

OFFICE + RETAIL + FLEX WAREHOUSE FOR LEASE

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



[VIDEO TOUR](#)



[VIDEO TOUR](#)



[LISTING LINK](#)



[GOOGLE MAP](#)

DIANA ANDERSON (208) 938-3818 | SHARI MINTON (208) 869-4540

re@propertyinvestmentteam.us

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

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



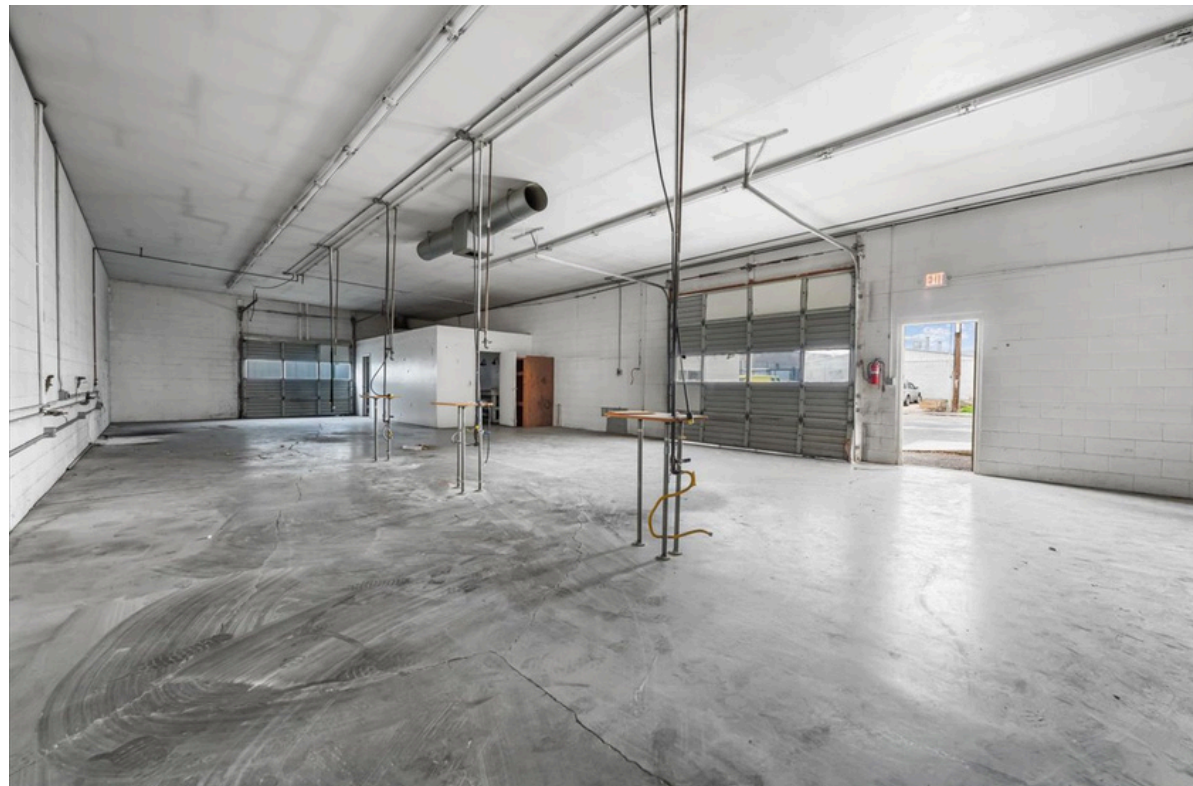
SUITE 108

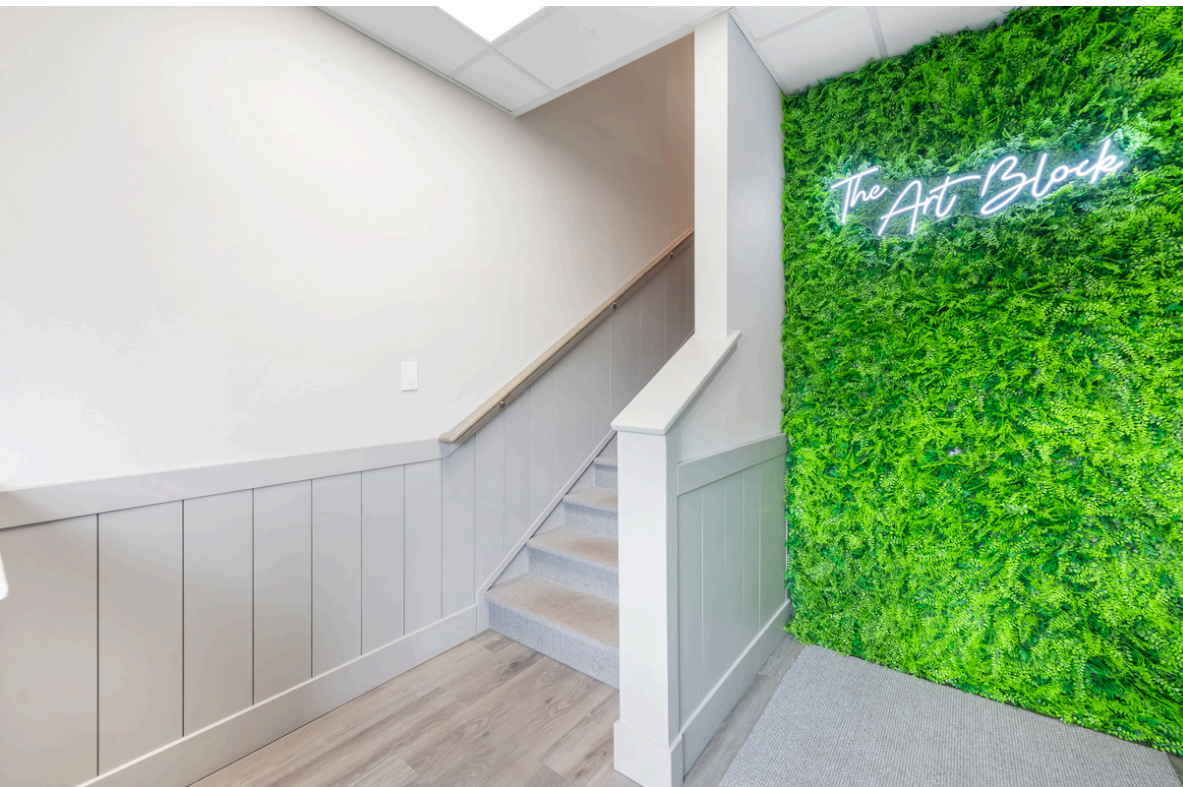
Address	108 W 31st St
Lease Rate	\$12.77 / PSF / YR + NNN
Size	3,905 SF
Availability	April 2025
Total Building SF	13,984
Property Type	Warehouse
Lot Size	0.35 Ac
Zoning	C-2
Year Built	1989 / Renovated 2023
Parking	Assigned Parking
Tenancy	Multiple / 8 Suites
Signage	New Halo Lit Sign & Directory



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

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



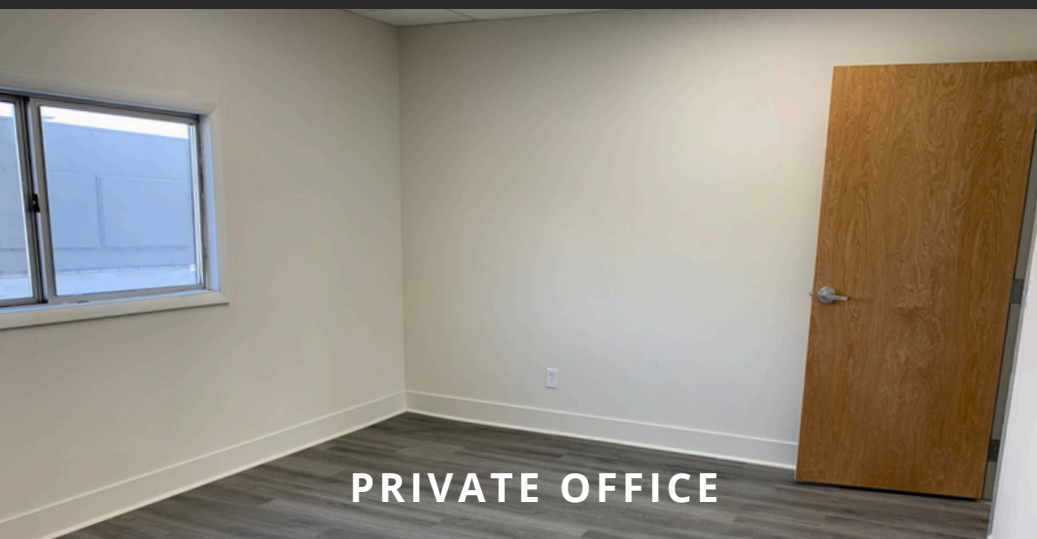
OPEN FLOOR PLAN



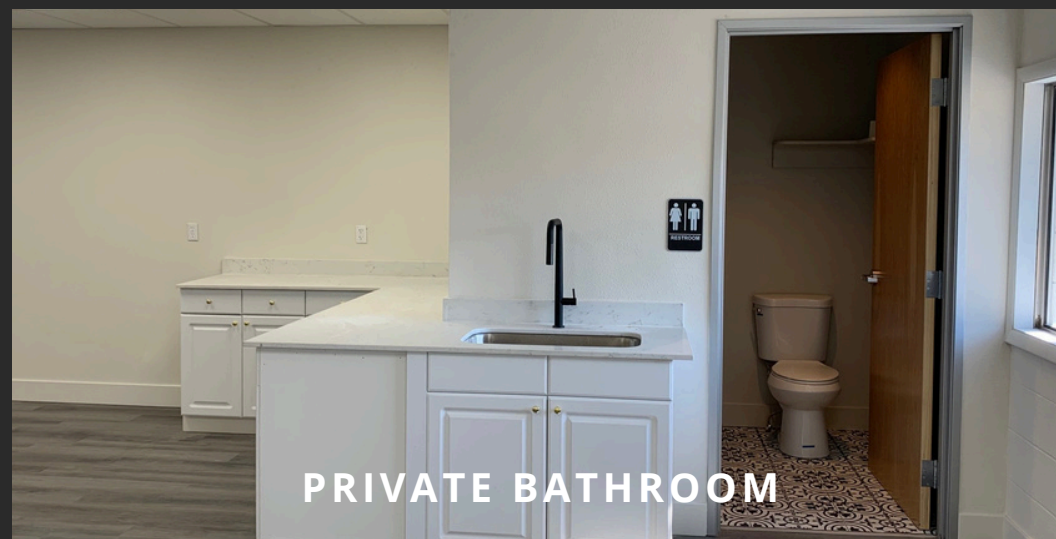
DOOR TO PRIVATE OFFICE



KITCHENETTE

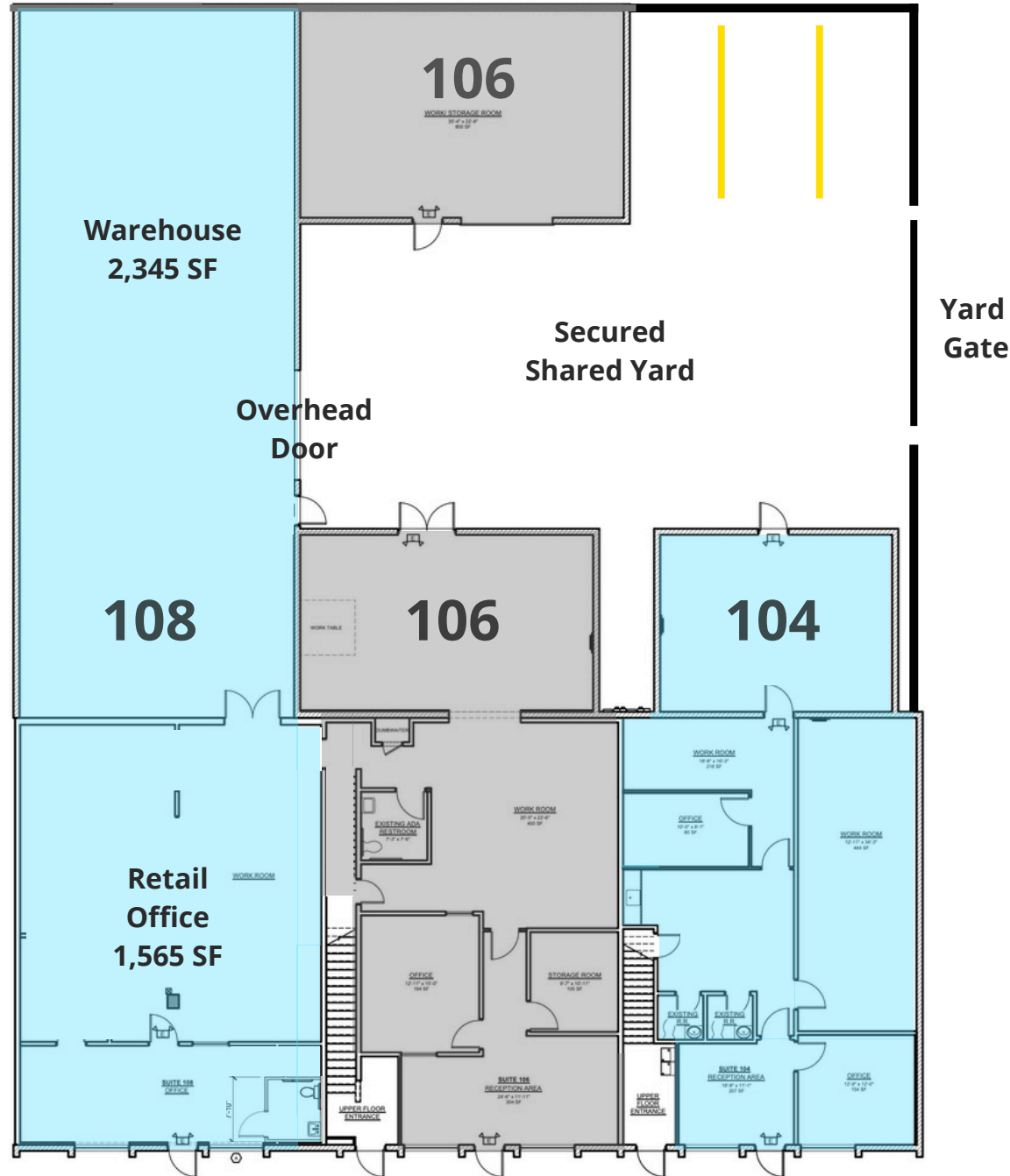


PRIVATE OFFICE

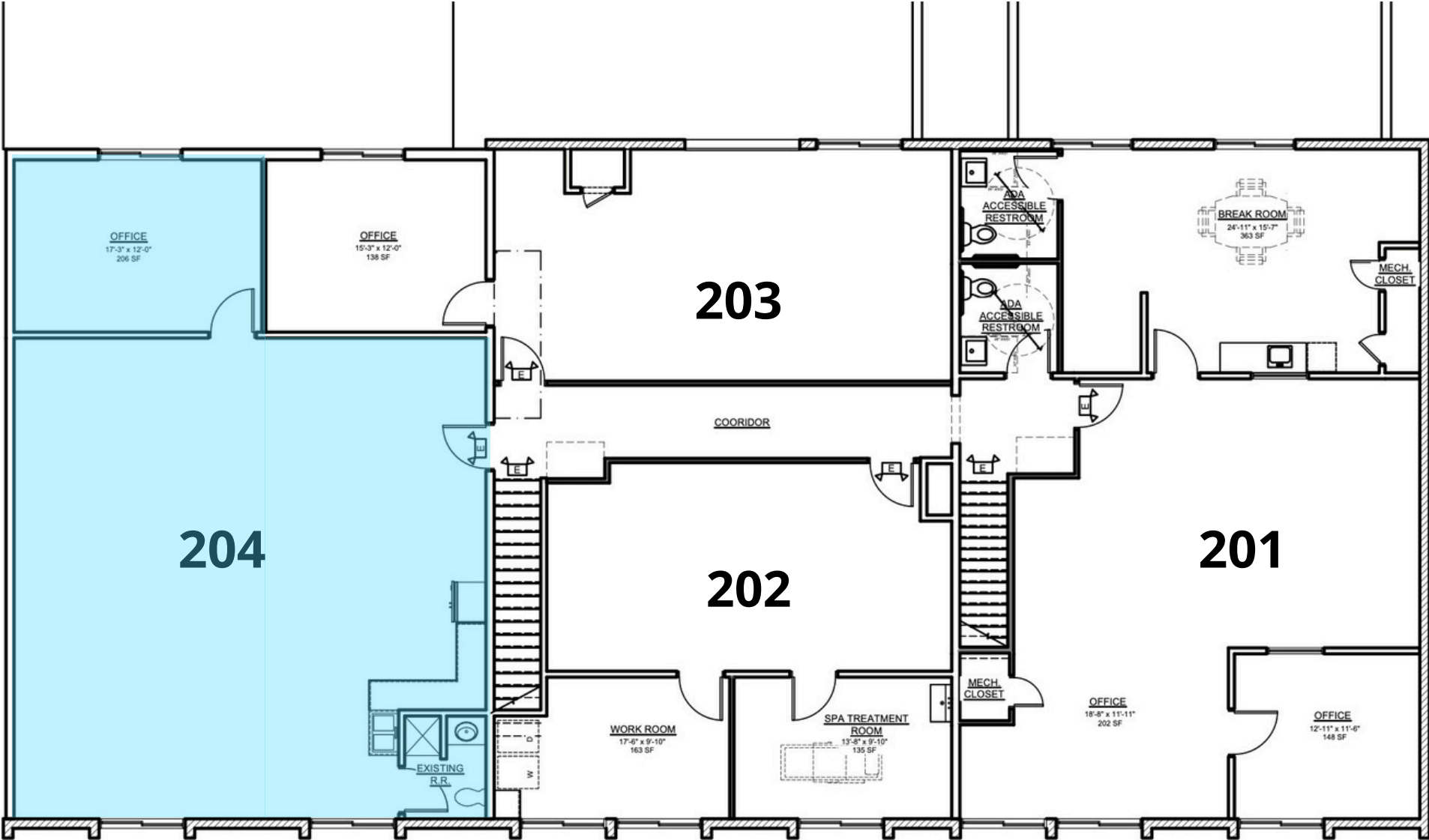


PRIVATE BATHROOM

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



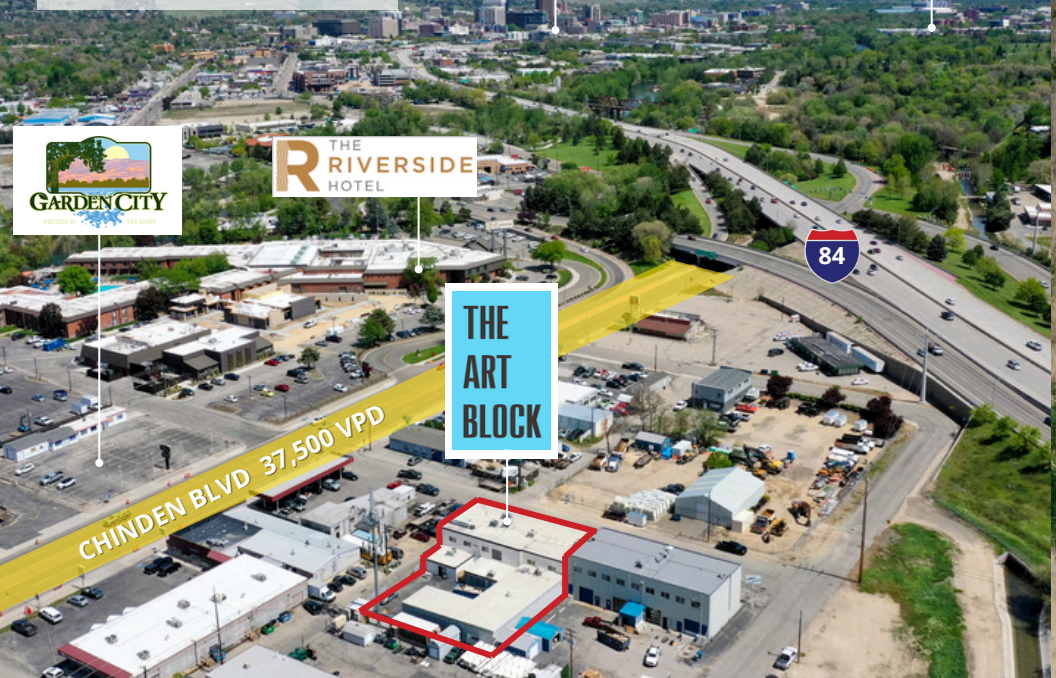
5 Minute Walk



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