



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

THAYER BRIDGE CIR

MCNEIL DR



5,700 ADT ROLLANDET ST

GUSTAFSON DR

25,500 ADT W SUNNYSIDE RD

29,000 ADT

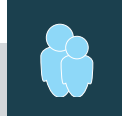
556 W SUNNYSIDE

556 W SUNNYSIDE AVENUE • IDAHO FALLS • ID • 83402

SUBLEASE

PROPERTY SPECS

- 2,175 SF of updated office space
- \$3,100 per month FLSV
- 4 hard walled offices, private restroom, and storage available
- Bull pen/open area
- Shared reception and private entrance
- Great access to green space
- Excellent central Idaho Falls location
- Great co-tenants



1 MILE	7,027 2023 EST. POPULATION	2,467 2023 EST. HOUSEHOLDS	\$97,891 2023 EST. MEDIAN HH INCOME
3 MILE	58,013 2023 EST. POPULATION	22,081 2023 EST. HOUSEHOLDS	\$70,146 2023 EST. MEDIAN HH INCOME
5 MILE	94,344 2023 EST. POPULATION	34,382 2023 EST. HOUSEHOLDS	\$70,650 2023 EST. MEDIAN HH INCOME

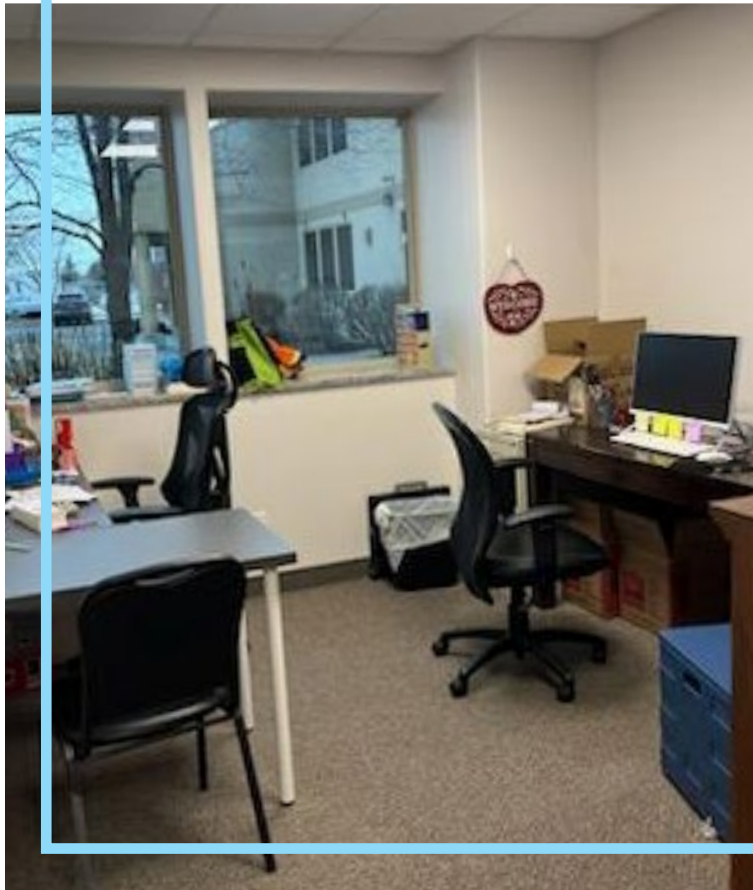
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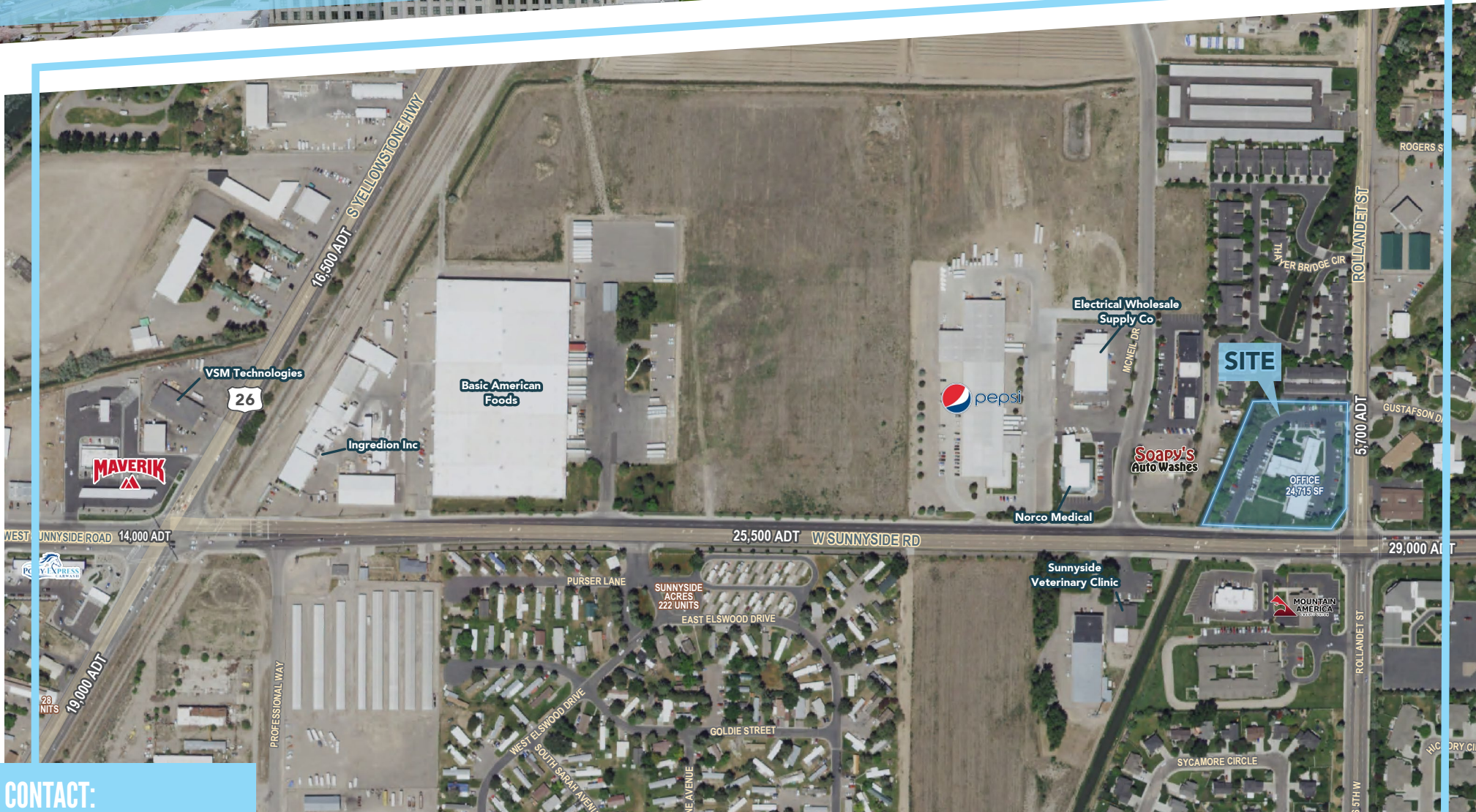
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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