

OFFICE SPACE FOR LEASE
1024 F STREET

ADDRESS: 1024 "F" Street, Lewiston, Idaho

DESCRIPTION: Approximately 1,100 square feet in an 8,000 square foot building on the south side of "F" Street across 11th Street from the State of Idaho Office Building, a block away from the Lewiston City Hall and two blocks away from the Nez Perce County Courthouse. Other tenants in the building include a school of hair design, an attorney and a property management firm. Prior tenants included an escrow company, a law office, an appraiser's office and a counseling firm. Nearby businesses include a bank, a RE/MAX office, a gym, an appraiser's office, the County Health Department and the state, county and city offices mentioned above.

SIZE: Approximately 1,100 square feet with a reception area, three offices, a conference room and two bathrooms.

LAND SIZE: Approximately 30,000 square feet

MONTHLY

RENT: \$900 per month. Tenant to provide its own janitorial service.

UTILITIES: Tenant to pay for Avista (electricity and natural gas), garbage, telephone, Internet, satellite, cable TV. Landlord pays for water and sewer.

BEST USES: This space has been office space for more than 30 years. Best uses would be for attorney's office because of its proximity to the Courthouse. General offices or a loan office would also work for this space.

ZONING: The property's zoning is C-4 which is General Commercial

TENANT FINISH: The space will have new paint and new floor covering and the second bathroom will be re-modeled. There is also the option to remove a wall and create a larger office or to add a wall and make two conference rooms.

For more information or an appointment to view the space and discuss a lease contact Dick White at RE/MAX River Cities (208) 743-6575 or dwhite@lewiston.com or come by our office at 1015 "F" Street, in Lewiston, Idaho

