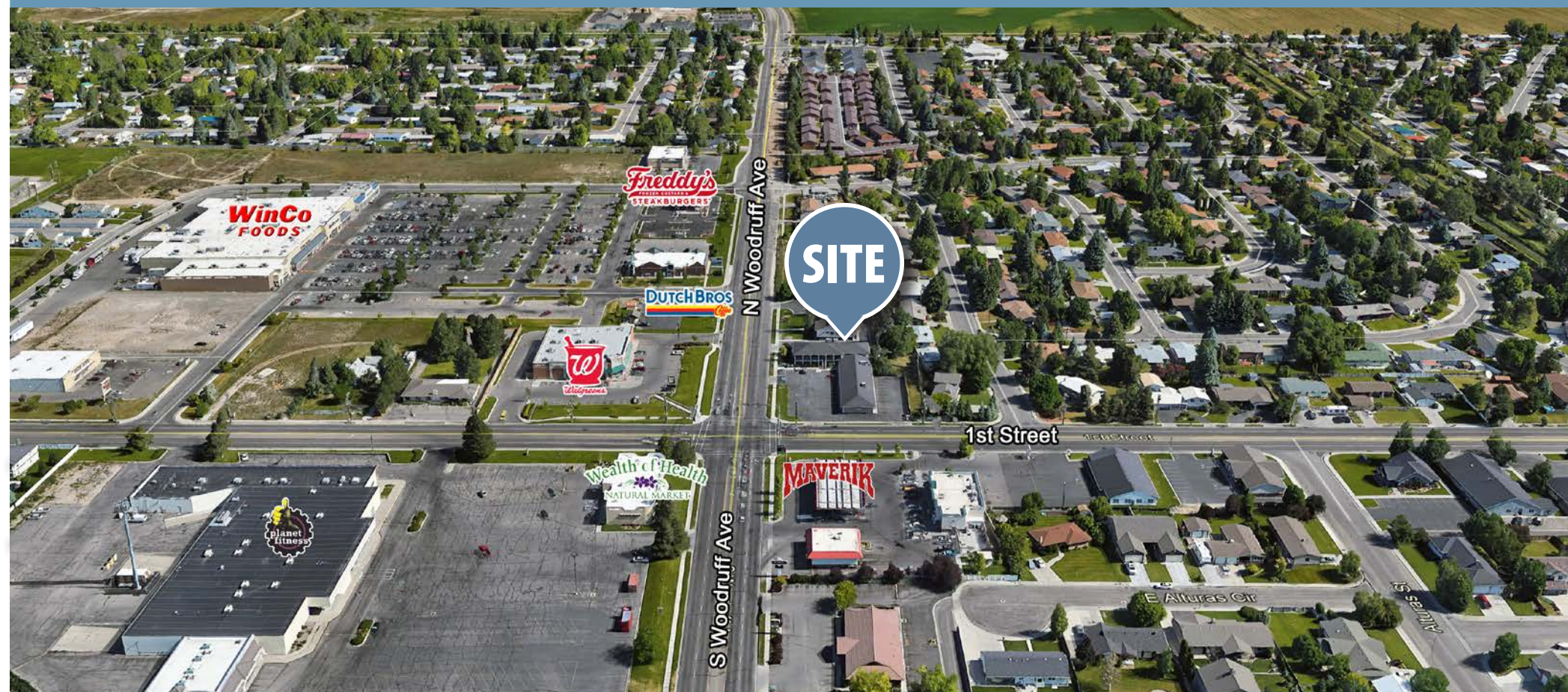


FIRST STREET PLAZA

IDAHO FALLS, IDAHO 83401

3,300 SF RETAIL/OFFICE SPACE
FOR LEASE

DUSTIN MORTIMER 208.656.2272 Dustin@tokcommercial.com



FIRST STREET PLAZA

RETAIL/OFFICE SPACE FOR LEASE

DETAILS

SUBMARKET: North Idaho Falls **SPACE A:** Ample
BLDG TYPE: Office **LEASE TERM:** Negotiable
BLDG SIZE: 11,560 SF **LEASE TYPE:** NNN
FLOORS: 2 **PARKING:** Ample

SPACE	SIZE	RATE/SF
150	1,100 SF	\$11.00 SF
170	900 SF	\$12.00 SF
190	1,300 SF	\$11.00 SF

Suites 140 & 150 Available October 1st

Suites 170 Available September 1st

HIGHLIGHTS

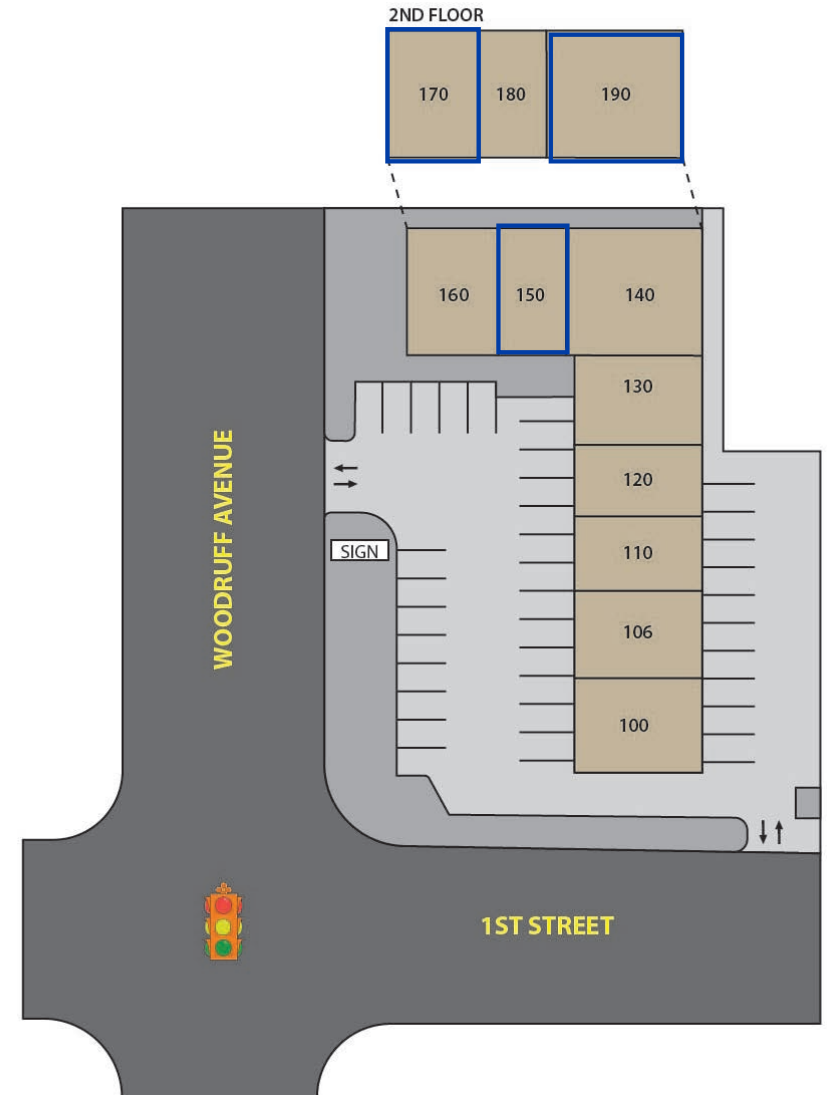
Ideal Location on the corner of Woodruff Avenue and 1st Street.

Neighboring tenants include Winco, Walgreens, Dutch Bros, Maverick, and Planet Fitness.

Corner pylon sign.

CONTACT

DUSTIN MORTIMER
 208.227.8148
dustin@tokcommercial.com



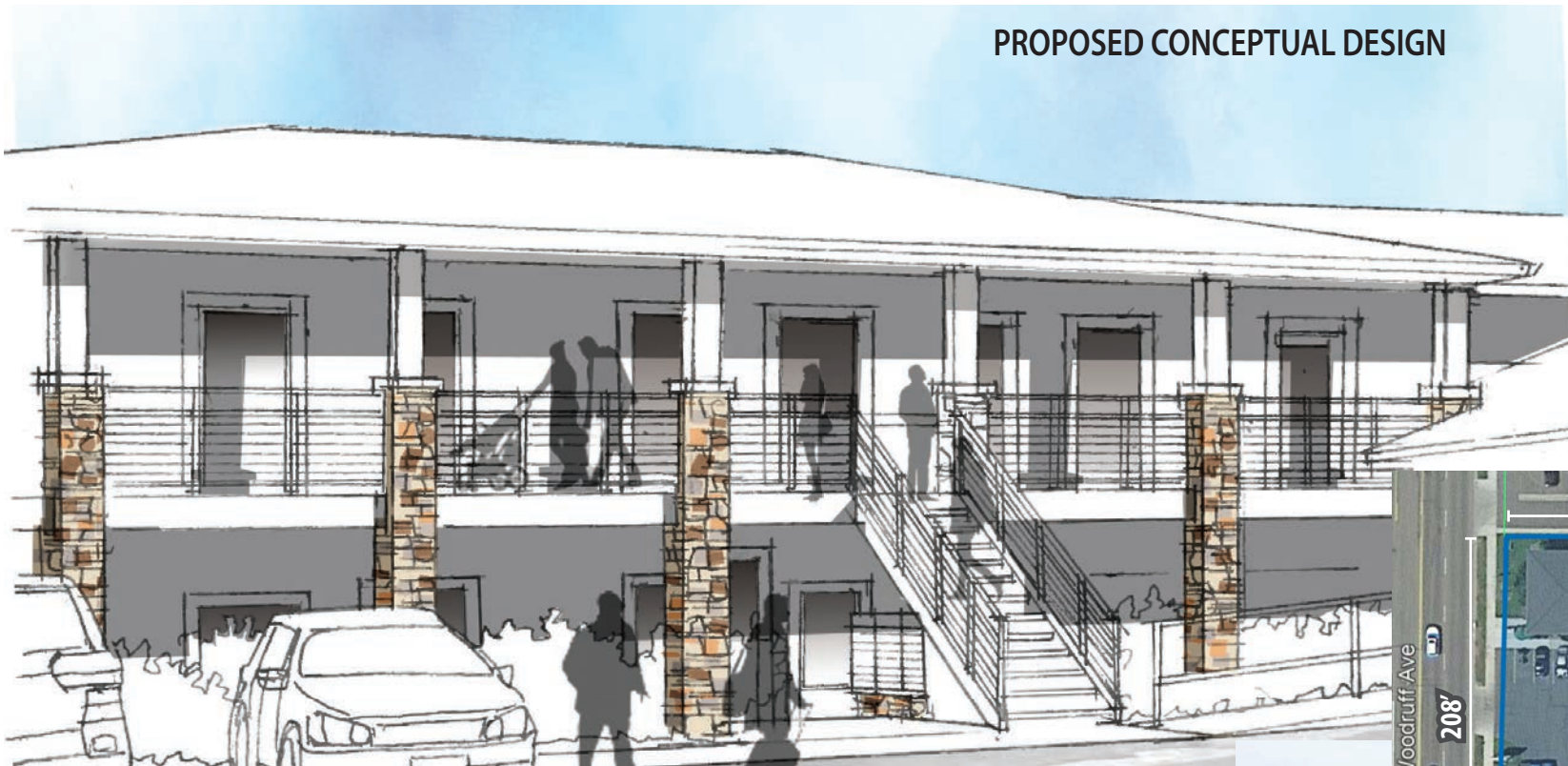
PROPERTY PHOTOGRAPHY

TOK
COMMERCIAL



CONCEPTUAL DESIGN

PROPOSED CONCEPTUAL DESIGN



AERIAL OVERVIEW

