

# LEASE SPACE AVAILABLE || 1,161 SF PROFESSIONAL/MEDICAL OFFICE

2235 E. 25th St., Idaho Falls, ID 83404



## AVAILABLE SPACE

SPACE	RSF:	LEASE RATE:
Suite 290	1161 SF	\$14 /SF Modified
\$75 per month / Data		
Tenant pays utilities		

## LOCATION

Prime Property

## ZONING

General Commercial

## PROPERTY HIGHLIGHTS

- Great Location right next to the hospital
- Common area lobby & break room
- Can assemble other suites for larger space
- Close to shopping/medical offices.
- Main floor entry with easy access from parking lot

## STREETS

Located on E. 25th & Channing Way



## PROPERTY OVERVIEW

1,161 SF of professional office space available close to shopping, medical plazas, hospitals and retail! Space includes 4 private offices and a large open reception area with built in cabinets. Common bathrooms are available in the building. Located on the 2nd floor. No elevator available in the building (there is a chair lift). Tenant pays utilities and internet (Internet is \$75 per month) in addition to rent.

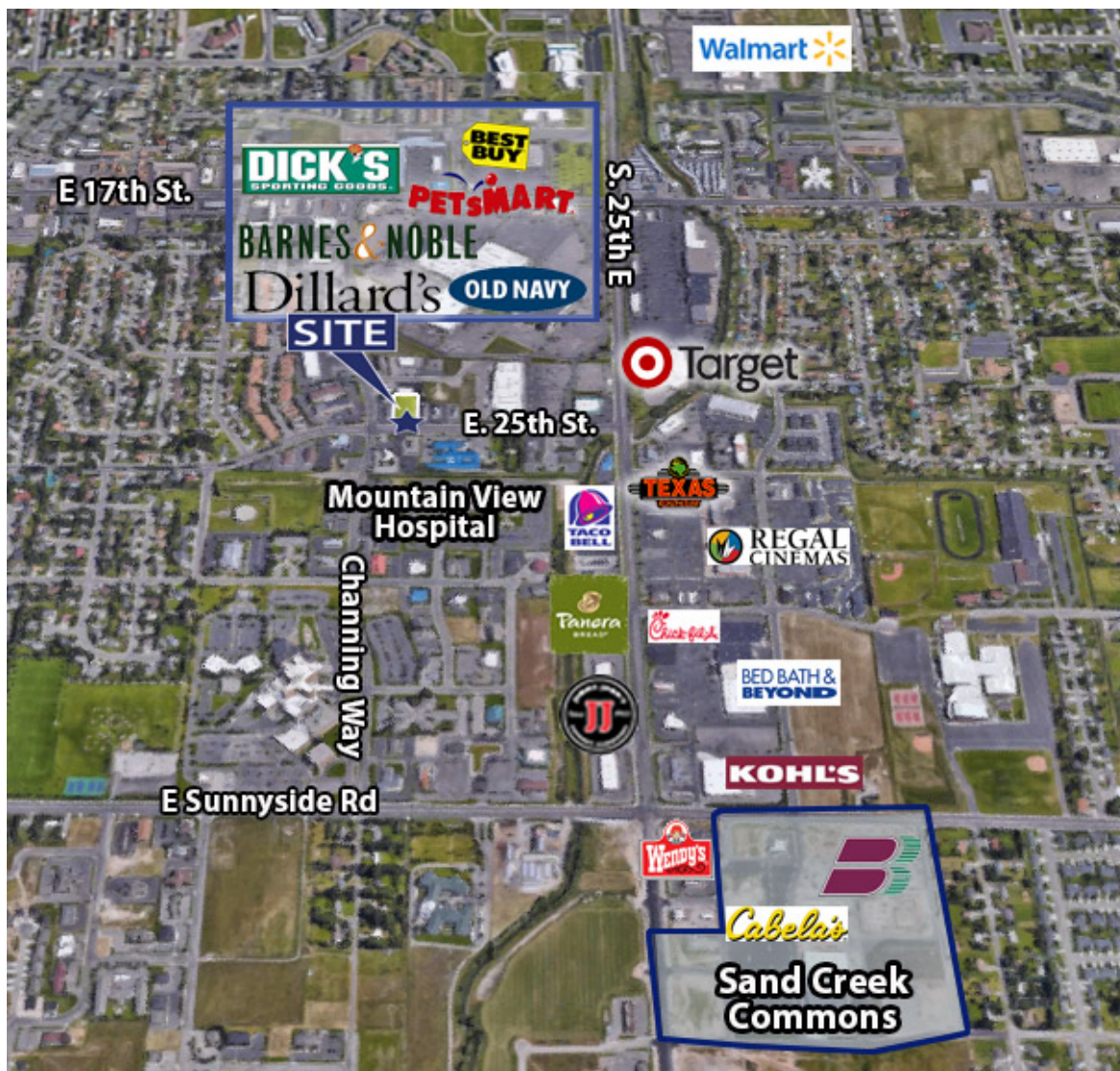
[ventureoneproperties.com](http://ventureoneproperties.com)

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Aerial



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

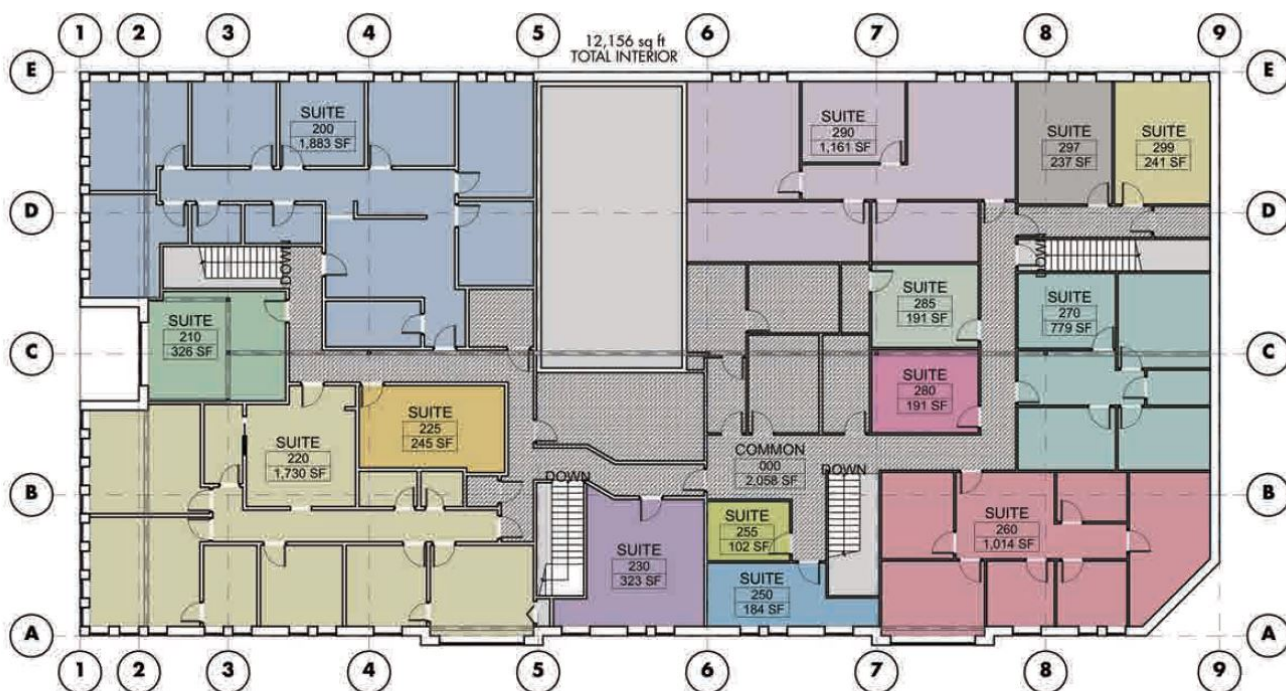


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## Second Floor Plan



1 SECOND FLOOR PLAN

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# LEASE SPACE AVAILABLE || 779 SF PROFESSIONAL/MEDICAL OFFICE

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## Demographics

### PROPERTY INFORMATION

**Submarket:** SE IF      **Parking:** Parking Lot  
**Bldg Type:** Office      **Lease Price:** \$14 / SF / YR  
**Suite Sizes:** 779 SF

### DEMOGRAPICS

2021	1 Mi.	3 Mi.	5 Mi.
<b>Population: Avg</b>	10,383	67,351	97,897
<b>HH Income:</b>	\$59,164	\$56,106	\$58,394
<b>Total Employees:</b>	4,004	24,312	34,682

### CONTACT

#### Shane Murphy

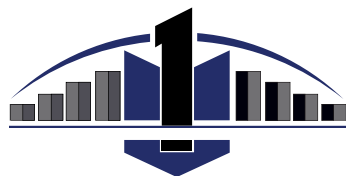
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