

**OFFICE FOR SUBLICENSE | LINEN DISTRICT
1516 W. GROVE ST.
Boise, ID 83702**

PROPERTY SUMMARY

Building Size: 5,624 SF

Available Lease Space: 5,624 SF

Lease Rate: \$6,400 per month (MG)

Lease Type: Sublease
(Sublease expires
December 31, 2020)

Parking: 16 Free Surface Spaces

Zoning: C-2DD

Lot Size: .28 Acres

Parcel ID: R1013007371

Available: Immediately



PROPERTY HIGHLIGHTS

- Located on W. Grove St. between S. 15th and S. 16th Streets in Boise's historic Linen District
- Includes 16 free surface parking spaces
- Three blocks from freeway entrance
- Walking distance to Downtown Business District
- Other Linen District neighbors include Big City Coffee, Modern Hotel & Bar, Eyes of the World Imports

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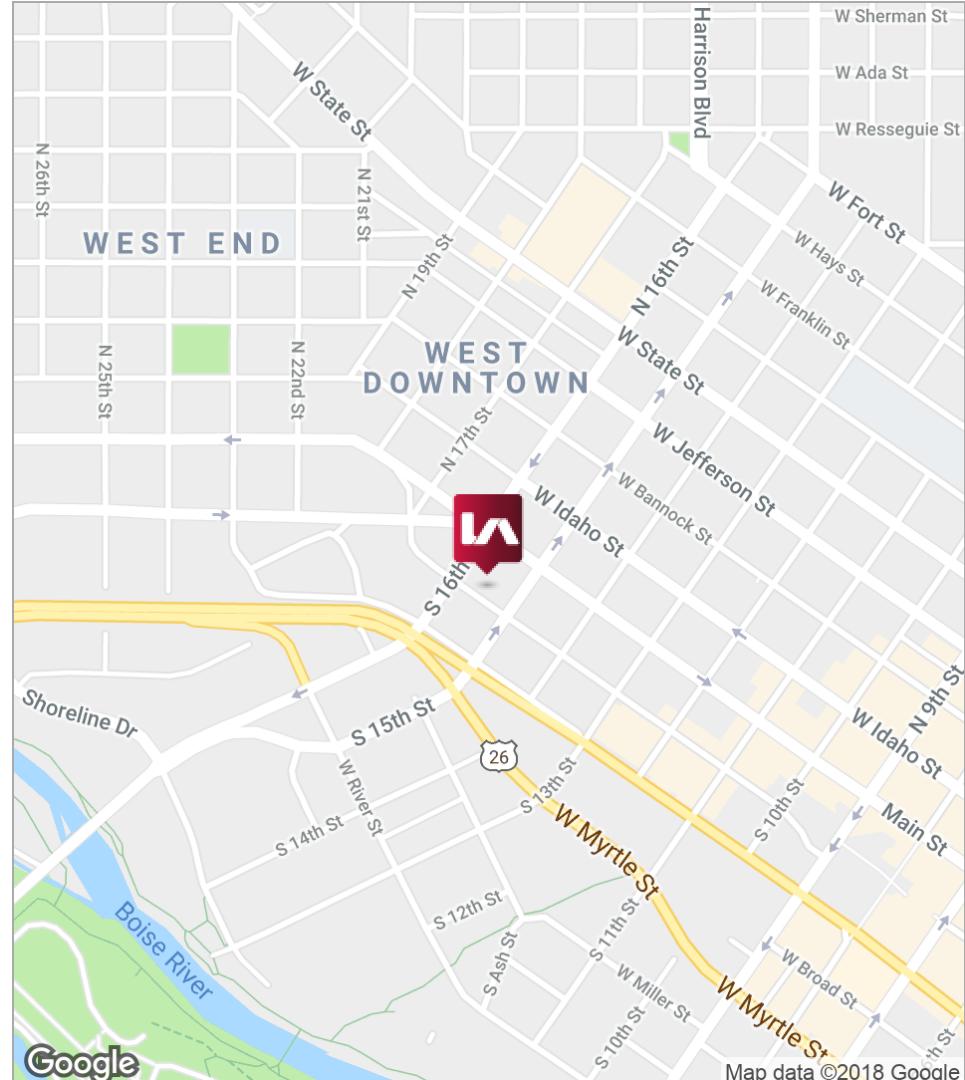
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Photo: CoStar

BOISE'S LINEN DISTRICT

The Linen District is six square blocks bounded by Main and Front Streets between 13th and 16th streets. The district is located within two of Capital City Development Corporation's urban renewal districts, Westside and River Myrtle–Old Boise.

The district lies just west of the center of the city; most of the existing buildings in the area were built between 1910 and 1950, primarily for light industrial services and distribution. The idea of the Linen District redevelopment is David Hale's. The name comes from the area's most physically prominent building, formerly the American Linen Company, built in 1910.

CHARACTER

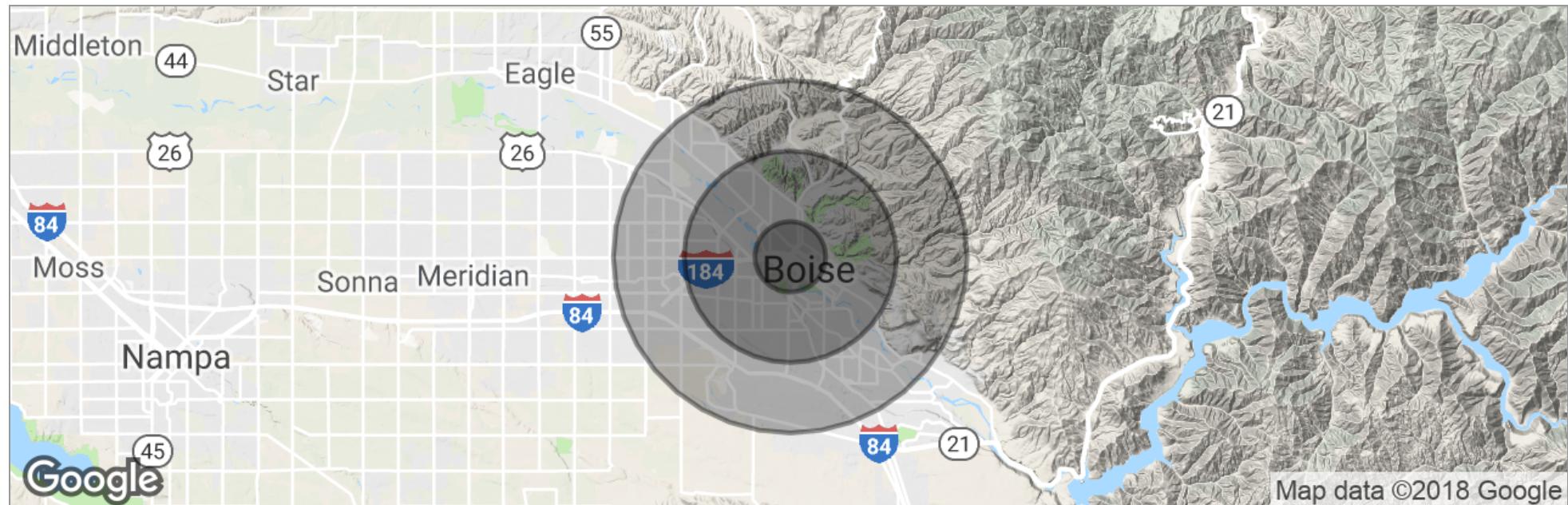
The character of the Linen District is primarily defined by the single story brick buildings facing Grove Street between 15th and 14th streets. These small scale, repurposed buildings mostly have original or slightly modified 1940's era facades. The district retains several long-lived businesses: Oakley Moody Services, a vehicle repair business; Alloway Electric, an electrical fixture supply and contractor services company; Baldwin Lock and Key and the Sav-on Cafe. All are Boise businesses located in the area for decades. Repurposed and modestly updated buildings lend the area an improvisational and authentic character. The Linen Building, an events center and art gallery, is a renovated commercial laundry; Donnie Mac's Restaurant is a former tire sales and repair shop; and Idaho Youth Ranch was formerly a car parts and repair shop.

Source: <https://www.boiseartsandhistory.org/media/2703/linen-district-cultural-concept-plan.pdf>

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	1 Mile	3 Miles	5 Miles
Total Population	10,165	92,741	173,948
Population Density	3,236	3,280	2,215
Median Age	33.1	33.0	35.0
Median Age (Male)	33.6	32.6	34.2
Median Age (Female)	32.5	33.6	35.7
Total Households	5,515	42,979	77,887
# of Persons Per HH	1.8	2.2	2.2
Average HH Income	\$52,181	\$55,733	\$60,457
Average House Value	\$304,815	\$244,820	\$245,065

* Demographic data derived from 2010 US Census

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