

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 |



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



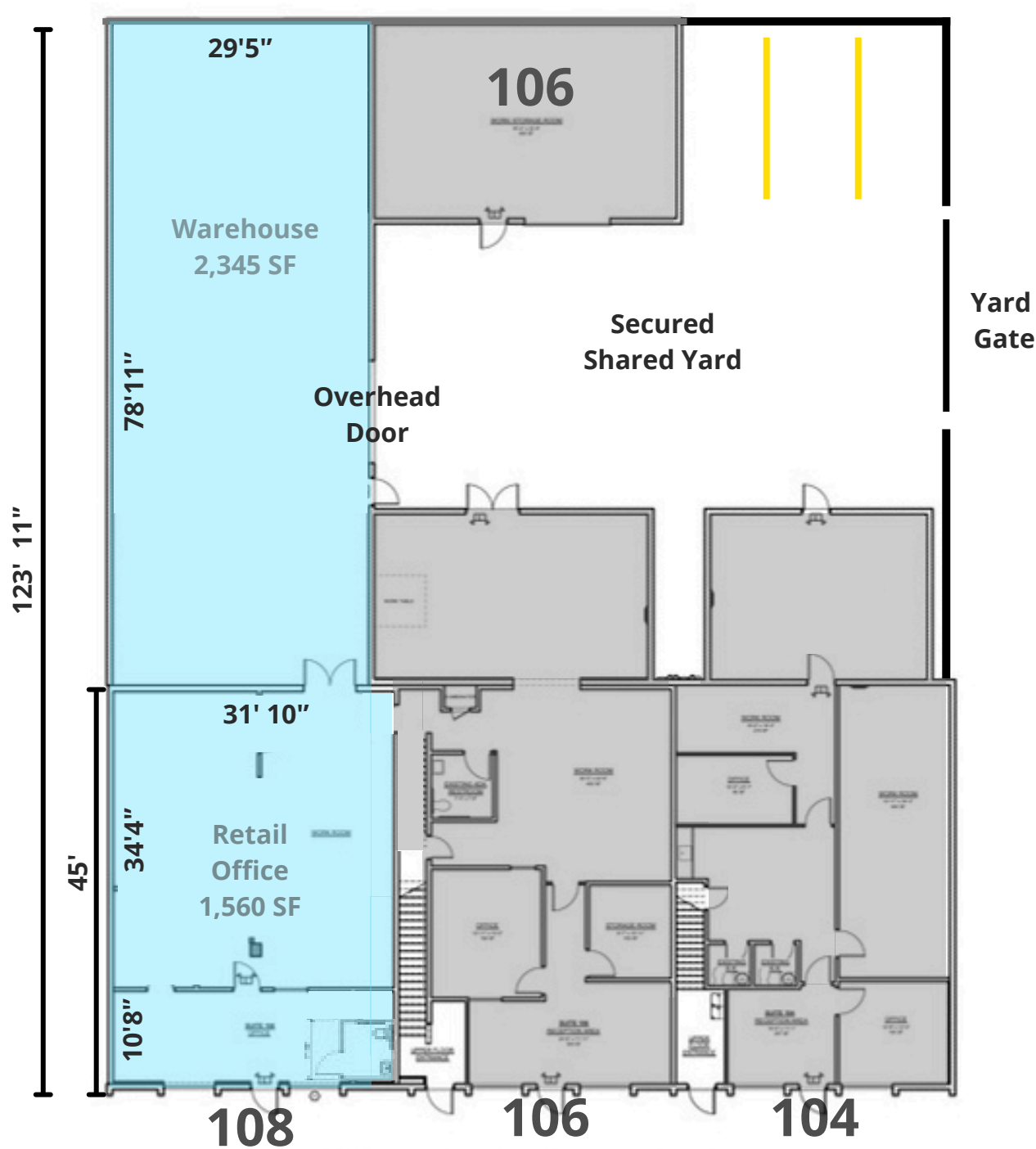


CONCEPT PHOTO SIMILAR



OFFICE BUILDOUT PHOTO SIMILAR

SUITE 108 FLOOR PLAN





THE
ART
BLOCK

CHINDEN BLVD 37,500 VPD



Ester Simplot
Park



5 Minute Walk



Easy Freeway Access



5 Minute Drive to
Downtown Boise



THE
ART
BLOCK



**Garden
City**

ESTHER SIMPLOT
&
WHITE WATER
PARK

WHITE WATER

27TH STREET

**Downtown
Boise**

5 MINUTES

SITE

31st ST

I-84

MAIN ST

W FAIRVIEW AVE

I-84 CONNECTOR

**Boise
Bench**

4 MINUTES

KATHRYN
ALBERTSONS
PARK

AMERICANA BLVD

ANN MORRISON
PARK

EMERALD ST

FRONT ST

MYRTLE ST

RIVER ST