



OFFICE SPACE FOR LEASE IDAHO FIRST BUILDING

3340 S. MERLIN DRIVE | IDAHO FALLS, IDAHO 83404

COMMERCIAL



PROPERTY INFORMATION

Submarket:	Idaho Falls	Parking:	Adequate
Bldg Type:	Office	Lease Type:	FLSV
Bldg Size:	8,100 SF	Available:	Immediately

LEASE INFORMATION

SPACE		RATE
Basement/Single Suite		\$459/mo
Main Floor (Executive Office)		\$699/mo
Second Floor	1,445 SF	\$2,499/mo

LISTING COMMENTS

High visibility location on Sunnyside Avenue.

Building has active security system in place.

Central Idaho Falls location near retailers, hospitals, and professional offices.

Over 21,500 VPD.

Class A office space.

Office furniture, utilities, and internet included.

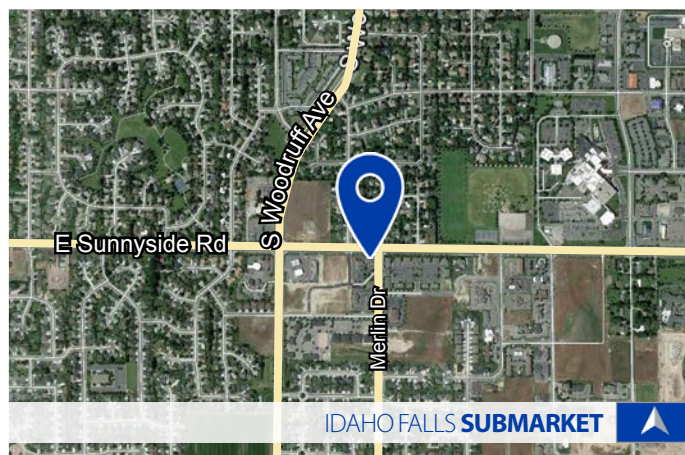
Great central Idaho Falls location.

CONTACT

Dustin Mortimer

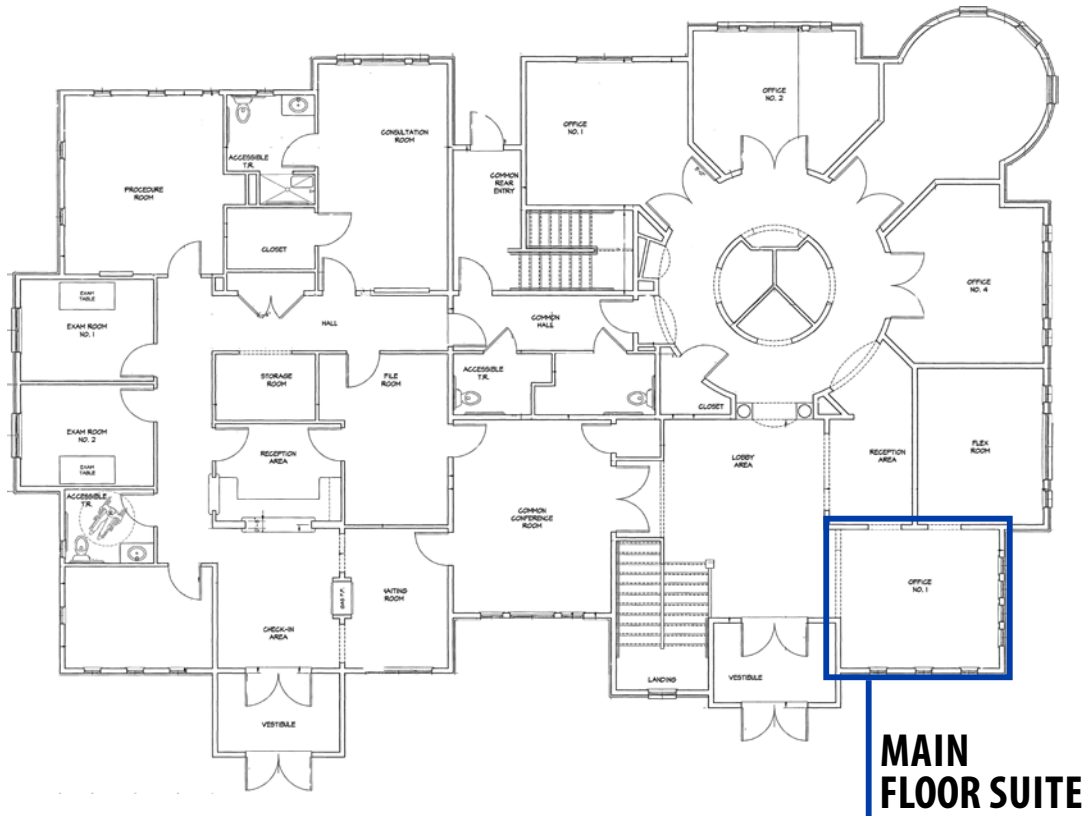
✉ dustin@tokcommercial.com

208.227.8148



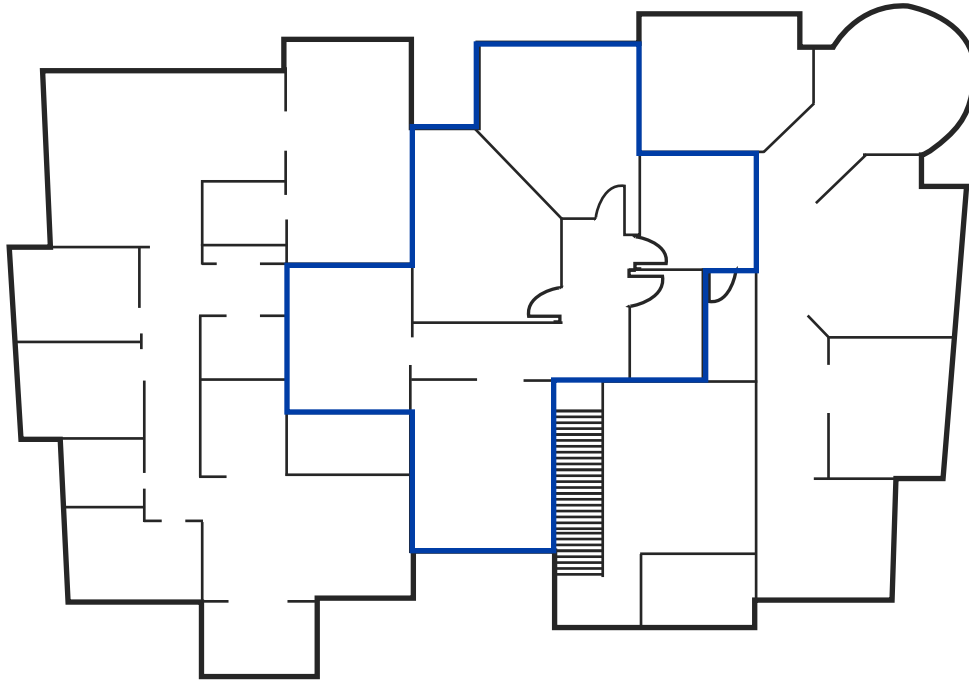


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UPPER FLOOR

1,445 SF
AVAILABLE





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BASEMENT FLOOR SUITE





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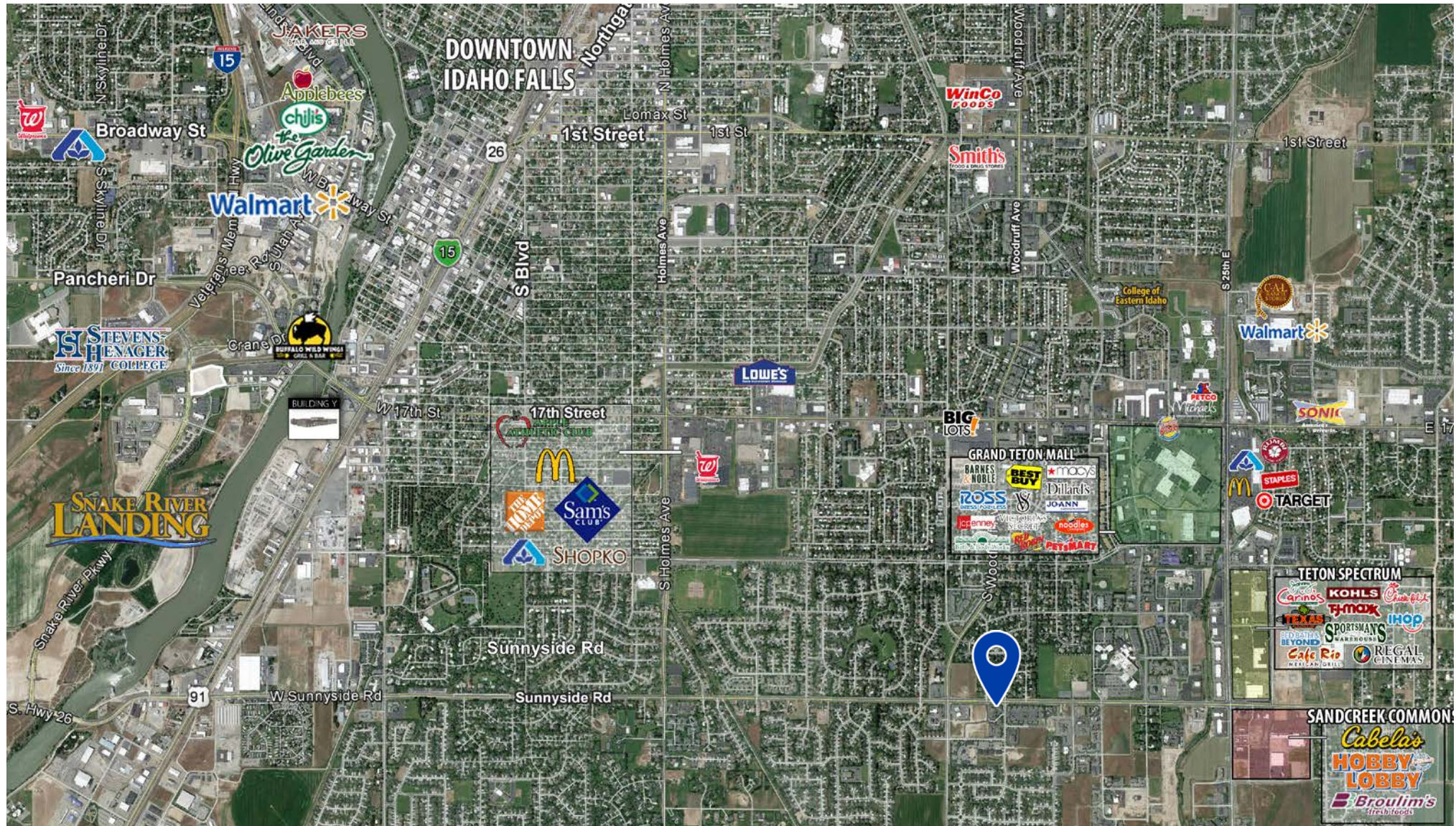




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