

# FLEX SPACE - OFFICE RETAIL WAREHOUSE FOR LEASE

108 W 31ST STREET GARDEN CITY, ID 83714



[LISTING LINK](#)

[GOOGLE MAP](#)

DIANA ANDERSON (208) 938-3818 | SHARI MINTON (208) 869-4540  
re@propertyinvestmentteam.us shariminton.re@gmail.com

**THE ART BLOCK** Garden City



# SUITE 108

Available February 2026, Suite 108 offers a rare blend of modern office and heated warehouse space. This 3,806 sqft flex space features 1,515 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

<b>Address</b>	108 W 31st Street Garden City
<b>Lease Rate</b>	\$13 / PSF / YR
<b>Est NNN</b>	\$3.88 / PSF / YR
<b>Size</b>	3,860 SF
<b>Base Rent with NNN</b>	\$5,429.73/mo
<b>Availability</b>	February 2026
<b>Property Type</b>	Flex - Office Warehouse
<b>Zoning</b>	C-2
<b>Year Built</b>	1989 / Renovated 2023
<b>Parking</b>	Assigned Parking
<b>Tenancy</b>	Multiple / 7 Suites
<b>Signage</b>	New Halo Lit Sign & Directory

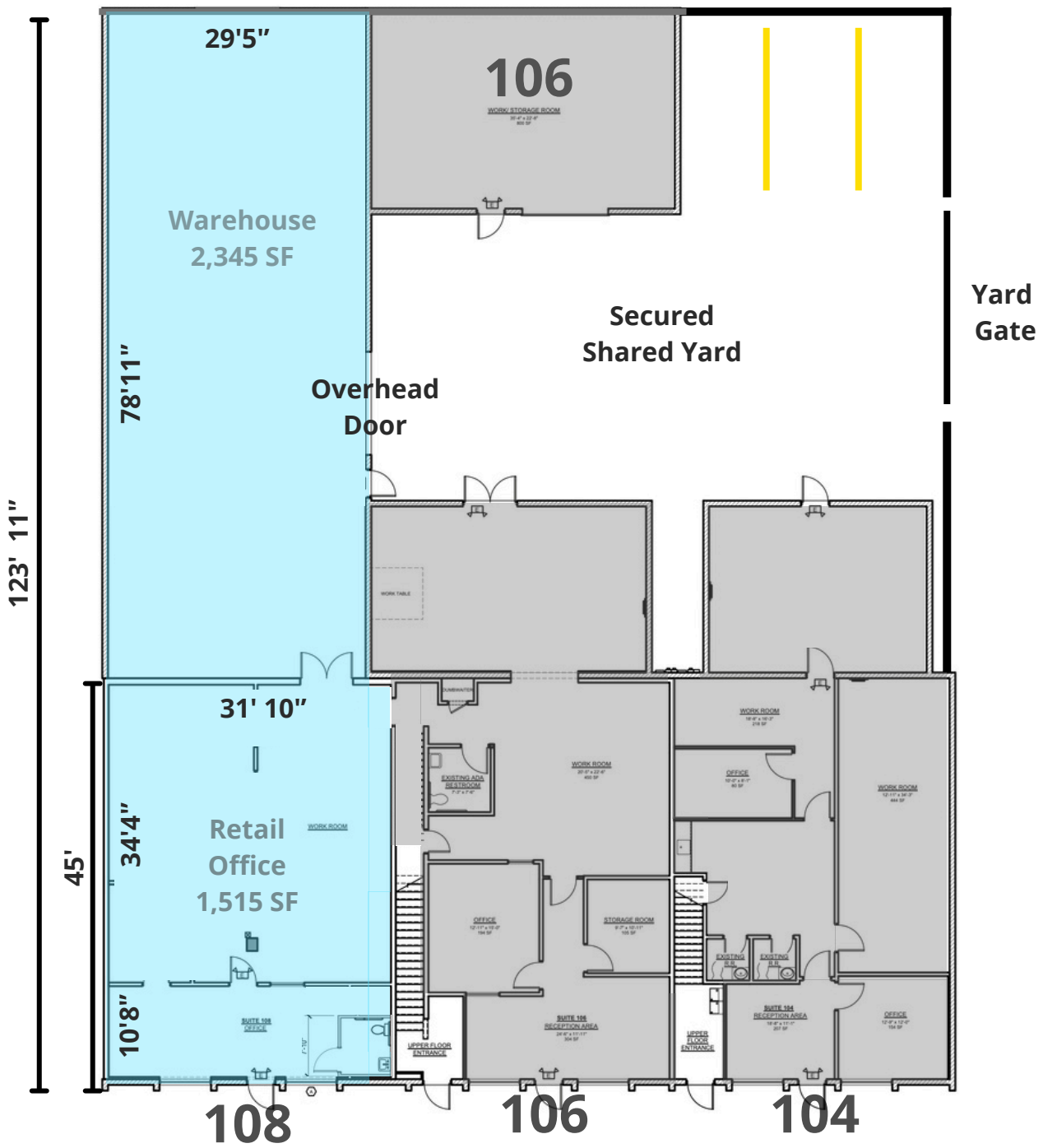


## SUITE 108 FEATURES

- +/- 1,515 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



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 RIVERSIDE  
HOTEL



THE  
ART  
BLOCK



CHINDEN BLVD 37,500 VPD





**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