

FOR LEASE

OFFICE/RETAIL SPACE

ADDRESS: 102 Thain Road, Lewiston, Idaho

DESCRIPTION: Multi-tenant single story commercial facility located at the southwest corner of Thain and Stewart in Lewiston, Idaho. Thain Road is a major thoroughfare in Lewiston and is an extension of 21st Street to the north. The building is nicely landscaped and the design is contemporary.

SIZE: Two adjoining 1,300 square foot spaces in the building which contains approximately 13,000 square feet total. Each space has a front and rear entrance

LAND SIZE: The property contains approximately one acre and has plenty of paved parking.

MONTHLY RENT: The north space is \$1,500 per month and the south space is \$1,600 per month plus common area maintenance charges for each space.

UTILITIES: Paid by the tenant. Tenant will also be responsible for their own janitorial service.

BEST USES: These spaces are suitable for either office or retail uses. Former tenants included each use.

ZONING: C-3 commercial zoning

GENERAL DESCRIPTION: This is a five year old multi-tenant shopping center of approximately 13,000 square feet located at the southwest corner of Thain Road and Stewart, a major intersection in Lewiston, Idaho. The property currently houses two tenants – Mattress Outlet and Anytime Fitness. The property has been the home of a Verizon cell phone retailer and a cash advance store. The property is across from the former Wal-Mart and other businesses in the area include I-HOP Restaurant, MacDonald's, Hastings, Grocery Outlet, Erb Ace Hardware, Tri-State Outfitters and KRLC Radio Station.

TENANT FINISH: The quoted price is "as is" with the tenant paying for the build out. The building owner would consider providing the build out for a qualified tenant. Build out can be completed in 30-60 days after a building permit has been issued.

OTHER: Thain Road is a major shopping corridor for Lewiston and is the southerly extension of 21st Street to the north. This intersection has four way street lights with left turn lanes for easy access to and from the property.



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

www.HomesAtRiverCities.com