

PURPOSE: The Properties with Possibilities Tour is intended as an opportunity for entrepreneurs and investors to tour multiple commercial properties available for lease or purchase in downtown Lewiston. The tour is limited to 50 participants, which gives people a chance to rub elbows and discuss opportunities while checking out great buildings within the historic core of Lewiston, Idaho. Since its inception in 2016, the Properties with Possibilities Tour has resulted in several new tenant-landlord leases. Three of the properties previously shown on the tour have been purchased and rehabilitated for new tenants, resulting in increased property values throughout the area. We're indebted to the property owners who let us show their building. THANK YOU!

USEFUL CONTACT INFORMATION

CEDA | www.clearwater-eda.org | 208.746.0015

Clearwater Economic Development Association assists businesses and communities by acting as a conduit to needed resources. They provide small business financing and advising to businesses in our region.

Idaho SBDC | ISBDC@lsc.edu | 208.792.2465

Our local Small Business Development Center offers confidential, no-cost consulting by experienced business professionals; low-cost training in marketing, sales, financials and management; referrals to appropriate banks, attorneys, and accountants; etc.

Valley Vision | www.lewis-clarkvalley.org | 208.799.9083

Valley Vision focuses on business recruitment, local business retention and expansion, and business climate improvement (including infrastructure development and workforce training).

Zoning, Business Licensing | 208.746.1318 | 215 D Street Lewiston, ID

Beautiful Downtown Lewiston | 208.790.1148 | www.beautifuldowntownlewiston.org



MAY 2, 2019

DEPARTS AT 8:30 AM FROM BLUE LANTERN COFFEE HOUSE, 326 MAIN STREET

BDL envisions a Downtown Lewiston that is the heart of our community, a bustling mixed-use district rich in culture and art, to which locals and visitors alike are drawn for unique shopping, dining, and recreational activities. Downtown is a place where small businesses thrive, local history is honored, and the community gathers together. www.beautifuldowntownlewiston.org



Properties with Possibilities Tour

	Time	Activity	Location
Tour Timeline	8:30 AM	Registration and packet pick up	Blue Lantern Coffee House, 326 Main St.
	8:30–11:30 AM	Properties with Possibilities Tour	<i>See Tour Guide</i>
	11:30 AM– 12:30 PM	Lunch	Bell Building, 215 D Street
	Name	Affiliated With	Email
Speakers	Courtney Kramer	Beautiful Downtown Lewiston	Courtney@beautifuldowntownlewisaton.org
	John Pernsteiner	EMSI & the City of Lewiston	jpernsterner@cityoflewisaton.org

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Overview: In 2016, the Port of Lewiston began constructing dark fiber optic infrastructure within the Port District to establish an open access telecommunications network for economic development purposes.

WHATS THE PORT'S PLAN? The Port's plan is a phased approach in constructing an open access dark fiber network within the City of Lewiston and Nez Perce County. This network provides a fiber optic highway that is accessible to all service providers on an equal basis. The open access infrastructure encourages free market access to all service providers desiring to offer competitive services. The Port will not offer end user services. Future direction and growth of the network will be determined by the demand within the marketplace based on telecommunications services purchased by local businesses.

WHY CAN'T SERVICE PROVIDERS USE EXISTING FIBER? They do. Existing privately owned fiber networks offer access to other providers. However, access is at a higher rate which discourages competition and creates an uneven playing field for service providers desiring to enter the Lewiston area market.

WHY SHOULD THE PORT GET INVOLVED IN FIBER? The private sector has a higher and better use of investing their capital in urban areas, which provides a higher rate of return. Investment by the private sector in rural Idaho is minimal and offers only a small percentage of services and bandwidth compared to urban areas. This project is an effort to "bridge the digital divide" and provide an open access highway to any and all interested services providers. A successful example? The Port of Whitman has been highly successful providing dark fiber in Whitman County, Washington. Constructing public infrastructure is what municipal government and ports do. Building open access fiber optic infrastructure is no different than constructing a public road; instead of moving vehicles, you are moving data.

WHAT ARE THE PROJECT BENEFITS TO THE PUBLIC AND PRIVATE SECTORS?

Private sector:

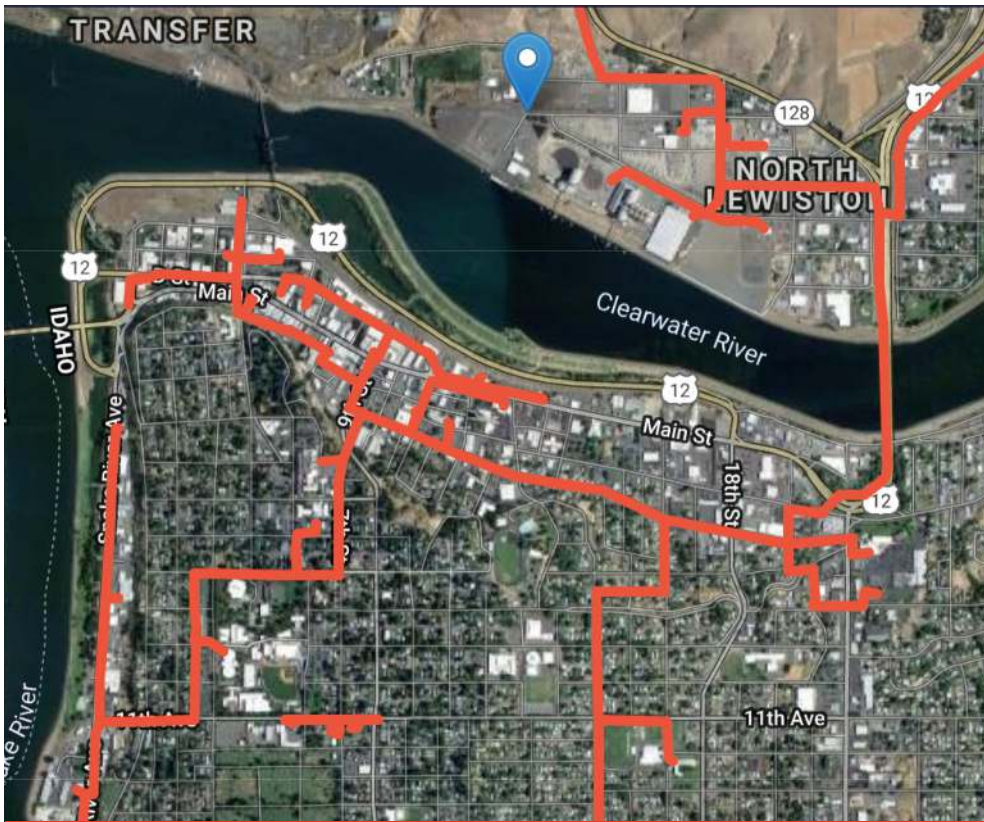
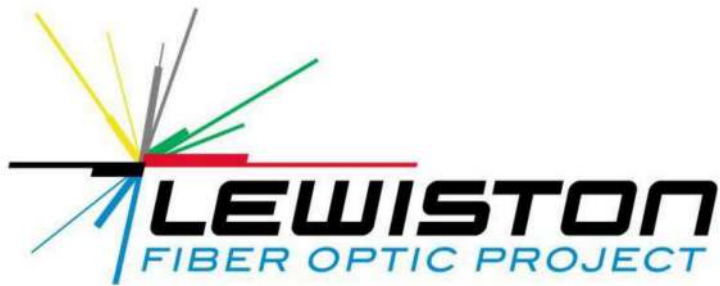
- Creates an even playing field to all service providers; no need to capitalize systems as public infrastructure will already be in place.
- Existing local business will benefit from open competition in the marketplace allowing for more choices, redundancy and more bandwidth.
- A community wide fiber optic network will be a great retention and recruitment tool to encourage companies to locate or expand in Lewiston.

Public Sector:

- Enhanced availability of services, redundancy and bandwidth to city and county government, K-12 system, colleges, hospitals, libraries and medical clinics. Possible uses: Long distance learning, online meetings, tele-medicine and enhanced library services and internet access.

THANK YOU SPONSORS:



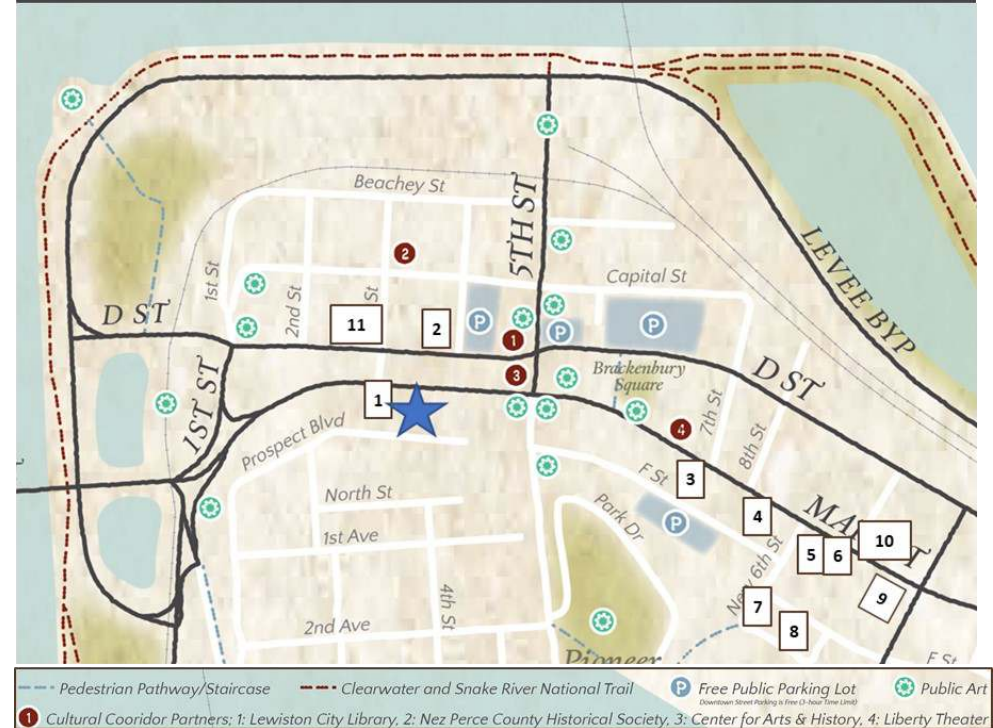


THANK YOU to the Port of Lewiston for sponsoring the 2019 *Properties with Possibilities Tour!*



LEWISTON

Downtown



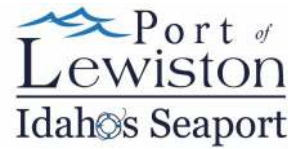
--- Pedestrian Pathway/Staircase
 --- Clearwater and Snake River National Trail
 P Free Public Parking Lot (Downtown Street Parking is Free (3-hour Time Limit))
 ● Public Art

1 Cultural Corridor Partners: 1: Lewiston City Library, 2: Nez Perce County Historical Society, 3: Center for Arts & History, 4: Liberty Theater



Properties with Possibilities Tour

THANK YOU SPONSORS:



#	Address	Availability	Square footage	Most recent use of the property?	Additional information	Contact Name (First)	Contact Name (Last)	Phone
★	326 Main St.	N/A						
1	308 Main St.	Either	940	Insurance Agency	5 parking spaces shared with 310 Main. Shared Break room/ conference room with attorney and court reporters next door.	Tom	Woods	(208) 743-8548
2	313 Main St.	lease	700. 950. 3200	Office/Professional	The spaces are for lease.	Chuck	Christopher	(208) 791-5761
3	706 Main St.	lease	4370	Discovery Antiques	There is a full basement available if needed.	Michael	Haines	(509) 751-7007
4	812 & 814 Main Street	Example				Liz	Coleman	
5	826 Main St.	lease	20,000sf	Various		JMS Partnership-Ray	Skelton	(150) 984-2791
6	826 Main St.	lease	20,000SF+/-	various rentals	Basement, main and second stories.	JMS Partnership-Ray	Skelton	(505) 842-7912
7	119 New 6th	sale	12,000 main floor	Legacy Plaza Multi-Tenant	Zoned C-5 This downtown property was a former downtown Lewiston anchor business of McConigle Chevrolet during 1940s through the 1960s. Ideally suited for many uses, the building currently is named Legacy Plaza, and is occupied by long term tenant C & B Vending, Shinn Reimers as well as ANS & a Mary Kay Consultant. The building has been divided into designated office areas as well as warehouse type space. storage The current occupants are on on a month to month tenancy with the exception of ANS which is through the end of 2019. A partial basement has some finished space but mainly used as storage. Seller terms are offered to qualified purchasers. Inquiries to be directed to Seller's Representative, or client's agent.	Shelly	Montoya	(208) 816-1477
8	835 F Street	Either	17000		Former car dealership building	Glenn	Anderson	(208) 305-6205
9	868 Main Street	Not for lease-example	2nd Floor 8092 with 4983 rentable.	Financial/Admin	Space is not currently for lease without modifications. Property is in close proximity to above ground fiber optic. Adequate Parking. Second Floor has private server/data/phone trunk/room. Nice Neighbors on the main floor	Erick	Busch	(509) 960-1650
10	855 Main Street	Either	27,000 above grade plus a 9000 sq ft basement	Used Furniture sales and currently the upper floors are used as gathering/event space.	Historically it was the first theater in downtown Lewiston, known as Temple Theater. It was built and is still owned by Masonic groups. It is currently for sale at \$500,000.	Tami	Meyers	(509) 552-9492
11	215 D Street	Lunch						