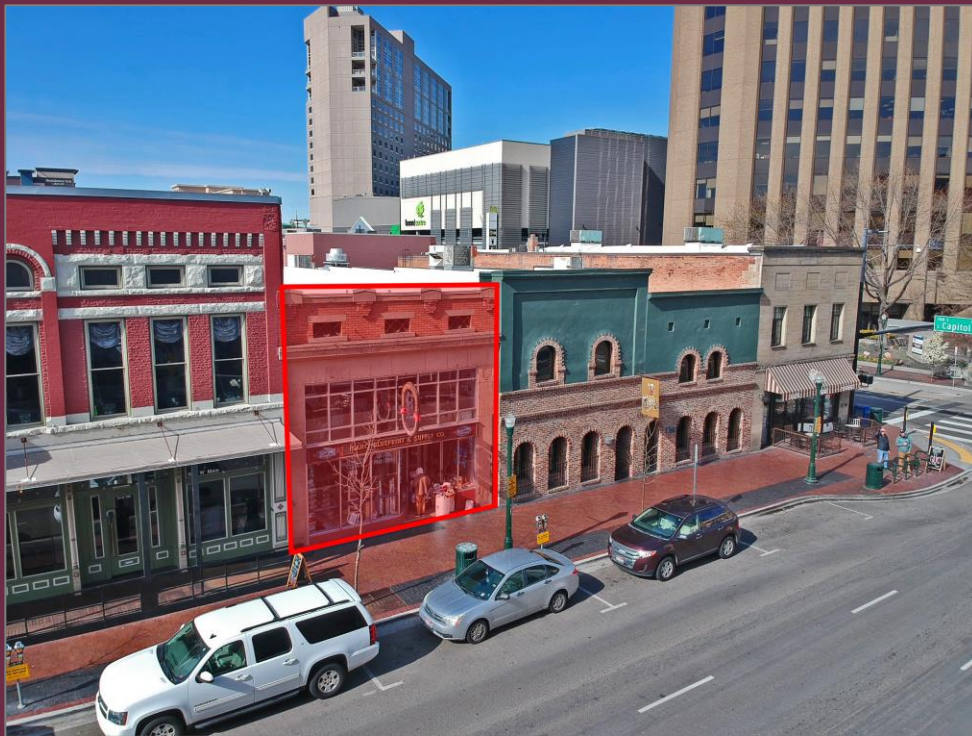


## prime downtown building for lease



## property details

619 w main st

boise, id 83702

- retail location in the heart of downtown
- completely open layout allows for flexible floorplans
- heart of downtown & next to: coa de jima, egyptian theatre, goldy's, bar gemika, humpin' hannah's, & more
- 3 levels allowing for unique operating options – bar, restaurant, café, retail, etc.
- vanilla shell provided & additional TI's negotiable

## for lease

**entire building:**

size: ~7,700sf

rate: \$12,800/mo + nnn

**main floor + mezzanine:**

size: ~4,800sf

rate: \$8,800/mo + nnn

**basement:**

size: ~2,900sf

rate: negotiable

**contact jay story ccim**

**p:** 208.841.8320

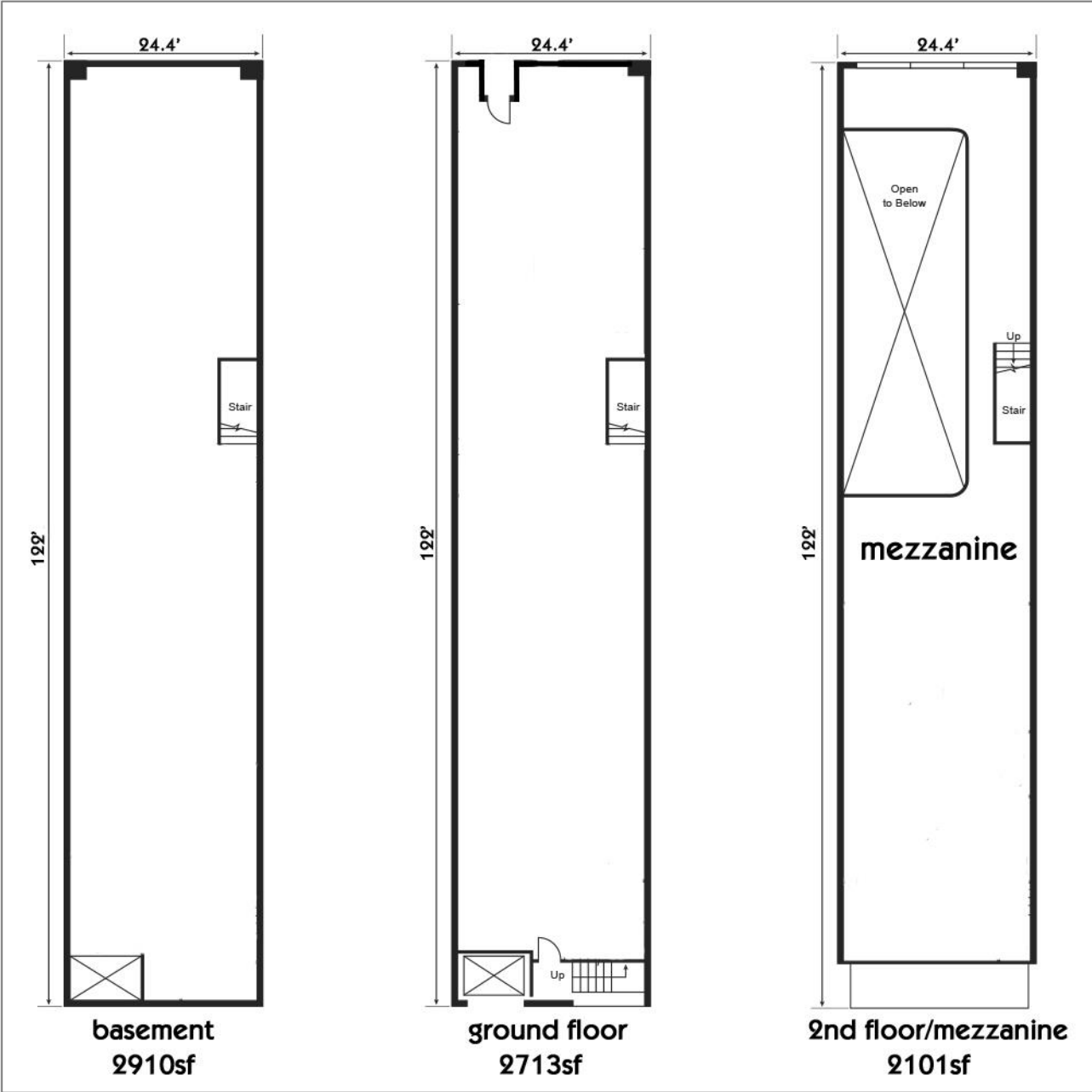
**e:** story@storycommercial.com

104 s capitol blvd - suite 201, boise, id 83702

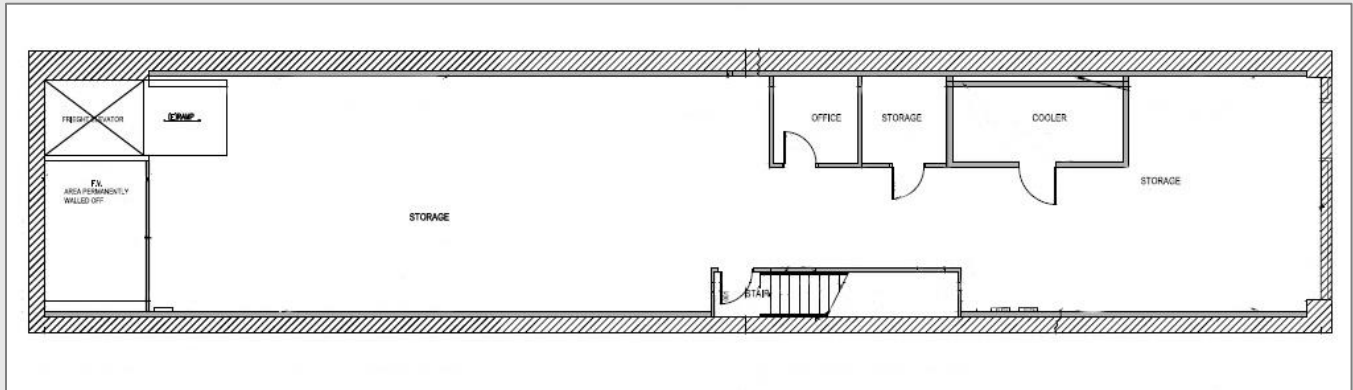
**p:** 208.841.8320 **e:** story@storycommercial.com

**w:** www.storycommercial.com

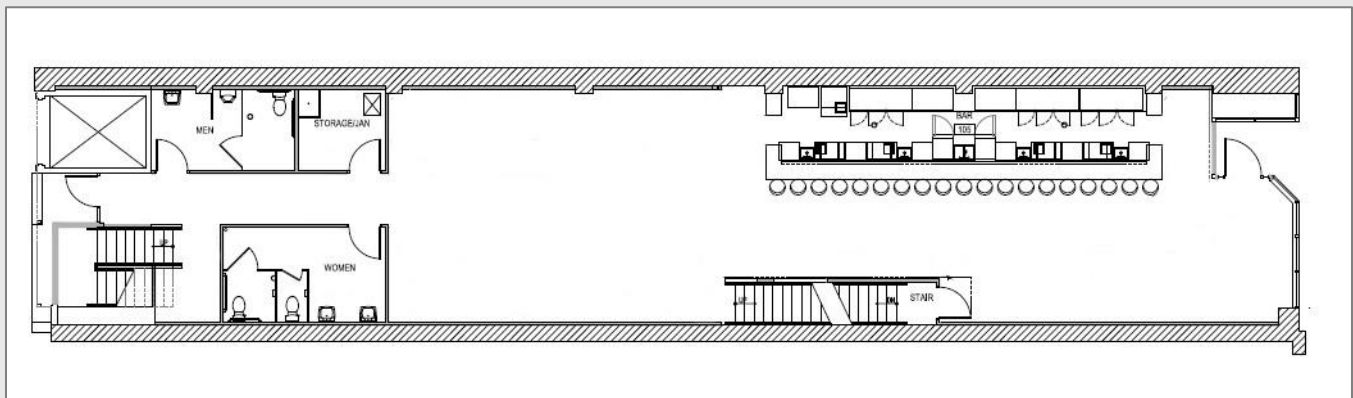
current open floor plan



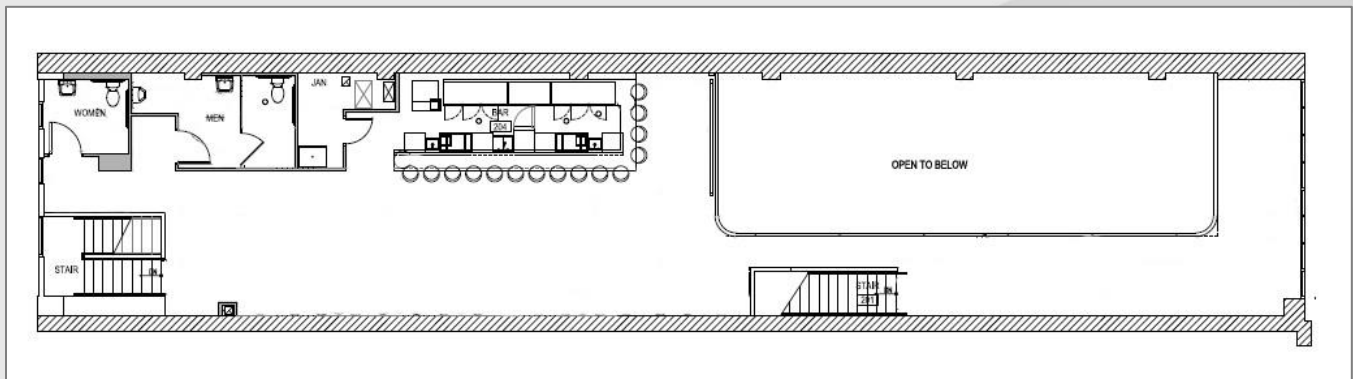
# conceptual floor plans for bar/tavern/nightclub



basement



main floor

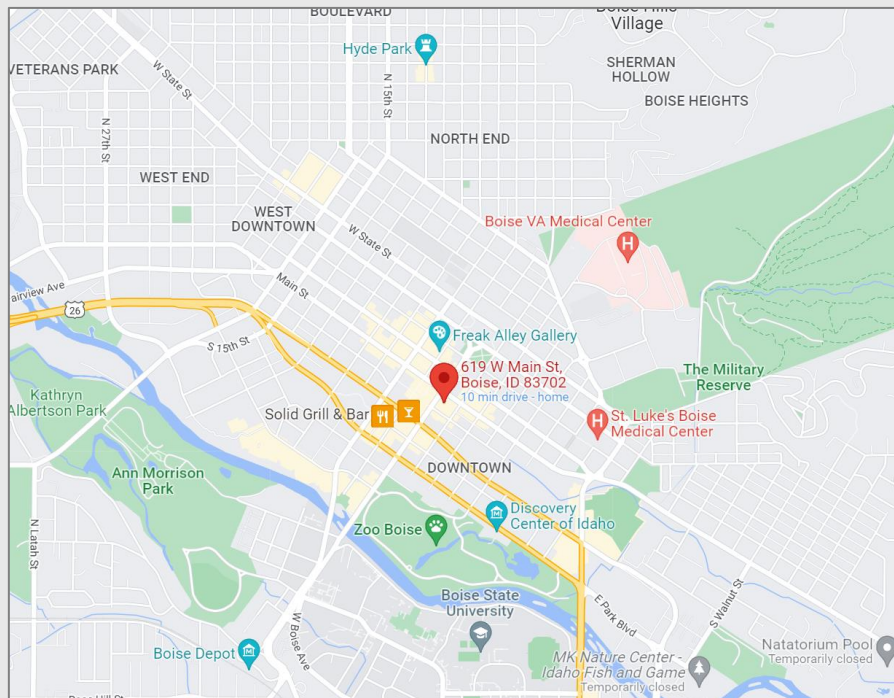


mezzanine

located in the heart of downtown



vicinity map



## a few of the downtown projects recently completed or under construction...

2619 W Fairview Ave – hospital & garage



St. Luke's, 230,000sf orthopedic hospital, ~600 space garage  
Photo Courtesy of Design Review

250 E Myrtle St – apartments, retail & garage



LOCAL Boise, 252 units, 7100sf retail, garage  
Photo Courtesy of Design Review

200 N 4<sup>th</sup> St – office, retail, apartments



ICCU tower, 125 apartments, ~170,000sf of office & retail  
Photo courtesy of Design Review

1010 w main st – hotel & restaurant



The Avery, 39 rooms, ~5000 gastropub  
Photo courtesy of CCDC website

200 N 4<sup>th</sup> St – office, retail, apartments



Renegade Hotel, 122 rooms, restaurant, rooftop bar  
Photo courtesy of hotelrenegade.com

917 s lusk st – student housing & retail



CA Ventures, 180 units, 498 beds, 3220sf retail  
Photo courtesy of Design Review

# downtown developments recently completed

11<sup>th</sup> & Idaho – office building



11<sup>th</sup> & Idaho, 10 stories, 191,000sf  
Photo courtesy of [www.11idaho.com](http://www.11idaho.com)

11<sup>th</sup> & Bannock – urban park



Urban park planned for the corner of 11<sup>th</sup> & Bannock.  
Photo courtesy of CCDC

116 S 6<sup>th</sup> – hotel & parking garage



Home 2 Suites, 140 hotel rooms, 600 space parking garage  
Photo courtesy of Design Review Submittal

323 W Broad St – apartments & parking garage



The Hearth, 161 apartment units, 8 stories, 183 parking spaces  
Photo courtesy Design Review Submittal

600 W Front St – apartments & retail



The Vanguard, 75 apartment units + retail, 8 stories  
Photo courtesy of [visumdevelopment.com](http://visumdevelopment.com)

200 W Myrtle St – apartments, garage, retail



Jules on 3<sup>rd</sup>, 8 stories, 174 apartment units, 413 parking spaces  
Photo courtesy of [rivercaddis.com](http://rivercaddis.com)