



SUMMIT
COMMERCIAL
REAL ESTATE GROUP

FOR LEASE
2,250 - 11,683 SF

**HISTORIC
DOWNTOWN
RETAIL/OFFICE**

THE LINEN BUILDING
1402 W. Grove Street, Boise, ID 83702

ANDREA NILSON

Executive Director
+1 208 890 4028
andrea@summitcreg.com

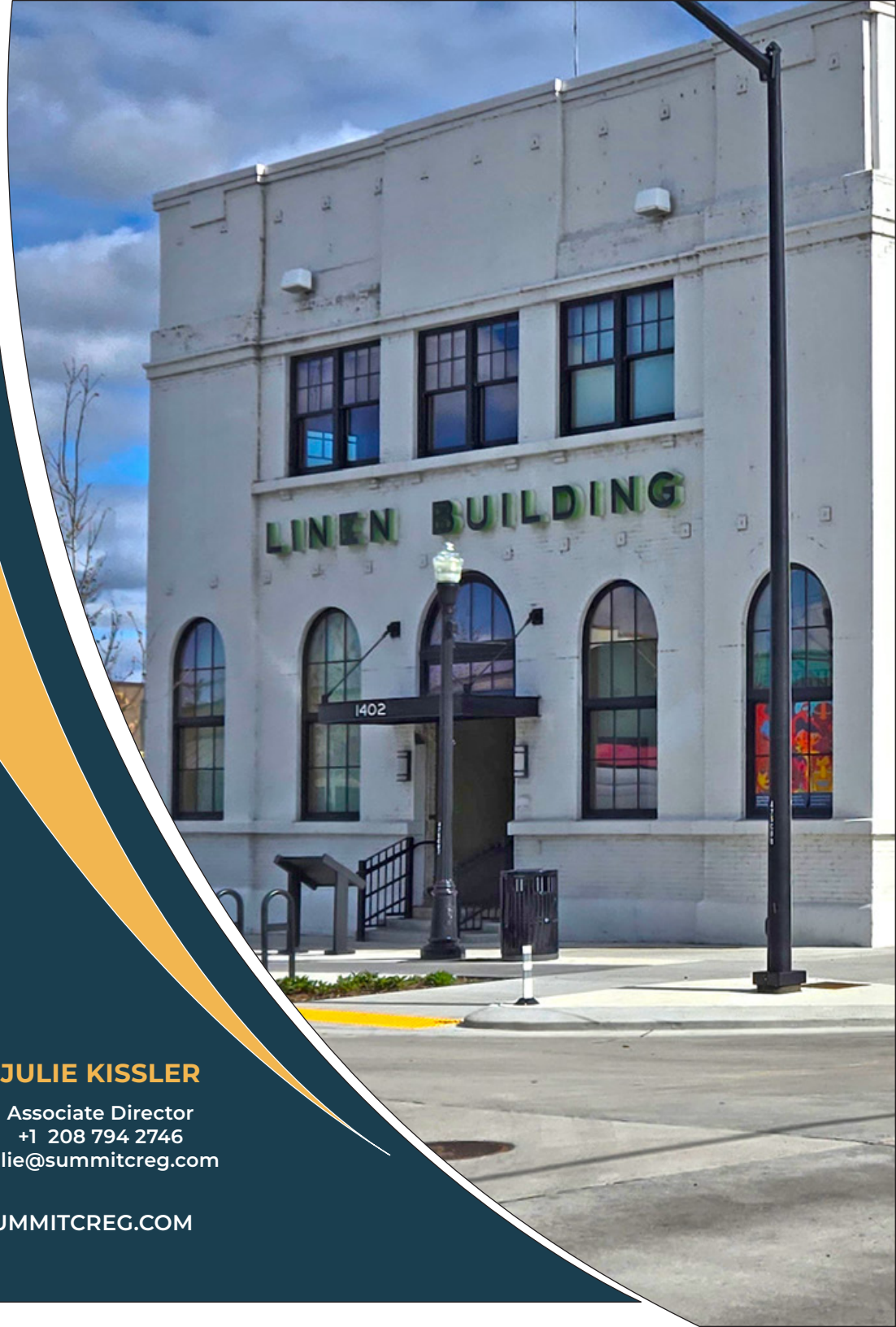
LEANN HUME, CCIM, CLS, CRRP

Executive Director
+1 208 890 1089
leann@summitcreg.com

JULIE KISSLER

Associate Director
+1 208 794 2746
julie@summitcreg.com

1517 W HAYS ST, BOISE, IDAHO 83702 | +1 208 975 4447 | SUMMITCREG.COM



HISTORIC DOWNTOWN RETAIL/OFFICE 1402 W. Grove Street, Boise, Idaho 83702



- 2,250 - 11,683 SF Available
- Negotiable Rate & Terms
- NNN Est. \$8.85/SF
- Retail, Restaurant, Office Uses
- Open Floors - Flexible Configuration
- Multiple Stories, Mezzanine & Basement
- Potential T.I. Allowance - Contact Agents

- Hard Corner of Grove & 14th Streets
- Located in the Historic Linen District
- Shared Off-Street Parking & Street-Side
- MX-5 Zoning - [Click Here to Learn More](#)
- Surrounded by New Hotels & Housing
- Ready for Immediate Occupancy
- Schedule a Walk-Through Today



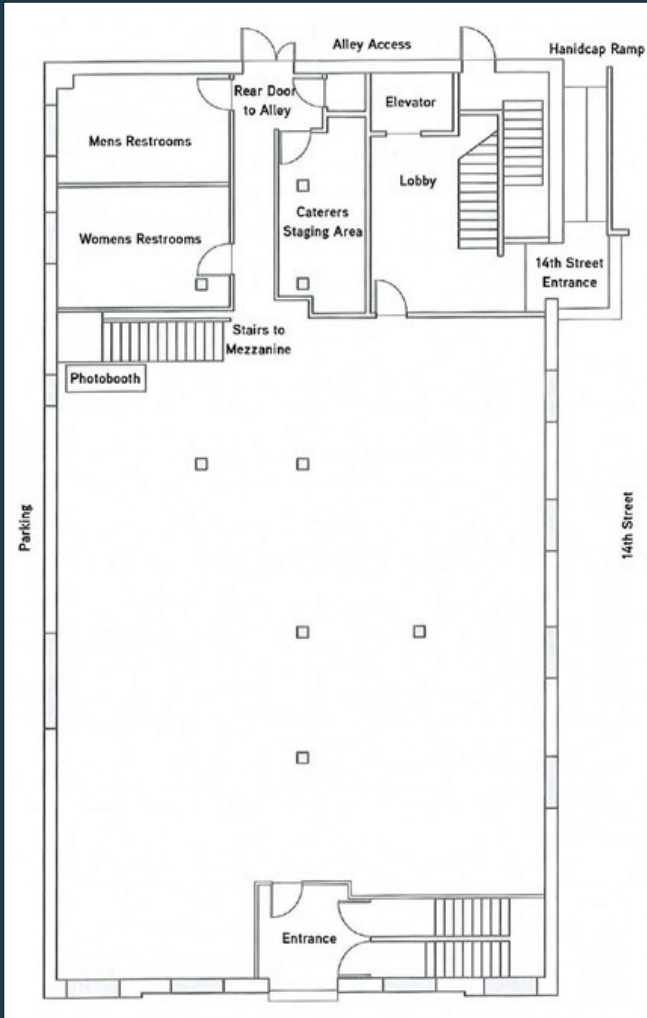
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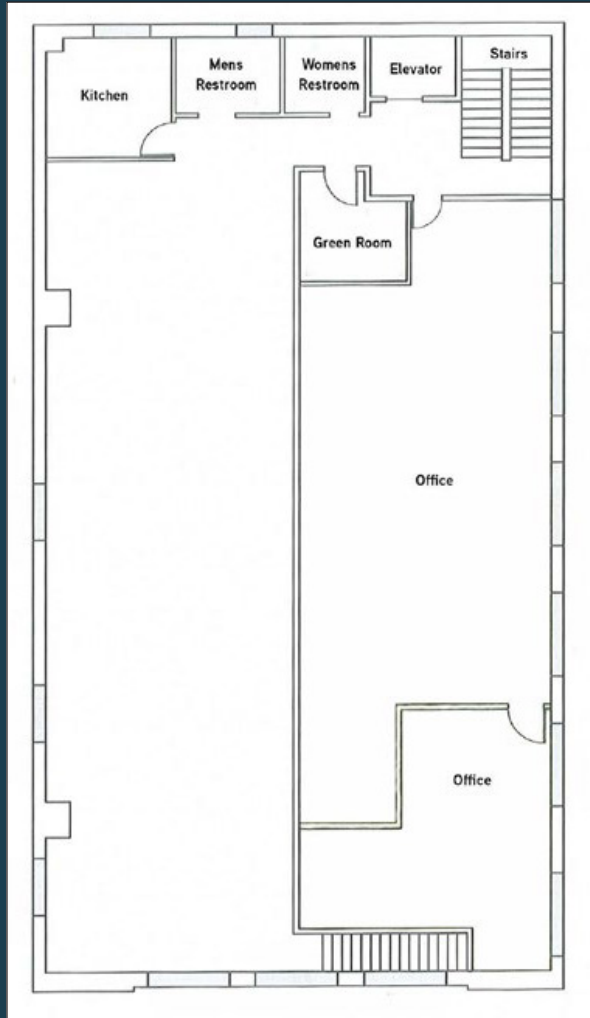
Position your business at the center of Boise's creative and cultural energy with the Linen Building—a distinctive, historic venue in the heart of downtown. Blending industrial character with modern flexibility, this beautifully restored space features soaring ceilings, exposed brick, and abundant natural light, creating an inspiring environment for offices, studios, events, or retail concepts. Surrounded by thriving local businesses, dining, and entertainment, the Linen Building offers unmatched visibility and foot traffic, along with convenient access for clients and employees alike. If you're looking for a space that reflects innovation, authenticity, and community, the Linen Building is where your next chapter begins.

Located in one of Boise's fastest-growing downtown corridors, the Linen Building benefits from a steady surge in new residential developments, boutique offices, and mixed-use projects that are reshaping the surrounding blocks. This momentum has brought a dynamic mix of professionals, creatives, and visitors into the area day and night, fueling consistent foot traffic and demand for unique spaces. Just steps away, popular restaurants, breweries, galleries, and event venues act as powerful anchors that draw both locals and tourists, while nearby festivals and community events regularly activate the neighborhood. With continued investment and development in the district, the Linen Building is perfectly positioned to capitalize on Boise's upward trajectory—offering tenants not just a location, but a front-row seat to the city's ongoing growth.

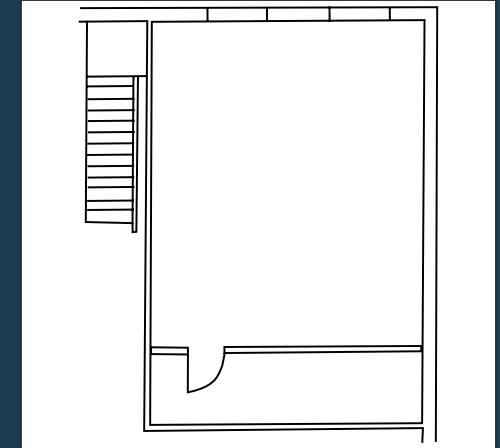
FIRST FLOOR - 4,500 SF



SECOND FLOOR - 2,250-4,500 SF



MEZZANINE - STORAGE

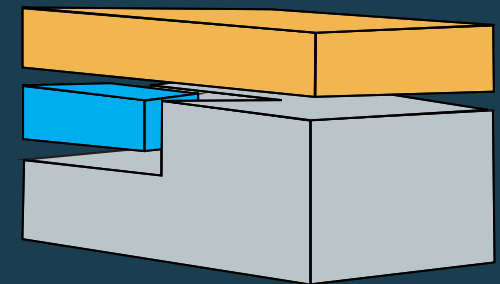


CONFIGURATION

SECOND FLOOR

MEZZANINE

FIRST FLOOR



HISTORIC DOWNTOWN RETAIL/OFFICE
1402 W. Grove Street, Boise, Idaho 83702



**HARD CORNER OF GROVE & 14TH STREETS
SHRED ON-SITE PARKING & STREET-SIDE**



















[Google Map View - Click Here](#)



**SURROUNDING AMENITIES, TRAFFIC
GENERATORS, AND DEVELOPMENT INFO**

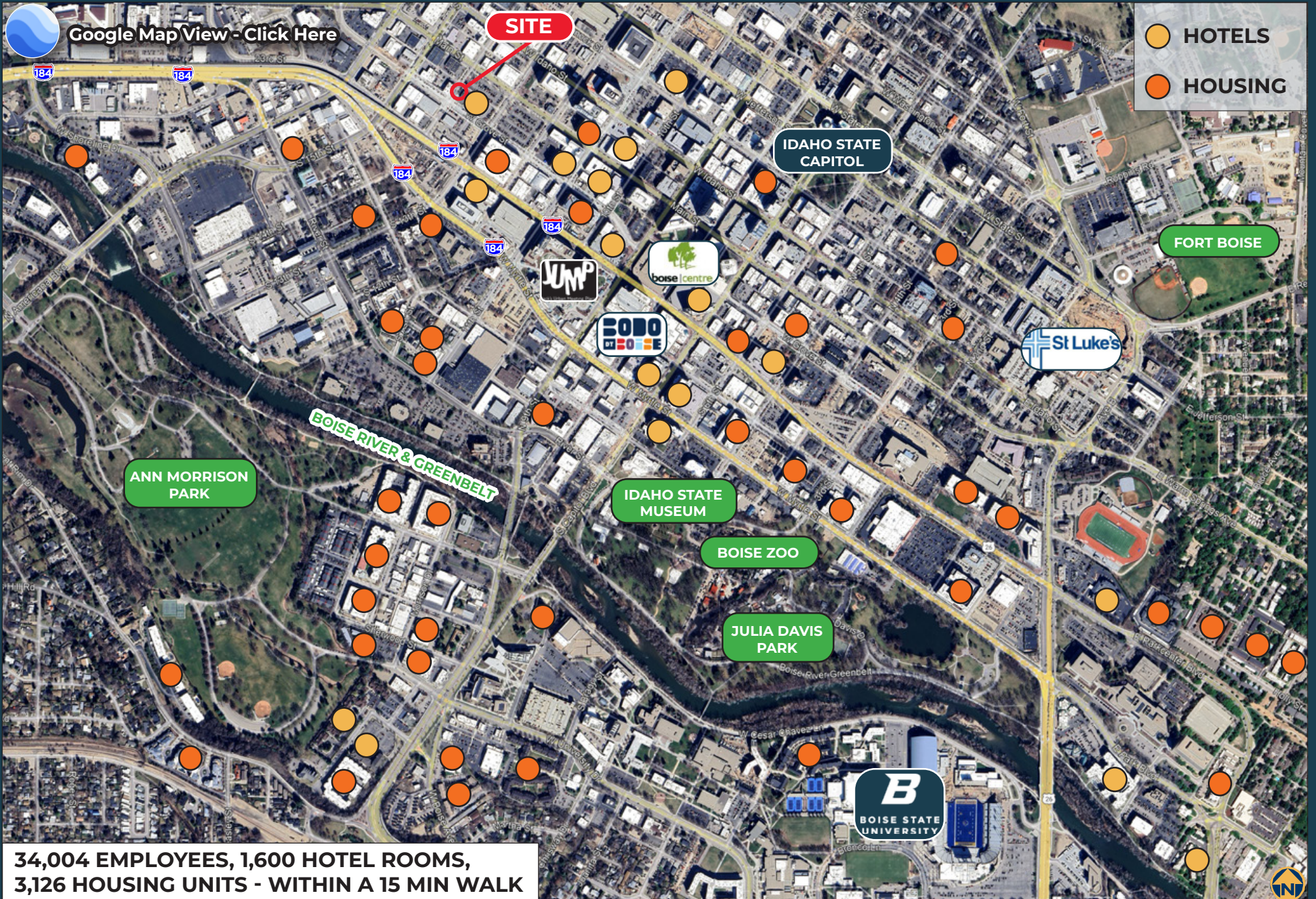


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|--|--|---|--|
|  | <u>Google Map View</u> |  | <u>The Warehouse Food Hall</u> |
|  | <u>Google Street View</u> |  | <u>Idaho Central Arena</u> |
|  | <u>Google Earth View</u> |  | <u>Idaho Steelheads Hockey</u> |
|  | <u>Surrounding Hotels</u> |  | <u>The Grove Plaza</u> |
|  | <u>Boise Dev Project Tracker</u> |  | <u>Alive After 5</u> |
|  | <u>Parking in Downtown Boise</u> |  | <u>Capital City Public Market</u> |
|  | <u>See What's Happening Downtown</u> |  | <u>Boise Center on the Grove</u> |
|  | <u>Treefort Music Hall</u> |  | <u>Downtown Restaurants & Bars</u> |



HISTORIC DOWNTOWN RETAIL/OFFICE

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1, 3 & 5 MILE DEMOGRAPHICS & RETAIL DEMAND OUTLOOK

3 MILE SNAPSHOT - 2025

104,557
POPULATION

\$74,106
MEDIAN HH INCOME

99,652
DAYTIME POP

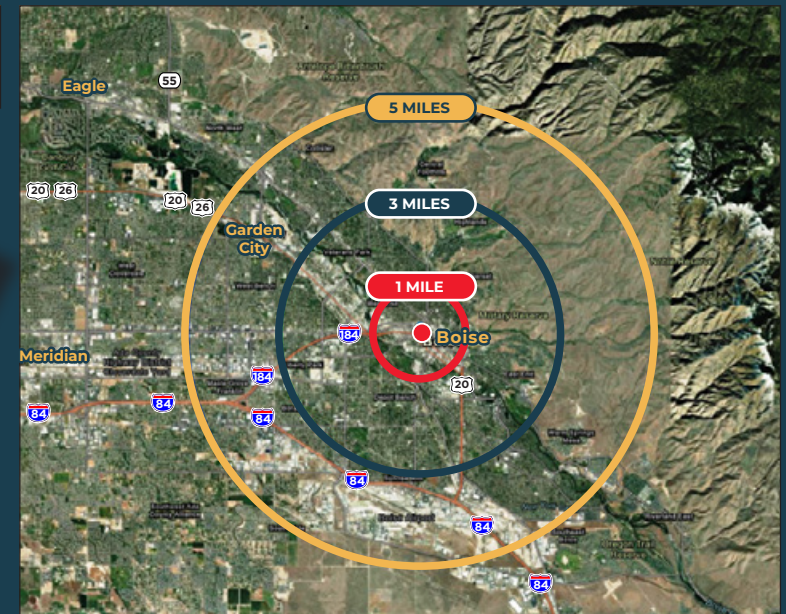
48,017
HOUSEHOLDS

\$109,112
AVERAGE HH INCOME

36
MEDIAN AGE

1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

RETAIL DEMAND OUTLOOK
CLICK BELOW TO VIEW



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

5, 10 & 15 MINUTE DRIVE-TIME DEMOS & COMMUNITY SUMMARY

10 MINUTE SNAPSHOT - 2025

112,730
POPULATION

\$72,056
MEDIAN HH INCOME

125,023
DAYTIME POP

51,633
HOUSEHOLDS

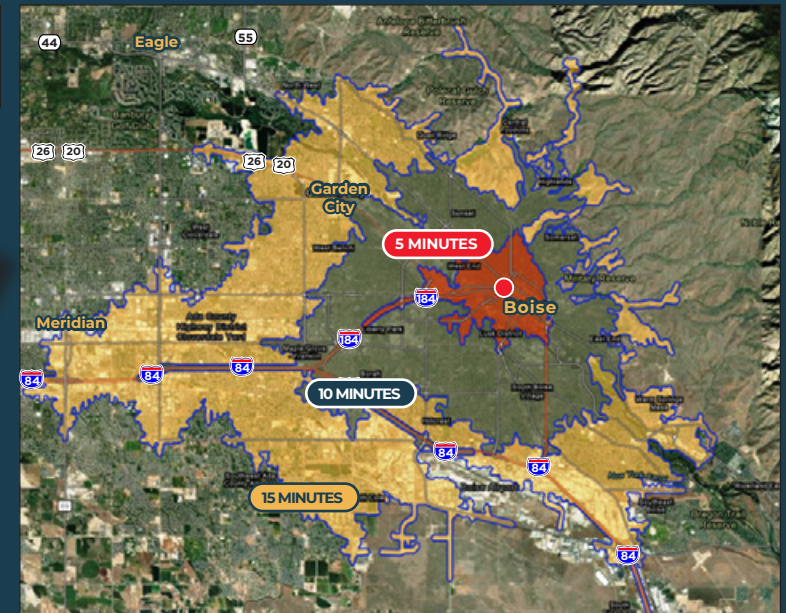
\$103,721
AVERAGE HH INCOME

36
MEDIAN AGE

5, 10 & 15 MIN DRIVE-TIME DEMOS
CLICK BELOW TO VIEW



COMMUNITY SUMMARY
CLICK BELOW TO VIEW



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

TREASURE VALLEY REGIONAL INFORMATION
THE BOISE METRO AREA



OPPORTUNITY, MEET AMBITION

A region's strength starts with its people—and the Boise Metro stands out. Home to a highly educated, fast-growing workforce, the area continues to attract new residents at one of the strongest rates in the West, bringing a steady pipeline of talent, innovation, and entrepreneurial energy. This growth is paired with a business environment built on accessibility, collaboration, and a lifestyle that supports true work-life balance.

Companies operating here benefit from significantly lower costs than neighboring West Coast markets, without compromising on quality of life or opportunity. It's why established leaders like Simplot, Albertsons, and Micron chose to grow here—and why a new generation of businesses is doing the same.

Consistently ranked among the nation's top destinations for relocation, the Boise Metro appeals to professionals, families, and entrepreneurs alike. It's more than a place to do business—it's a place to build long-term success. With continued population growth and economic momentum, the region is poised to remain a top choice for forward-thinking companies.

If you're considering relocation or expansion, the data tells a compelling story. For insights tailored to your organization's goals, connect with BVEP to learn more. <https://bvep.org/>



Click here to download the complete Boise Valley
Regional Overview:
<https://rb.gy/ngyz4i>

NATIONAL ACCOLADES

It's no news to us – the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition. View All Accolades Here: <https://bvep.org/>

Top U.S Cities for Job Growth

NewHomeSource
July, 2025

#5 Best City for Work Life Balance

Coworking Cafe
July 2025

Top 20 Mid-Sized Cities on the Rise

LinkedIn News
July 2025

Idaho Ranked #2 in Top Job Growth

U.S Bureau of Labor Statistics
July 2025

Nampa, ID Top 100 Best Places to Live in the U.S

Livability
July 2025

Top 25 U-Haul Growth Metros

U-HAUL
January 25

#1 Best City for Working Families

ELEVATE
February 2025

#23 Fastest Growing Place in the U.S. 2024-2025

U.S. News
February 2025

#20 Most Dynamic Metropolitan City

Heartland Foward
January 2025

Best U.S. Cities for a Weekend Trip

Thrillist
November 2024

#2 Best Places to Live in the U.S. in 2024-2025

US World & News
May 2024

#1 Nampa & #7 Meridian Top Cities for Economic Growth under 250K

Coworking Cafe
July 2024

#3 Meridian, #5 Boise, #16 Nampa Best Places To Live Out West

Livability
July 2024

Top 15 Cities for Young Professionals

Pheabs
May 2024

Tech Workers Ditching big city for Boise

Wired
January 2024

#3 Best Performing Cities

Milken Institute
2024

Top 25 Metro for Economic Growth

Area Development
Q4 2023

#4 Overall On Talent Attraction Card

Lightcast
2023

#7 Overall Cutting Edge Cities Boise

WSJ
October 2023

Top 20 Best Mid Size City in US

HGTV
September 2023

Top 20 Safest Cities

WalletHub
October 2023

#5 Best Performing Cities

Milken Institute
2023

Blue Turf Biggest Attraction for Sport's Fans

USA Today
2023

#6 Best Large Cities to Start a Business

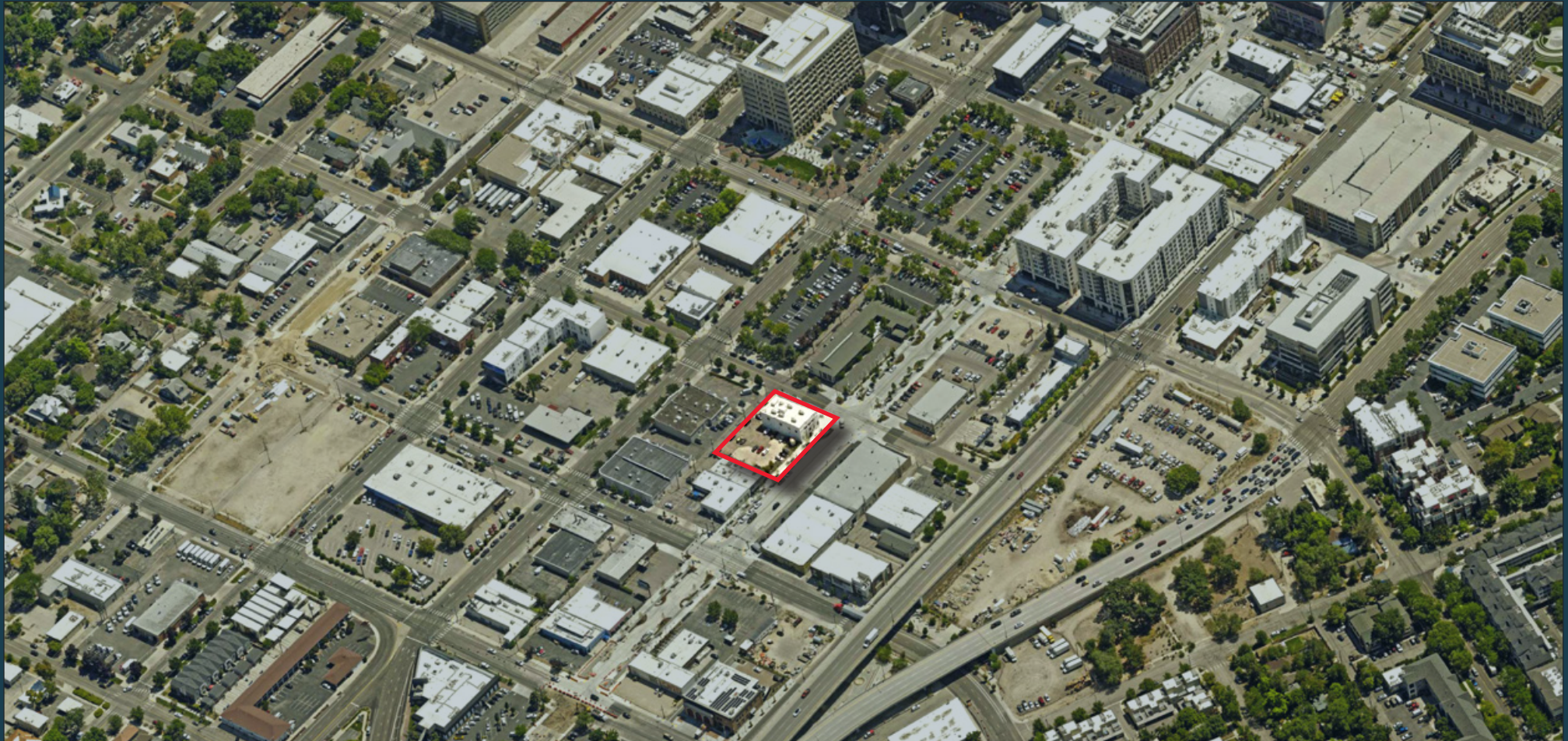
WalletHub
April 2023

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