

MEG & CO.

DESIGNER HOMES

150

MULTI-TENANT OFFICES FOR LEASE

- Prime Downtown Location
- Conference Rooms Available
- Professional Shared Space

SUITES AVAILABLE
200 SF - 1,500 SF

PRIVATE OFFICE SUITES

CONFERENCE ROOMS
SHARED AMENITIES
DOWNTOWN
TWIN FALLS

AVAILABLE SUITES

101	AVAILABLE	126 SF
102	AVAILABLE	126 SF
103	AVAILABLE	112 SF
208	AVAILABLE	107 SF
209	AVAILABLE	77 SF
210	AVAILABLE	134 SF
211	AVAILABLE	100 SF
212	LEASED	1000 SF <i>kw</i>

For Lease

Newly Remodeled Office

150 Main Ave S. | Twin Falls, ID 83301

The signage on the windows of this building is conceptual and does not accurately represent the current state of the property

Colliers

Tami Walker
+1 208 420 4601
tami.walker@colliers.com

Jerrika Gonzalez
+1 208 420 3189
jerrika.gonzalez@colliers.com

Professional Offices
1st Month Free!

150 MAIN AVE S.

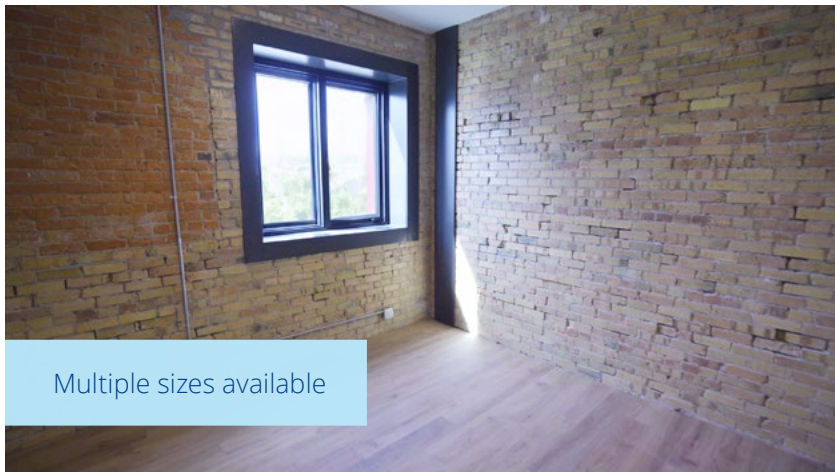
Property Information

HIGHLIGHTS

- Newly remodeled
- Professional shared office space
- Prime downtown location
- Conference Rooms available
- Break Room

PROPERTY DETAILS

Property Type	Office
Building Size	2,592 SF
Available SF	+/- 779 SF
Parking	Public



Multiple sizes available

AVAILABLE SPACE

MAIN LEVEL

Suite #	Lease Rate	Share of CAM Fees
101	\$900/month	\$52.60
102	\$900/month	\$52.60
103	\$900/month	\$44.14 - Leased

UPPER LEVEL

Suite #	Lease Rate	Share of CAM Fees
208	\$900/month	\$39.45
209	\$750/month	\$28.18
210	\$1,250/month	\$46.96
211	\$1,250/month	\$70.44

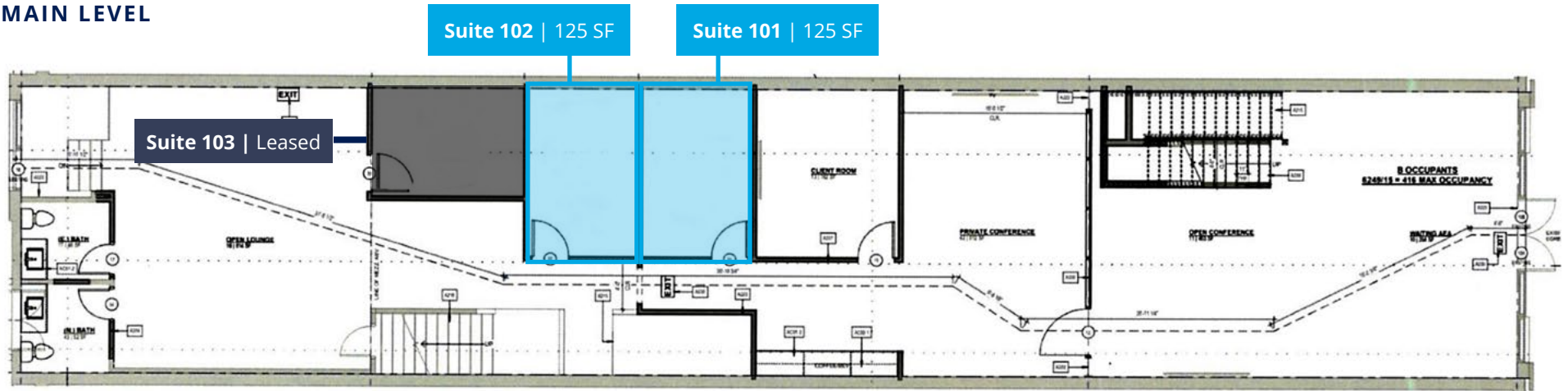


*See a walkthrough
of the space*

150 MAIN AVE S.

Floor Plans

MAIN LEVEL



UPPER LEVEL



150 MAIN AVE S.

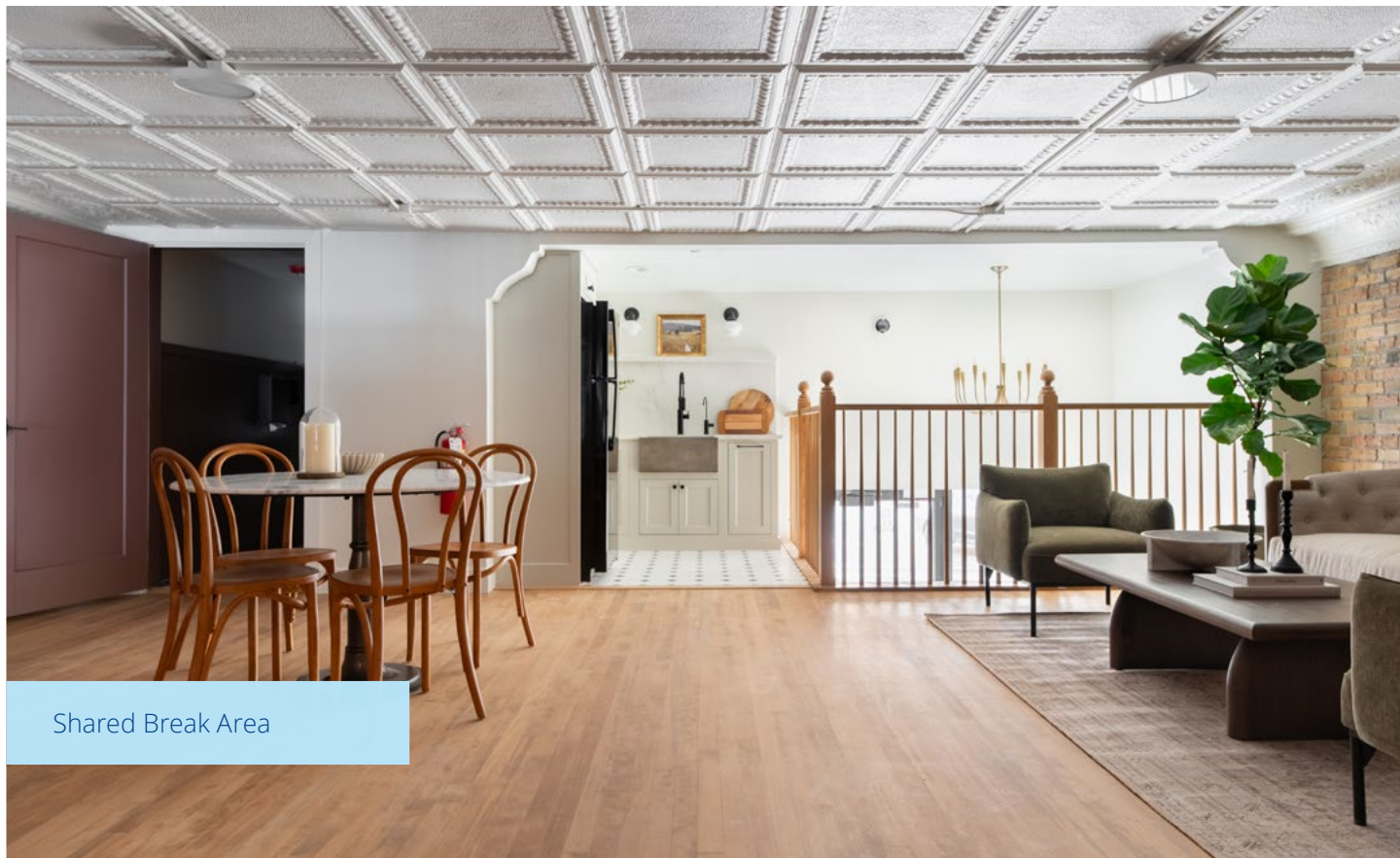
Photo Gallery



Shared Conference Area



Private Shared Conference Room



Shared Break Area

Local Overview | Twin Falls, ID

Twin Falls is the hub community of the seven-county south-central Idaho region known as the Magic Valley. Twin Falls combines the best of small-town living with the retail, commercial and support services necessary for meeting individual and family needs. The community lies on the edge of the spectacular Snake River Canyon with the Snake River running over 500 feet below. Spanning the mighty Snake is the renowned Perrine Bridge, one of the world's top spots for year-round BASE jumping.

Abundant natural resources, cultural events and a pro-business environment have drawn major employers like Chobani, Clif Bar and Glanbia Nutritionals to the region. A strong job market, downtown redevelopment and job creation support continued growth.

Resources:

www.visitsouthidaho.com



2024
population

55,471



Unemployment
Rate

2.7%



2024 Average Household
Income

\$86,049



Average
Weather

63°

#5

Best Performing Small
City - Twin Falls

FEB
2024



Colliers

"Discover why we're MAGIC"
- Twin Falls Visitor Center

Major Employers



Chobani®



Academic Institutions Near Twin Falls



