a dedicated break room with a kitchenette and sink.

The adjoining 2,345 sqft warehouse includes a 10'x10' overhead door, providing seamless access to the shared yard for efficient deliveries. Ideal for businesses seeking a dynamic, adaptable headquarters.



SUITE 108 | FLEX SPACE

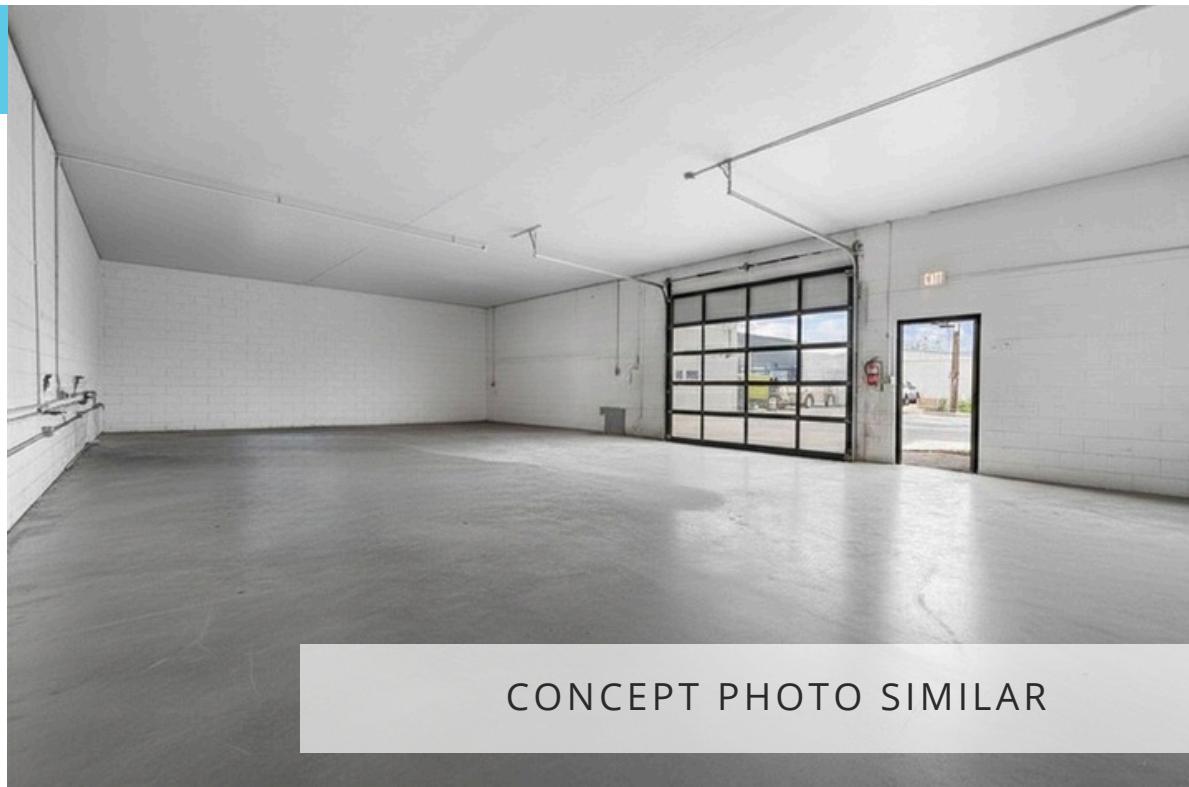
Address	108 W 31st Street Garden City
Lease Rate	\$13 / PSF / YR
Est NNN	\$3.88 / PSF / YR
Size	3,905 SF
Base Rent with NNN	\$5,493.03mo
Availability	March 2026
Property Type	Flex - Office Warehouse
Zoning	C-2
Year Built	1989 / Renovated 2023
Parking	Assigned Parking
Tenancy	Multiple / 7 Suites
Signage	New Halo Lit Sign & Directory



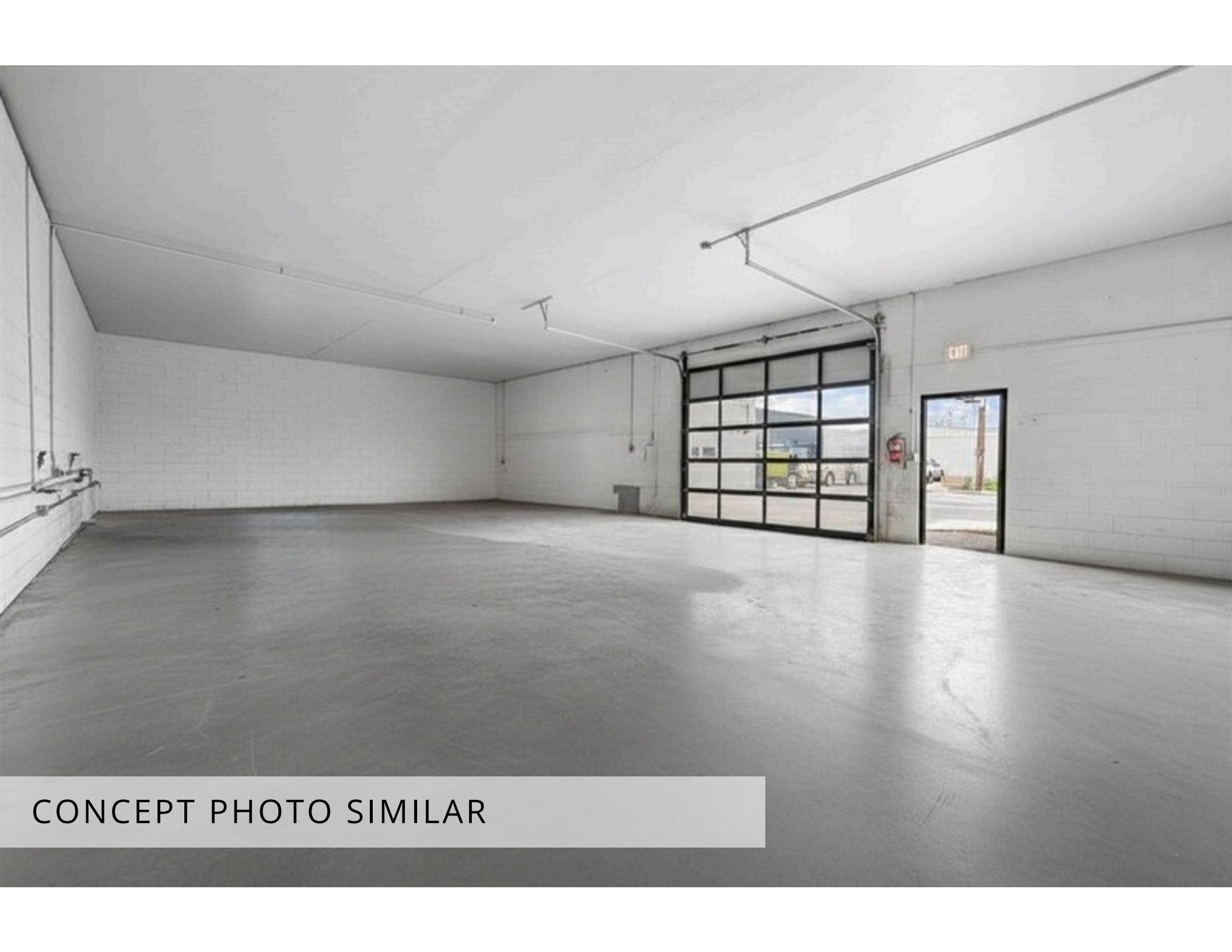
OFFICE BUILDOUT PHOTO SIMILAR

SUITE 108 FEATURES

- +/- 1,560 Office/Retail + 2,345 Warehouse
- One ADA Bathroom
- Heated warehouse
- 10' x 10' grade level overhead door
- Access to fenced shared yard
- High ceilings in warehouse
- Existing gas lines optional
- Additional TI Negotiable
- Delivery date depends on TI



CONCEPT PHOTO SIMILAR

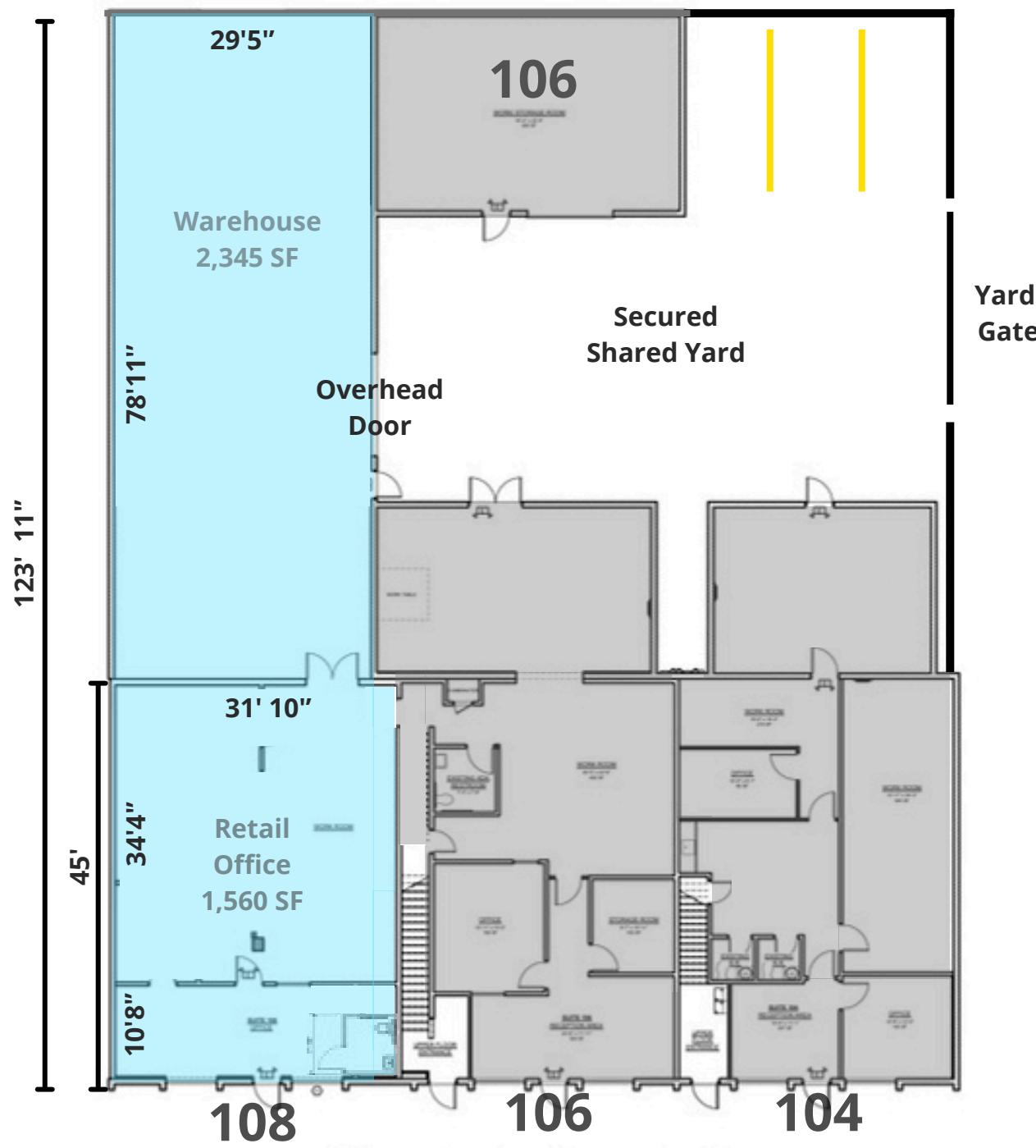


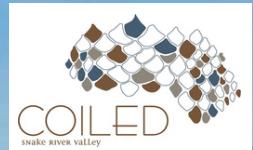
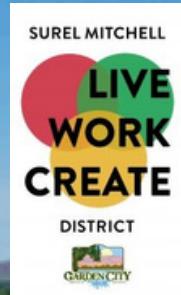
CONCEPT PHOTO SIMILAR



OFFICE BUILDOUT PHOTO SIMILAR

SUITE 108 FLOOR PLAN





CHINDEN BLVD 37,500 VPD

THE
ART
BLOCK





Ester Simplot
Park

5 Minute Walk



Easy Freeway Access



5 Minute Drive to
Downtown Boise



