

RETAIL SPACE FOR LEASE

ADDRESS: 102 Thain Road Spaces A and B, Lewiston, Idaho

DESCRIPTION: Multi-tenant, single story commercial facility located at the southwest corner of Thain Road and Stewart in Lewiston, Idaho. Thain Road is a major commercial thoroughfare in Lewiston and is the southern extension of 21st Street. The property is nicely landscaped and the design is contemporary. The space is an end cap and is the most visible space on the property. The corner of Thain and Stewart is a traffic light controlled intersection allowing for easy access into the property.

SIZE: One space of 5,650 square feet and is the endcap of the center. It can be divided. It has multiple entrances and glass on three sides.

LAND SIZE: The property includes one acre with plenty of paved parking.

MONTHLY RENT: The monthly rent is \$7,062.00 per month for this space plus electric, gas and common area maintenance charges.

UTILITIES: The Avista bills for electricity and natural gas will be paid by the tenant along with any other charges for phone, Internet, satellite, etc. The charges for water, sewer and garbage are included in the Common Area Maintenance charges.

BEST USES: This space is most suitable for retail space. Since constructed this space has been a retail store for three mattress companies.

ZONING: C-3 Commercial Zoning

GENERAL DESCRIPTION: The entire center of which this space is a part is approximately 13,000 square feet and currently houses Anytime Fitness and Washington Trust Bank. Nearby businesses include North Forty in the former Wal-Mart space, Red Bento Restaurant, O'Reilly's Auto Parts, Erb Ace Hardware, Grocery Outlet and the KRLC Radio Station.

TENANT FINISH: The price is quoted for the space "as is" with build-out to be paid by the tenant. Build out can be completed with 30-60 days after a building permit has been issued.



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