

OFFICE SPACE FOR LEASE
1028 F STREET

ADDRESS: 1028 "F" Street, Lewiston, Idaho

DESCRIPTION: Approximately 900 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 900 square feet with a 700 square feet of open space with dividers and 200 square feet for storage and one bathroom.

LAND SIZE: Approximately 30,000 square feet

MONTHLY

RENT: \$725 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, a loan office or counseling office would also work well for this space.

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

TENANT FINISH: The space has relatively new carpeting and paint. It has partitions to create three work spaces plus the reception area and is partially furnished.

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

