

# OFFICE + RETAIL + FLEX WAREHOUSE FOR LEASE

108 - 104 W 31ST STREET GARDEN CITY, ID 83714



[VIDEO TOUR](#)



[VIDEO TOUR](#)



[LISTING LINK](#)



[GOOGLE MAP](#)

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**THE ART BLOCK**

Garden City

# THE ART BLOCK

The Art Block is a multi-tenant creative flex building in Garden City. This building features 7 units and is home to artists, creative manufacturers, technology companies and creative services such as a photography studio and esthetician.

Located on West 31st Street off of Chinden Blvd, the site is a 5 minute drive to downtown Boise, excellent access to I-84 connector and a 5 minute walk to the greenbelt.



## SUITE 104

<b>Address</b>	104 W 31st St
<b>Size</b>	1,898 SF
<b>Lease Rate</b>	\$12 / PSF / YR + \$2.95 NNN
<b>Base Rent + NNN</b>	\$1898 + \$466.59
<b>Availability</b>	April 2025
<b>Property Type</b>	Retail/Flex
<b>Zoning</b>	C-2
<b>Year Built</b>	1989 / Renovated 2023
<b>Parking</b>	Assigned Parking
<b>Tenancy</b>	Multiple / 8 Suites
<b>Signage</b>	Exterior Sign Directory

## SUITE 104 DETAILS

- First Floor Retail Flex
- Reception
- Two Offices & Two Workrooms
- Break room with Sink
- Two Private Bathrooms
- Yard access for deliveries
- 1 parking space in front and 1 in yard
- Corner Suite



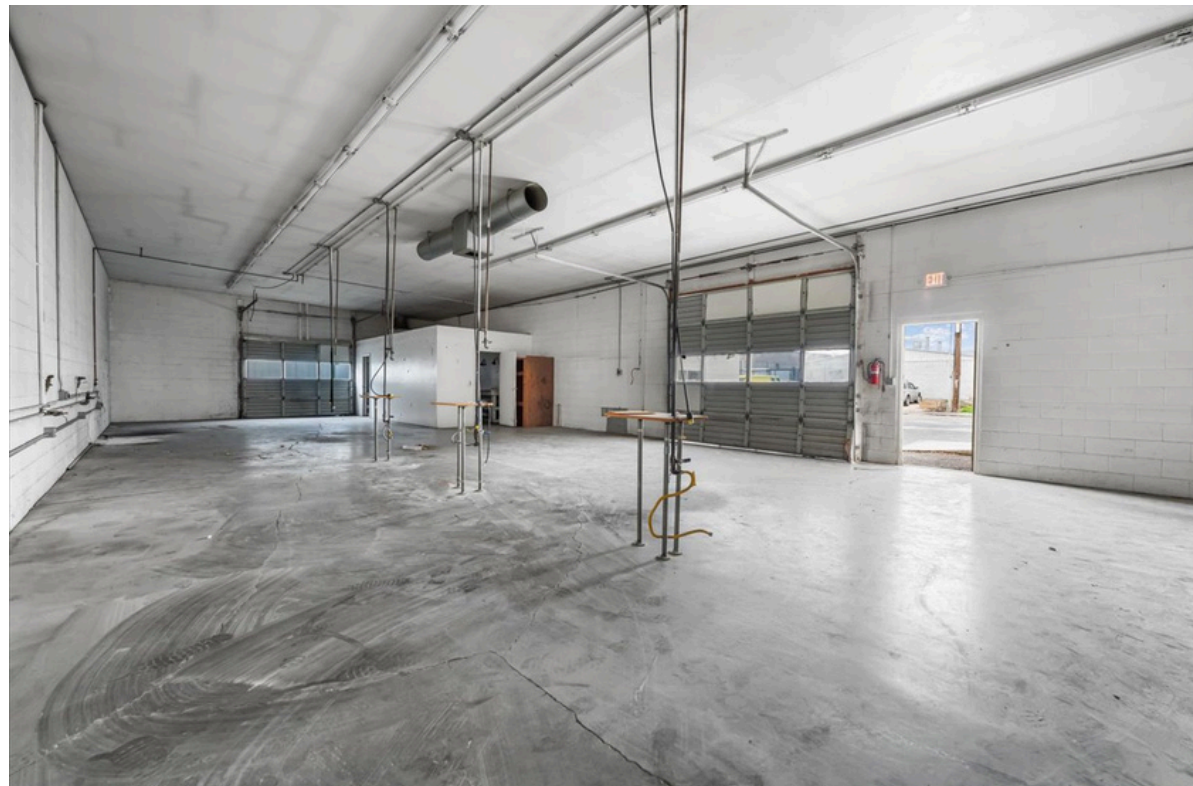
## SUITE 108

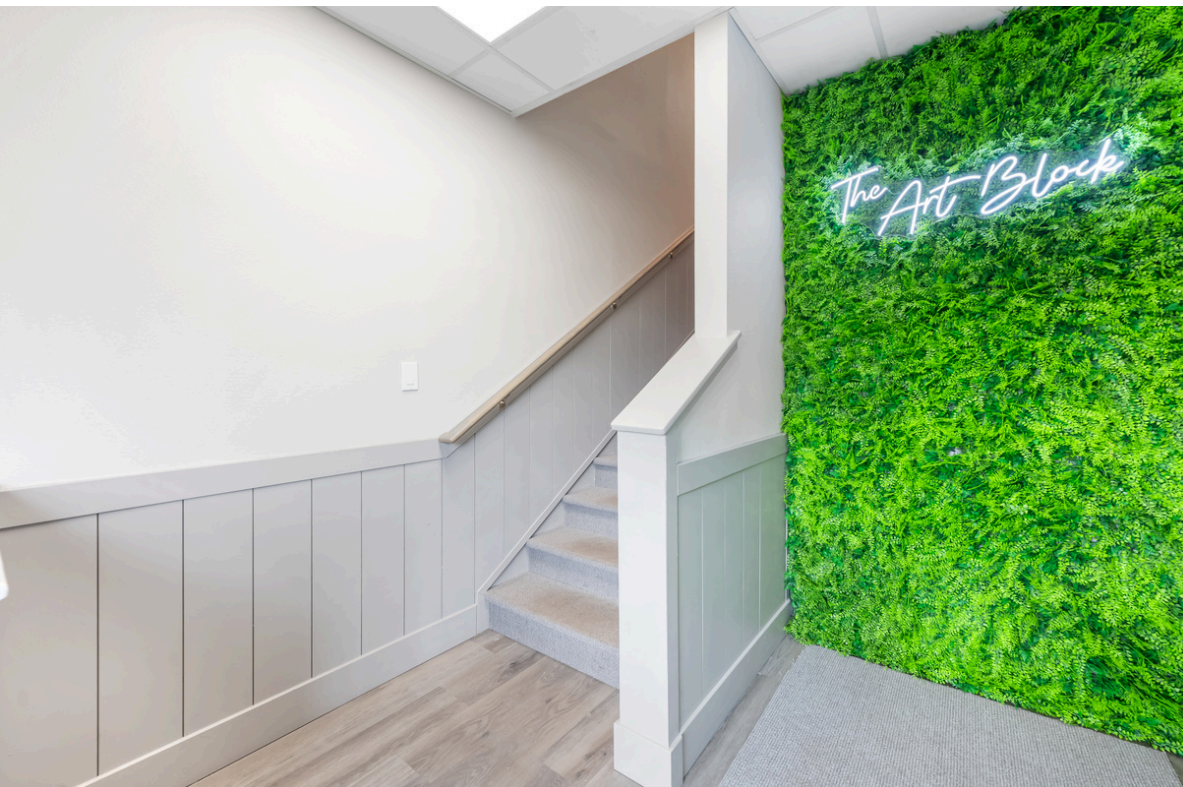
<b>Address</b>	108 W 31st St
<b>Lease Rate</b>	\$12.77 / PSF / YR + NNN
<b>Size</b>	3,905 SF
<b>Availability</b>	April 2025
<b>Total Building SF</b>	13,984
<b>Property Type</b>	Warehouse
<b>Lot Size</b>	0.35 Ac
<b>Zoning</b>	C-2
<b>Year Built</b>	1989 / Renovated 2023
<b>Parking</b>	Assigned Parking
<b>Tenancy</b>	Multiple / 8 Suites
<b>Signage</b>	New Halo Lit Sign & Directory



## SUITE 108 DETAILS

- 1,565 Office Retail + 2,345 Warehouse
- ADA Bathroom
- Temperature controlled warehouse
- 10' x 10' grade level overhead door
- Access to fenced shared yard
- High ceilings in warehouse
- Existing gas lines optional
- 2 parking spaces out front & 1 in yard
- Delivery date depends on TI





## SUITE 204

<b>Address</b>	106 W 31st St Suite 204
<b>Size</b>	1,461 SF
<b>Lease Rate</b>	\$12 / PSF / YR + \$2.95 NNN
<b>Base Rent + NNN Size</b>	\$1,820.16/MO
<b>Availability</b>	Immediately
<b>Property Type</b>	Creative Office
<b>Zoning</b>	C-2
<b>Year Built</b>	1989 / Renovated 2023
<b>Parking</b>	Assigned Parking
<b>Tenancy</b>	Multiple / 8 Suites
<b>Signage</b>	Exterior Sign Directory



## SUITE 204 DETAILS

- Second Floor
- 1,461 Creative Office Space
- Tall Ceilings
- Open Concept
- One Private Office
- Kitchenette with hard surface counter
- New LVP Flooring
- Flat Panel LED Lights
- Private Bathroom with Shower
- Natural Light



**SUITE 204**



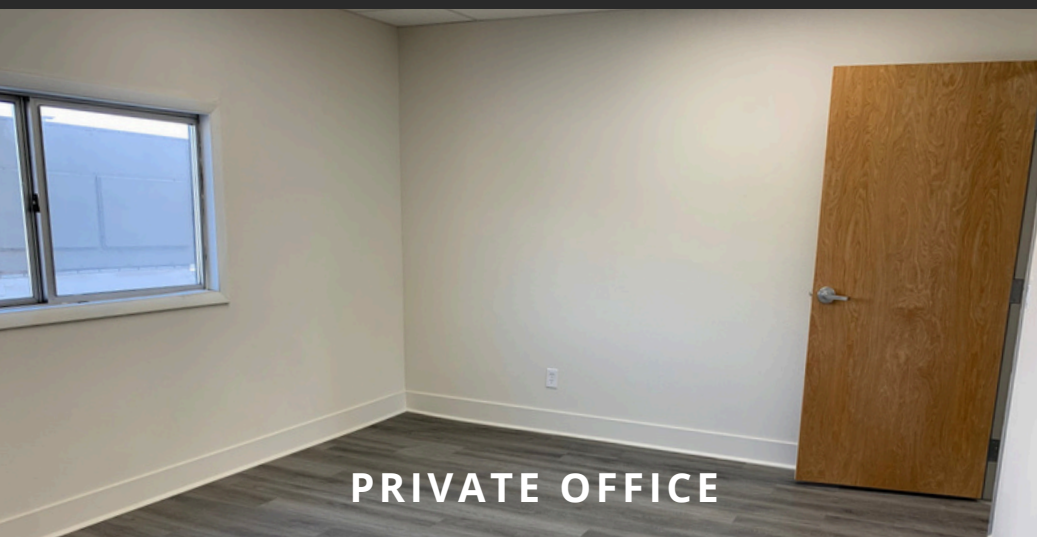
**OPEN FLOOR PLAN**



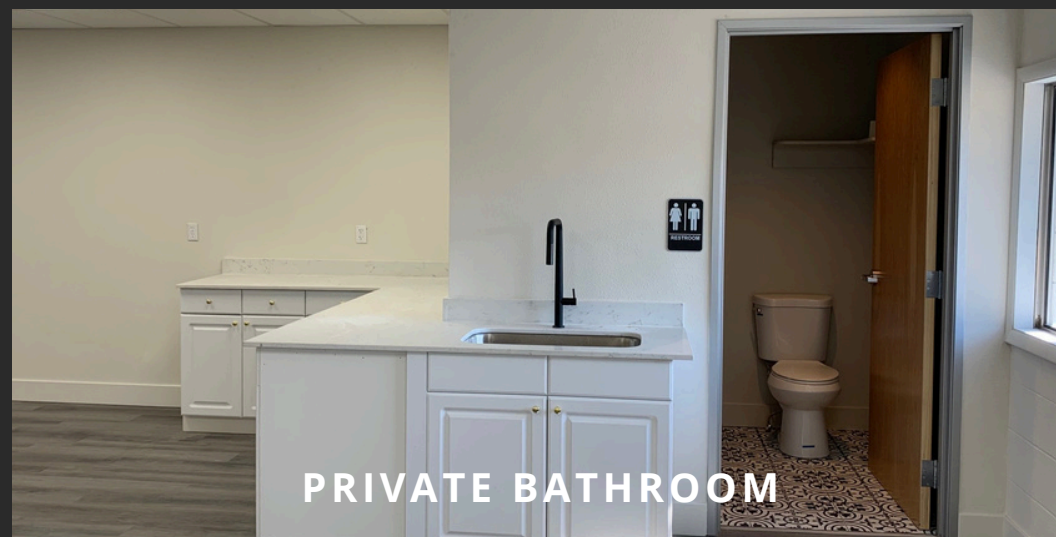
**DOOR TO PRIVATE OFFICE**



**KITCHENETTE**

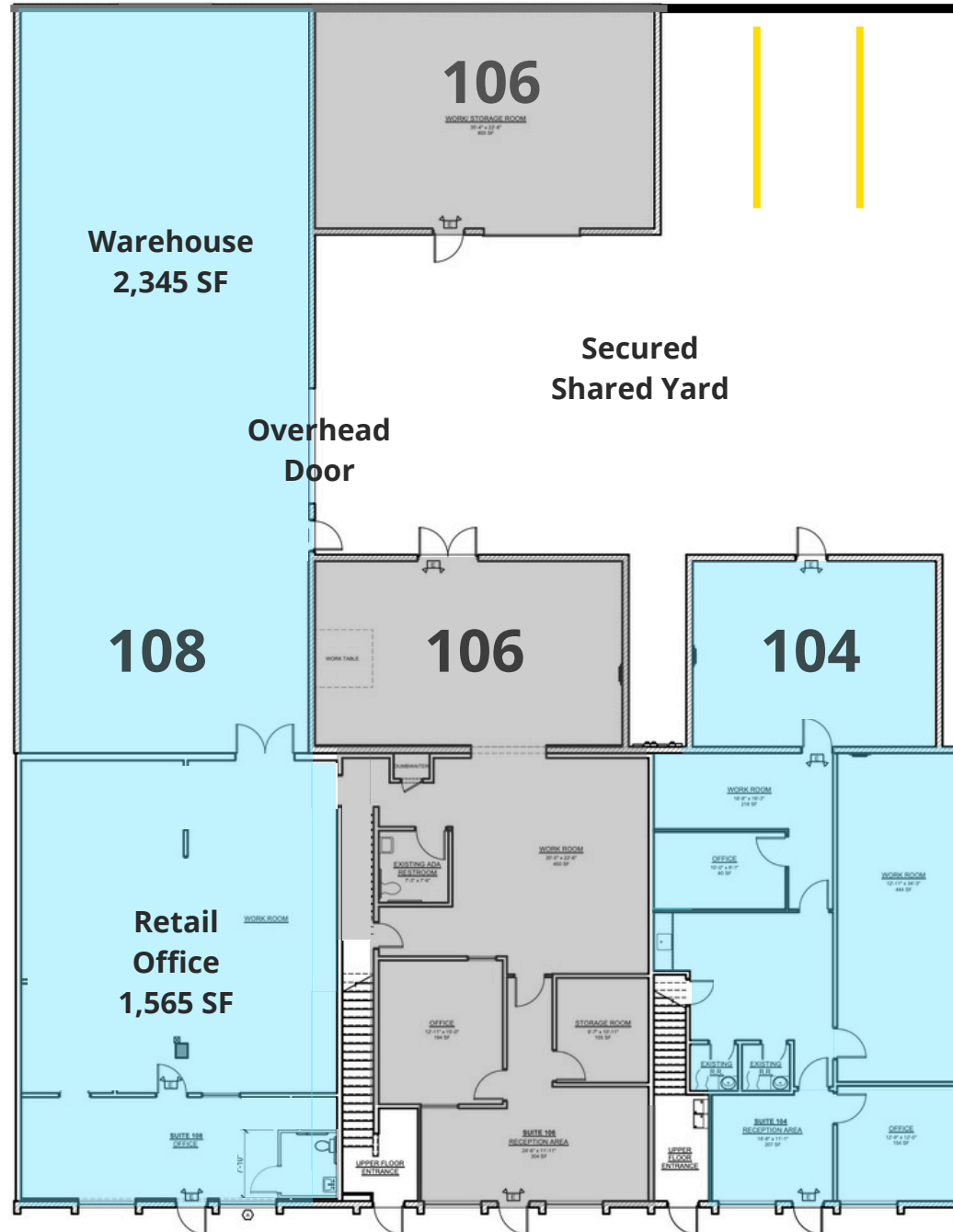


**PRIVATE OFFICE**

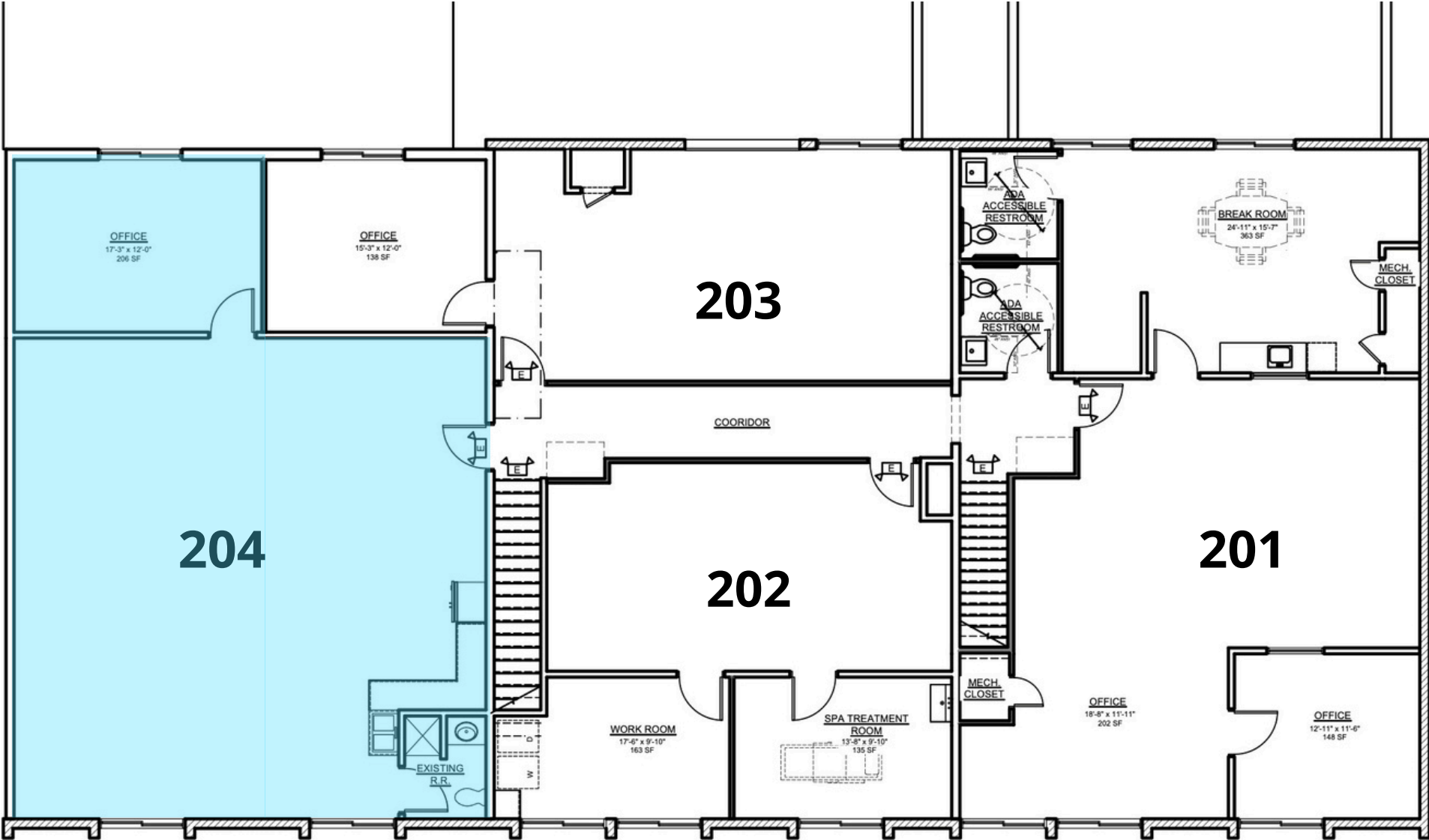


**PRIVATE BATHROOM**

# SUITE 108 & 104 FLOOR PLAN



# SUITE 204 FLOOR PLAN



NORTH

## SECOND FLOOR PLAN

SCALE

N.T.S.





CHINDEN BLVD 37,500 VPD

THE ART BLOCK





Ester Simplot Park



5 Minute Walk



Easy Freeway Access



5 Minute Drive to Downtown Boise



**Garden City**

**SITE**

**Downtown Boise**  
5 MINUTES

**Boise Bench**  
4 MINUTES

CHINDEN BLVD

31st ST



ESTHER SIMPLOT & WHITE WATER PARK

WHITE WATER

27TH STREET

MAIN ST

W FAIRVIEW AVE

I-84 CONNECTOR

MAIN ST

FRONT ST

MYRTLE ST

RIVER ST

KATHRYN ALBERTSONS PARK

AMERICANA BLVD

ANN MORRISON PARK

EMERALD ST