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REAL ESTATE

FOR SUBLEASE



COMMERCIAL RETAIL/OFFICE FOR SUBLEASE
1519 W. GROVE STREET



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1519 W. GROVE STREET FOR SUBLEASE

CONTACT:

JULIA TROMPKE

julia@commercialnw.com

208 720 7994

1221 Shoreline Lane
Boise, ID 83702

HIGHLIGHTS:

- Prime Linen District location — corner of W. Grove & 16th Street, Downtown Boise
- Free surface parking on-site
- Located directly next to A'Tavola, a well-established gourmet café and marketplace
- Signalized intersection with strong visibility
- Three blocks to the freeway on-ramp
- Walking distance to the Downtown Business District
- Historic Linen District setting with an established mix of restaurants, cafés, and specialty retail
- Master Lease Expires March 2029

FOR LEASE:

Retail/office

SIZE

RATE

NNN

2,368 SF

Contact agent

Yes

Zoning: MX5 Mixed Use

Ideal Uses for This Space:

Coworking / shared office space

Event & meeting space

Yoga, pilates, or dance studio

Photography or content creation studio

Interior design or creative studio

Boutique retail or gallery

Wine bar or tasting room

Wellness studio

Professional office





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Open-concept retail space in downtown Boise featuring **natural light**, high ceilings, several small offices, and a breakroom. Ideal for retail, office, showroom, or wellness use in a highly visible and walkable location.



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PROPERTY OVERVIEW



RETAIL / OFFICE

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Property Overview

1519 W. Grove Street offers a rare opportunity to secure a highly visible property in Boise's historic Linen District, one of Downtown Boise's most distinctive and sought-after neighborhoods.

Prominently positioned at the corner of W. Grove Street and 16th Street, the property benefits from excellent visibility at a signalized intersection and convenient access from multiple directions. Free on-site surface parking provides an added advantage in the downtown market, offering convenience for employees, clients, and customers.

The property is located directly next to A'Tavola, a well-established gourmet café and marketplace, and is surrounded by an established mix of restaurants, cafés, specialty retailers, creative businesses, and professional offices that contribute to the Linen District's unique character and steady activity.

Located just three blocks from the freeway on-ramp and within walking distance of Boise's central business district, 1519 W. Grove Street provides an ideal balance of accessibility, visibility, and downtown connectivity.

Its prominent corner location and recognizable Linen District setting make the property well-suited for an owner user, investor, professional office, boutique retailer, showroom, hospitality concept, or other business seeking a distinctive presence in Downtown Boise.

Opportunities offering this combination of on-site parking, strong visibility, freeway access, and proximity to the Downtown Business District are increasingly difficult to find.

