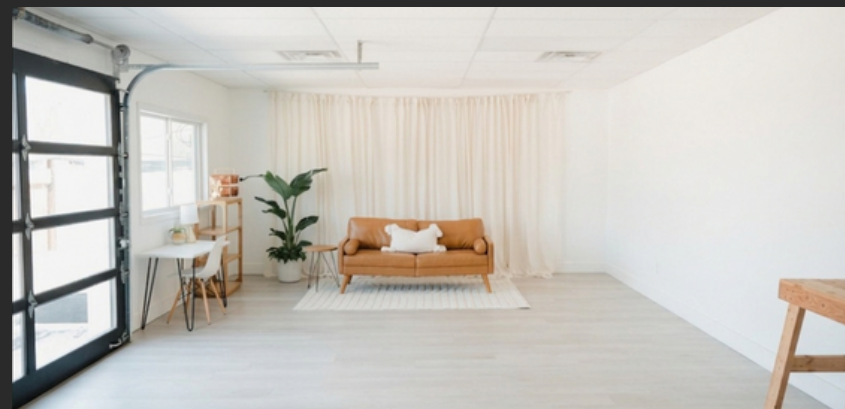


# CREATIVE OFFICE FOR LEASE

106 W 31ST STREET SUITE 203 GARDEN CITY, ID 83714



DIANA ANDERSON (208) 938-3818  
re@propertyinvestmentteam.us

SHARI MINTON (208) 869-4540  
shariminton.re@gmail.com

**THE ART BLOCK**

Garden City

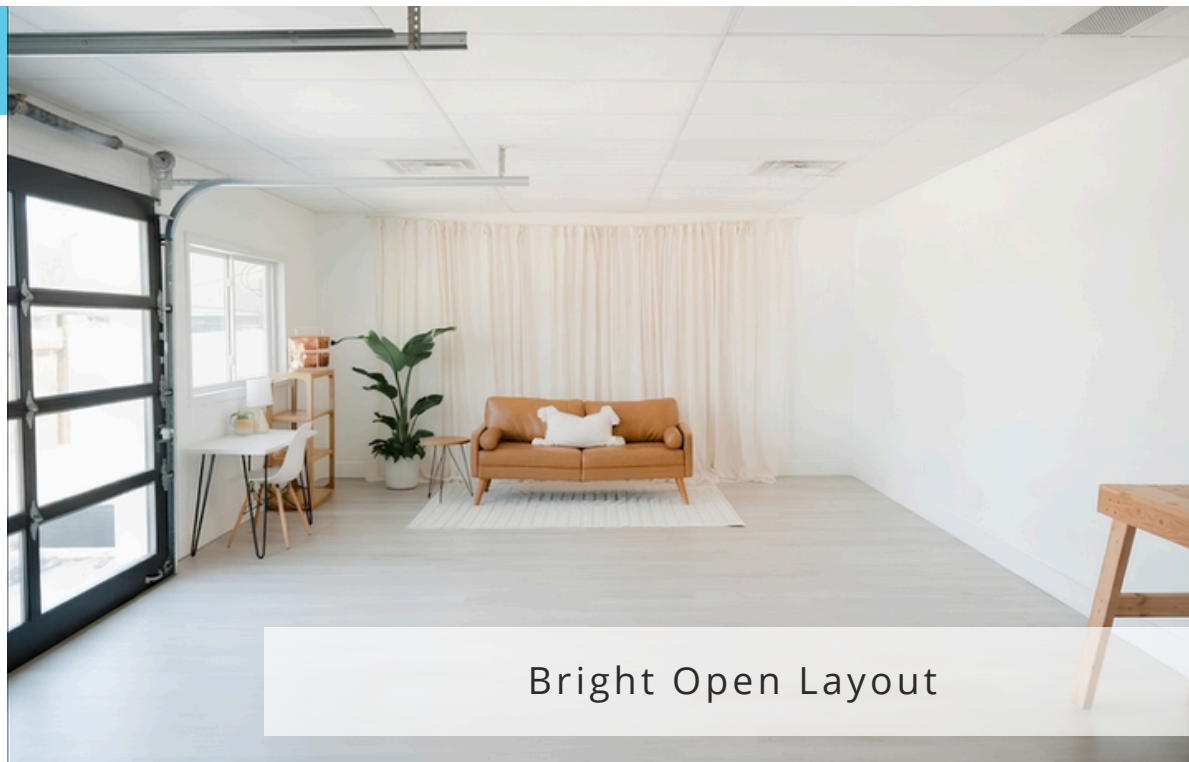
# The Art Block

Welcome to The Art Block, a renovated multi-tenant flex building positioned within Garden City's dynamic Live/Work/Create District. This thoughtfully designed property caters to a variety of businesses, fostering a collaborative environment for artists, artisan manufacturers, and technology firms. Its prime location on West 31st Street, off Chinden Boulevard, provides excellent connectivity to downtown Boise (5-minute drive) and the I-84 connector. Additionally, tenants benefit from the close proximity to recreational opportunities, with the Boise River Greenbelt and Ester Simplot Park just a 5-minute walk. Please contact the agent to arrange a private showing.



## SUITE 203 CREATIVE OFFICE

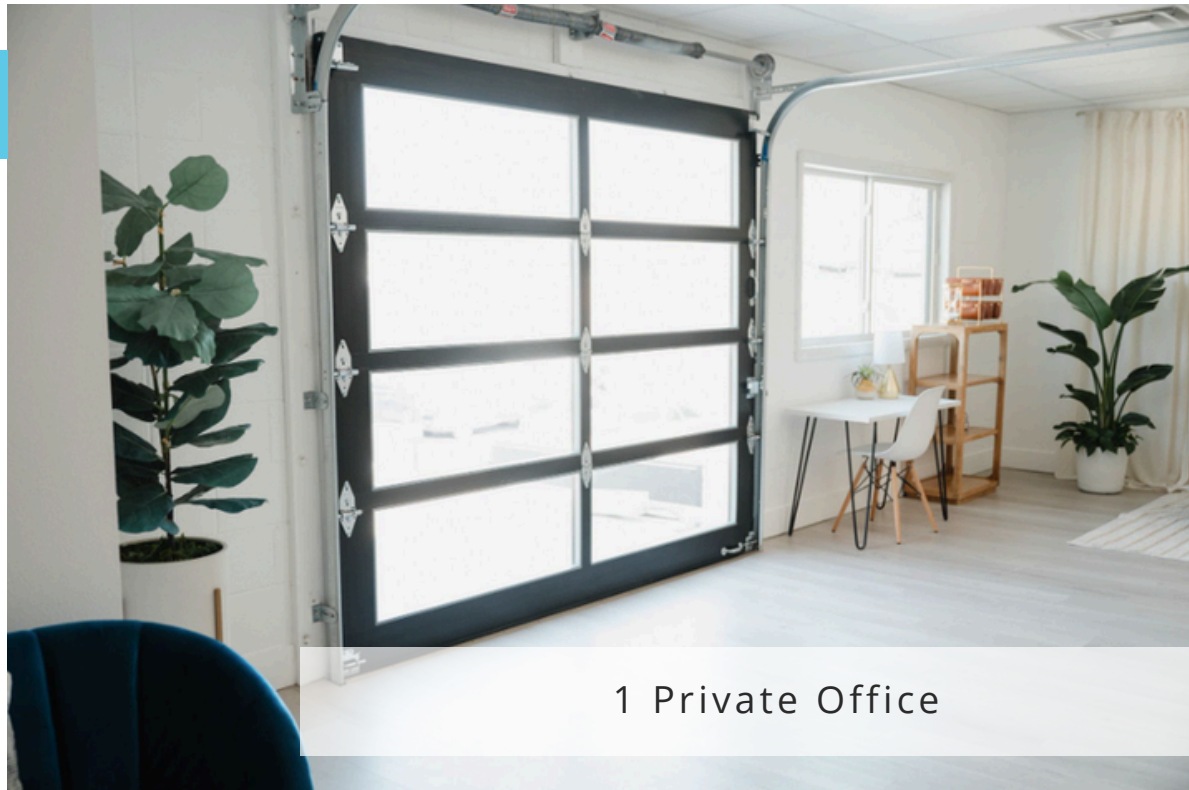
<b>Address</b>	106 W 31st Street Suite 203
<b>Lease Rate</b>	\$15.00 / PSF / YR
<b>Est NNN</b>	\$3.98 / PSF / YR
<b>Size</b>	778 sqft
<b>Base Rent + NNN</b>	\$1,230/mo
<b>Availability</b>	Dec 1 <sup>st</sup> 2026
<b>Property Type</b>	Office
<b>Utilities</b>	Tenant pays electric and gas
<b>Zoning</b>	C-2
<b>Year Built</b>	1989 / Renovated 2022
<b>Parking</b>	Shared Parking
<b>Signage</b>	New Halo Lit Sign & Directory



Bright Open Layout

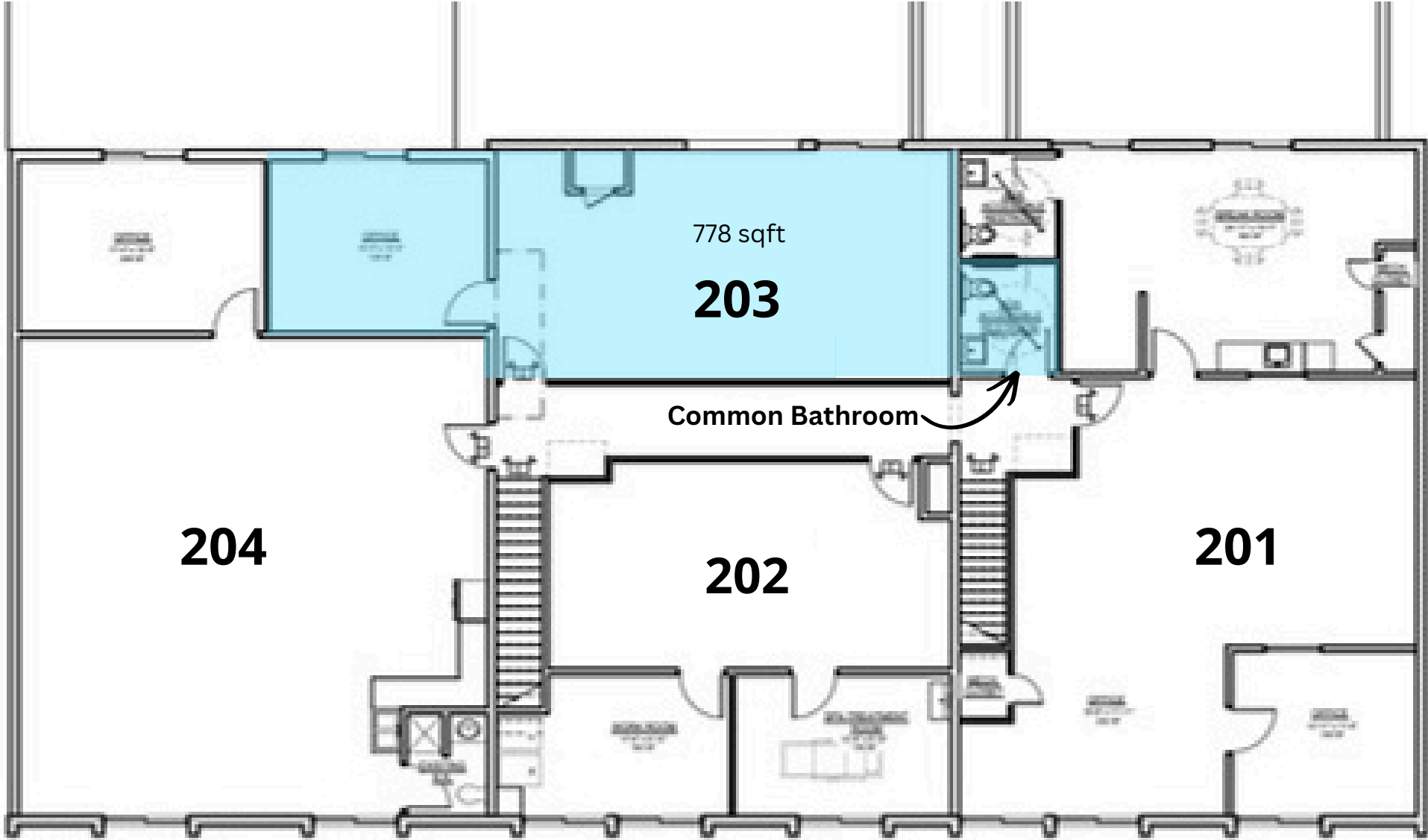
## SUITE 203 FEATURES

- Open layout
- 1 Private Office
- Abundant Natural Light
- Overhead door for modern esthetic
- LED motion lights
- LVP Floors
- Adjustable thermostat
- Common Restroom



1 Private Office

# SUITE 203 FLOOR PLAN



**SECOND FLOOR PLAN**  
SCALE N.T.S.

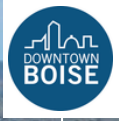


CHINDEN BLVD 37,500 VPD

THE ART BLOCK



5 Minute Drive to  
Downtown Boise



Easy Freeway Access



THE RIVERSIDE  
HOTEL

THE  
ART  
BLOCK

CHINDEN BLVD 37,500 VPD



Ester Simplot  
Park

5 Minute Walk



Brown Street

Stockton St

Chinden Blvd

W 31st Street

THE  
ART  
BLOCK

**Garden City**

**SITE**



**Boise Bench**  
4 MINUTES

**Downtown Boise**  
5 MINUTES

ESTHER SIMPLOT & WHITE WATER PARK

WHITE WATER

27TH STREET

CHINDEN BLVD

31st ST

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