

RETAIL & CREATIVE OFFICE FOR LEASE

104 W 31ST STREET GARDEN CITY, ID 83714



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THE ART BLOCK

Garden City

SUITE 104

Suite 104 offers a rare blend of retail, office and creative work space. This 1,898 sqft space features a lobby, break room, four private offices, space for storage or conference room, and two restrooms. This suite offers a versatile layout to meet a variety of businesses, ideal for companies seeking a dynamic, adaptable headquarters.



SUITE 104 RETAIL / OFFICE

Address	104 W 31st Street Garden City
Lease Rate	\$13 / PSF / YR
Est NNN	\$2.75 / PSF / YR
Size	1,898 SF
Base Rent	\$2,056
Availability	Within 30 days
Property Type	Retail/Office
Zoning	C-2
Year Built	1989 / Renovated 2022
Parking	Shared Parking
Signage	New Halo Lit Sign & Directory



LOBBY / RETAIL

SUITE 104 FEATURES

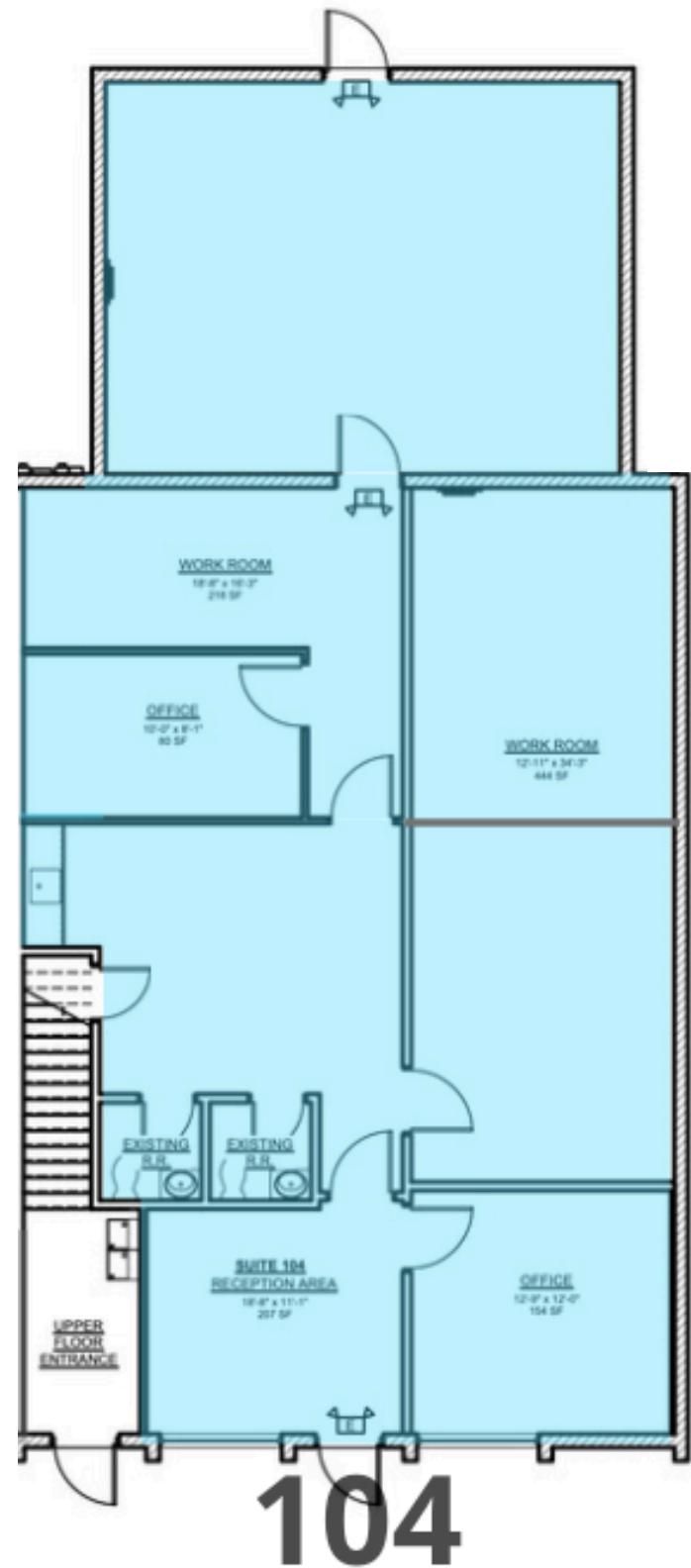
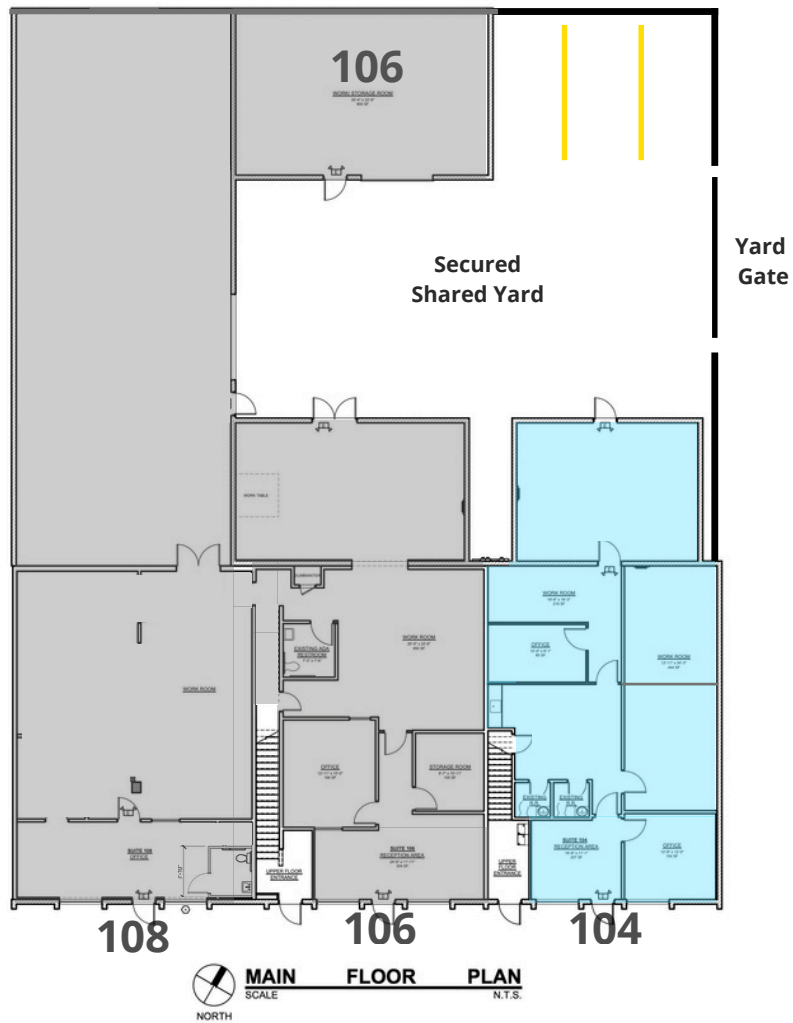
- Lobby
- Break room with kitchen sink
- Two Bathrooms
- 4 Private Offices
- Space for Conference room
- Large workroom
- Access to fenced shared yard
- LVP Floors
- Furniture available for sale by tenant



BREAKROOM WITH SINK

SUITE 104 FLOOR PLAN

FIRST FLOOR BUILDING PLAN



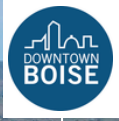


CHINDEN BLVD 37,500 VPD

THE ART BLOCK



5 Minute Drive to
Downtown Boise



THE RIVERSIDE
HOTEL

THE
ART
BLOCK

CHINDEN BLVD 37,500 VPD



Easy Freeway Access



Ester Simplot
Park

5 Minute Walk



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