

Lease information for 260 Falls Ave Twin Falls

Suite A

\$1,624.95 per month. Lease has 3% annual escalation. Lease ends late in July 31st 2027. Landlord pays the real property taxes and all utilities. Rent increases on 8/1/25. 919 sq. ft.

Suite B

\$2,006.87 per month. Lease has 3% annual escalation. Lease ends 2/1/ 2027. Tenant has One 3 year option to renew with 3% annual increases. Landlord pays the real property taxes and all utilities. Rent increases 2/1/26. 1135 sq. ft. Tenant has (1) option to renew for 3 years with 3% annual increases.

Suite C

\$5,772.00 per month NNN. 5 year lease with 3% annual increases. Lease end 7/31/30. Tenant has (2) 5 year options to renew with 3% annual increases. This Suite is 4,329 sq ft. The tenant has partial use of the basement.

Suite D

\$2,349.67 per month NNN, with 2% annual increases. Lease ends June 30th, 2030. Tenant has (1) 5 year option to renew with 2% annual increases. This suite is 1796 sq ft.

Expenses- The cost estimate for suites A & B are \$4.00 per sq ft per year. That covers the property taxes, utilities and outside maintenance. 2054 ft x \$4= \$8,216.00. The 2024 total real property tax for the entire property was \$21,801.00

Lease info as of 2/19/26