

FOR LEASE

RETAIL/OFFICE SPACE

ADDRESS – 103-105 Thain Road, Lewiston, Idaho

DESCRIPTION – Retail/office space in the north end of a shopping center at the southeast corner of Thain and Stewart in Lewiston, Idaho

SIZE – Approximately 2,040 square feet

MONTHLY RENT – - \$2,040 per month - \$12.00 per square foot per year

ADDITIONAL RENT – Common area expenses (includes property taxes, insurance and common area maintenance) of approximately \$590 per month - \$3.50 per square foot per year

PARKING – Adequate parking is available to the property from a large shared parking lot.

UTILITIES – Water and sewer by Landlord – Gas, electric, telephone and garbage by Tenant

BEST USES – Prior uses for this space have been as a real estate office and a call center. This property has excellent access and visibility for a retail or office use.

ZONING - Service Commercial – multiple uses – retail and office

GENERAL DESCRIPTION – This space is part of a multi-tenant building fronting on the south side of Stewart and with a Thain Road address in Lewiston, Idaho. The subject space was most recently an outbound call center and has one large room with a reception area, break room and bathroom. There are two front entrances and one rear entrance. Other tenants in this center include the Grocery Outlet, a State Farm Insurance Claims Office and a title loan operation. Tenants in adjacent centers and free standing buildings include Hastings, Erb Hardware, McDonald's, Shuck's Auto Parts and a cell phone store. WalMart is located across Stewart from this subject lease space.



For more information or an appointment to see the space contact Dick White at Ray J. White & Sons (208) 743-6575 or dwhite@lewiston.com or come to our office at 1015 F Street in downtown Lewiston, Idaho

www.RayJWhiteRealEstate.com