

DOWNTOWN BOISE RETAIL LEASE SPACE



New Front Elevation Rendering along S. 23rd Street



Current Building Before Renovation Project

The immediate area is currently under development with multiple apartment complex projects

SPACE AVAILABLE

+/-1,600 SF up to +/-6,300 SF

- The building will be divided into 3 or 4 retail spaces, each having its own restroom
- Spaces to be demised to tenant needs

LEASE RATE

\$14.75 PSF, NNN

PROPERTY INFORMATION*

Building Size: 6,374 SF
Parcel Size: 0.36 Acre (15,681.6 SF)
Zoning: C-5DD (Central Business Downtown Design Review)

*The above information has been taken from public record and should be verified by a buyer's own measurement

COMMENTS

- The building originally constructed in 1962 and renovation planned to begin late 2018
- Ceiling height 10'
- Historic use as retail store
- Access from both Fairview Avenue and 23rd Street
- 10'6" sidewalks fronting Fairview and 6' sidewalks along the entrance of each space on 23rd Street
- Sprinkled landscaping
- Paved parking for 21 cars in current configuration
- The structure is approximately 40.23' by 158.45' with entrances facing 23rd St side

UTILITIES

- Gas and electric service
- Public water and sewer



Request Additional Information:

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