

OFFICE PROPERTY FOR LEASE

428 CHENEY DRIVE

TWIN FALLS, ID 83301



TOK COMMERCIAL
REAL ESTATE



AL MARINO, SIOR / 208.947.0811 / al@tokcommercial.com



JESSE SUTHERLAND / 208.927.3455 / jesse@tokcommercial.com

This property is exclusively marketed by TOK Boise LLC dba TOK Commercial. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



PROPERTY DETAILS

Property Address	428 Cheney Drive Twin Falls, ID 83301
Submarket	Canyon - Twin Falls
Property Type	Office
Building Size	9,610 SF
Lot Size	0.95 Acres
Year Built	2022
Parking	Ample, On-Site

LEASE DETAILS

SUITE	RSF	RATE	AVAILABLE
102	4,479 SF (Divisible)	\$19.00/SF, NNN	Immediately



- **Institutional-Quality Class A Office Building**
Designed to meet modern professional standards, offering long-term durability, strong tenant appeal, and minimal deferred maintenance.
- **Prime Position in Twin Falls' Growth Corridor**
Located just off Pole Line Road, the city's most rapidly expanding commercial and medical hub, ensuring sustained demand and visibility.
- **High-Exposure Site with Key Demand Drivers Nearby**
Excellent frontage and accessibility with close proximity to St. Luke's Hospital, Walmart, and Canyon Ridge High School, generating consistent traffic and activity in the area.
- **Flexible, Open Floorplan Ready for Tenancy**
Built-out space accommodates a wide variety of office users, allowing future tenants or owner-users to customize with minimal cost and downtime.
- **Surrounded by Established Retail, Dining, and Services**
Strong complementary mix of national retailers, restaurants, and professional service providers in the immediate area supports tenant retention and long-term value growth.



SUITE 102



SUITE 102

YOUR SIGN HERE



TOK

COMMERCIAL



SUITE 102

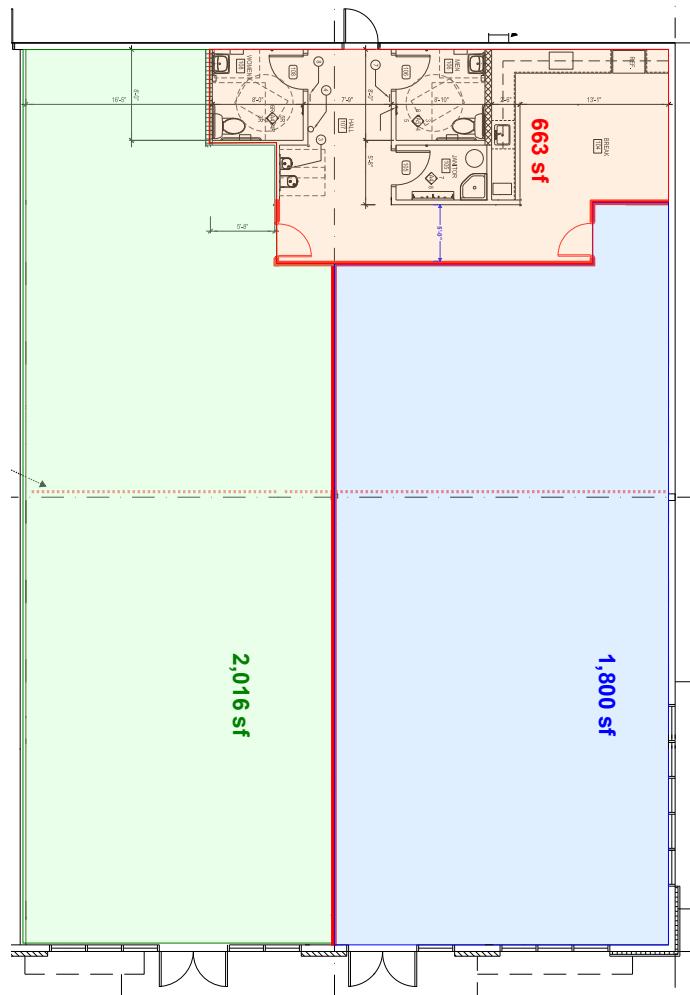
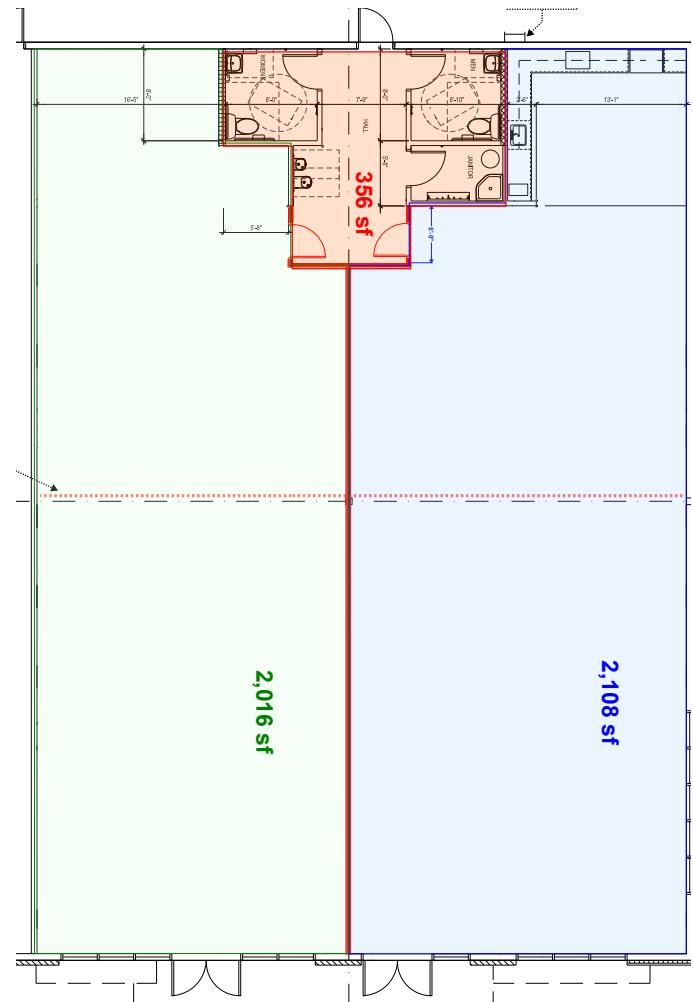
4,479 SF (Divisible)

[5] 428 CHENEY DRIVE

This property is exclusively marketed by TOK Boise LLC dba TOK Commercial. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

DEMISING OPTIONS | SUITE 102

OPTION 1

OPTION 2


ALONG GROWTH CORRIDOR WITH RAPIDLY EXPANDING COMMERCIAL AND MEDICAL



OFFICE PROPERTY FOR LEASE

428 CHENEY DRIVE

TWIN FALLS, ID 83301

TOK
COMMERCIAL

AL MARINO, SIOR

208.947.0811 / al@tokcommercial.com

JESSE SUTHERLAND

208.927.3455 / jesse@tokcommercial.com

This property is exclusively marketed by TOK Boise LLC dba TOK Commercial. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.