



BASEMENT STUDIO / FLEX SPACE FOR LEASE  
**1322 W. MAIN STREET**  
 BOISE, IDAHO 83702

COMMERCIAL

▶ **BASEMENT SPACE AVAILABLE IN ICONIC BUILDING**



MAIN & 14<sup>TH</sup> STREETS | DOWNTOWN BOISE

Updated: 02.11.2021

**PROPERTY INFORMATION**

<b>Submarket:</b>	Downtown
<b>Bldg Type:</b>	Studio / Flex
<b>Bldg Size:</b>	6,456 SF
<b>Parking:</b>	Street & Off-Street Parking
<b>Lease Terms:</b>	3-5 Years
<b>Lease Type:</b>	FSEJ

**LEASE SUMMARY**

<b>LOWER LEVEL</b> [Basement]	3,228 SF	\$9.00/SF, FSEJ
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**DO NOT DISTURB TENANT. CONTACT AGENT FOR SHOWING!**

**LISTING COMMENTS**

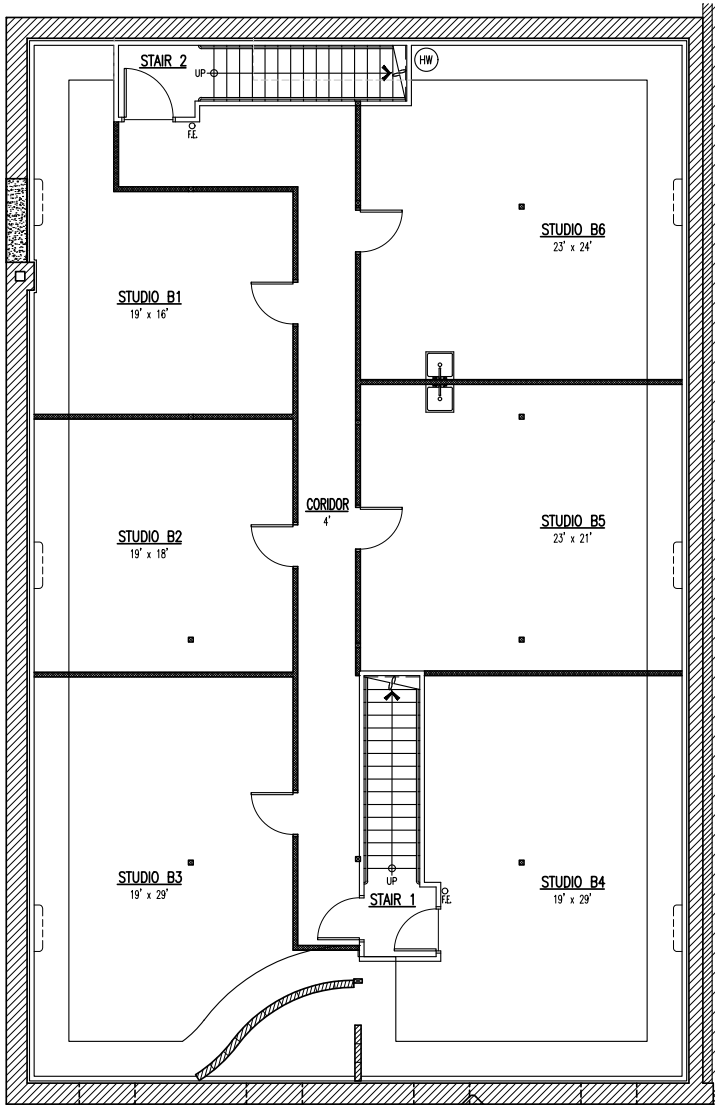
- Unfinished, lower level studio space, available.
- Owner will work cooperatively to build out space to tenant's needs.
- Excellent space for artist's studio or tech firm.
- Iconic downtown building built in 1910.
- Located beneath Delia Dante Gallery and Fire Fusion Studio.
- Rare on-site parking availability in downtown Boise!



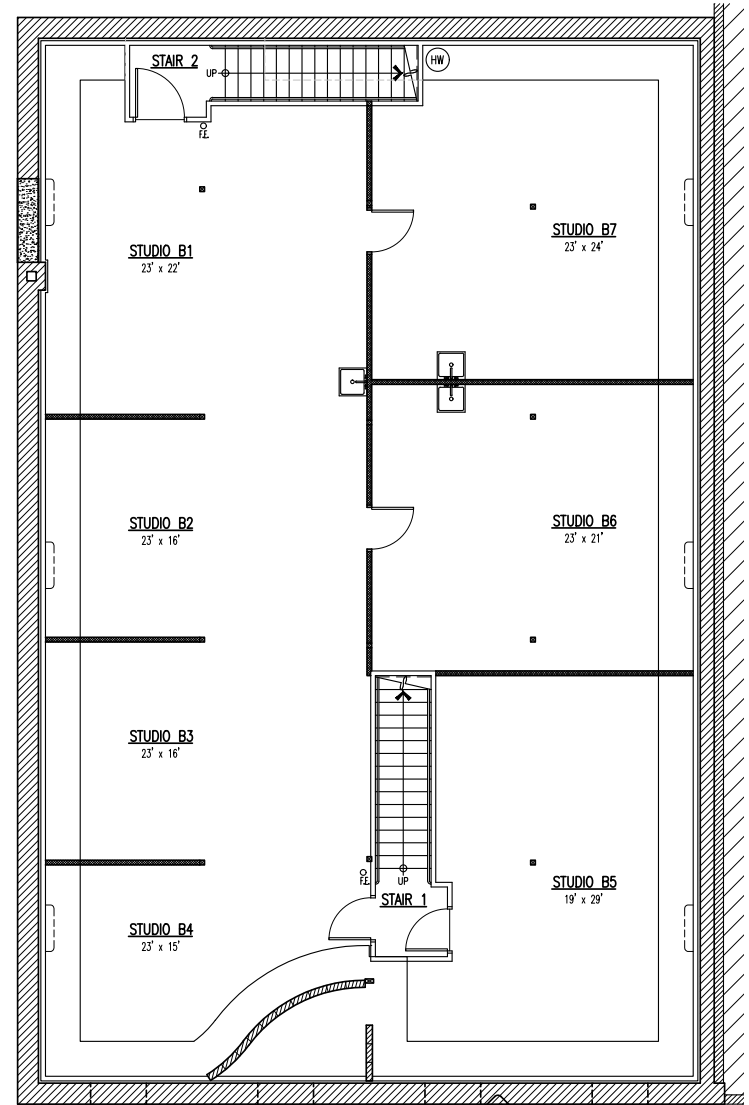
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# POTENTIAL LAYOUTS



OPTION 1



OPTION 2