

# FOR LEASE

## RETAIL/OFFICE SPACE

ADDRESS - 1702 21st Street, Suite 106, Lewiston, Idaho

DESCRIPTION – This space is unfinished with the landlord providing a bathroom, small office, floor covering, wall treatment and installed ceiling.

BUILDING SIZE – The space contains approximately 1,000 square feet. The standard tenant finish provision is for a small office area and bathroom in the back of the space as well as the items mentioned above. This is part of what is known as Mall 21, a 17,300 square foot shopping center at the southwest corner of 21st Street and 17th Avenue.

MONTHLY RENT – \$1,000.00 per month

COMMON AREA CHARGES - Currently approximately \$0.25 per square foot per month for allocated taxes, insurance and common area expenses.

UTILITIES – Electricity, natural gas, garbage, telephone, cable TV, and internet service by tenant

BEST USES – This space would be attractive for either a retail or an office use.

ZONING - C-6 Commercial Zone

GENERAL DESCRIPTION – This space is in a 17,300 square foot shopping center known locally as Mall 21 and is located at the southwest corner of 21st Street and 17th Avenue in Lewiston, Idaho. Nearby businesses include Toyota, Ford, Honda, and Hyundai dealerships, Taco Bell, Taco Time, K-Mart and Columbia Paint. National tenants in the center include American General Finance (occupancy 9/1/08), Curves for Women and Progressive Insurance. This location would be excellent for retail or office uses. The center has plenty of parking and there are three signage opportunities.



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](mailto:dwhite@lewiston.com) or come to our office at 1015 F Street in downtown Lewiston, Idaho

[www.RayJWhiteRealEstate.com](http://www.RayJWhiteRealEstate.com)