

OFFICE PROPERTY FOR SALE OR LEASE

# 428 CHENEY DRIVE

TWIN FALLS, ID 83301

OFFERING PRICE

# \$3,250,000

**TOK** COMMERCIAL  
REAL ESTATE

UP TO 9,610 SF AVAILABLE FOR LEASE | \$19.00/SF, NNN

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## PROPERTY DETAILS

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

## SALE DETAILS

Sale Price	\$3,250,000
Price / SF	\$338.19/SF

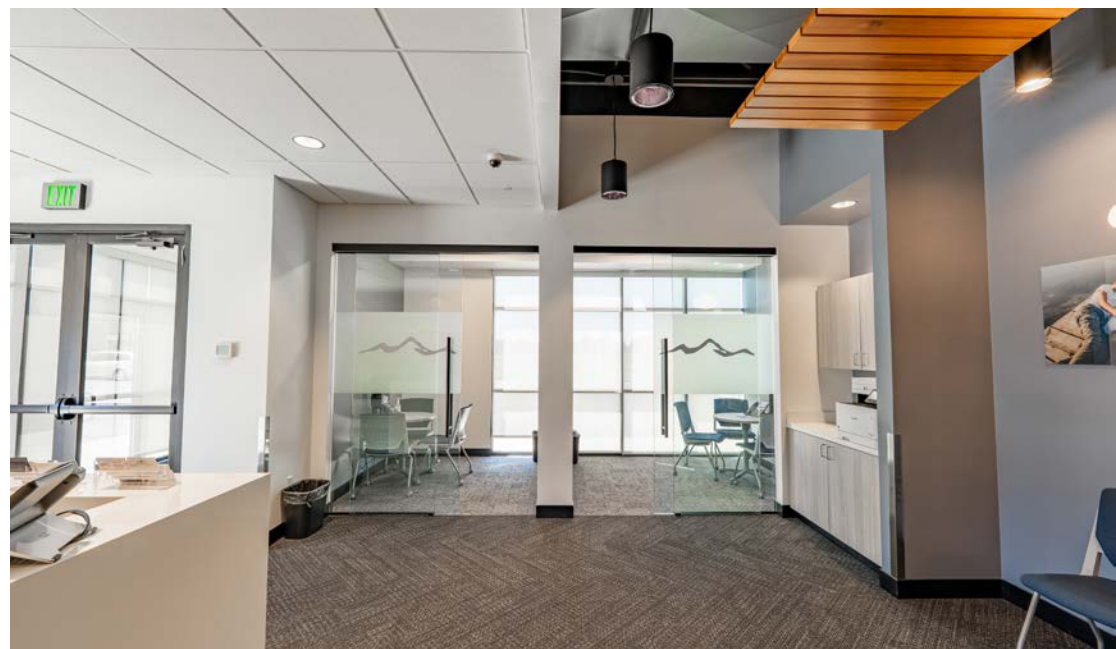
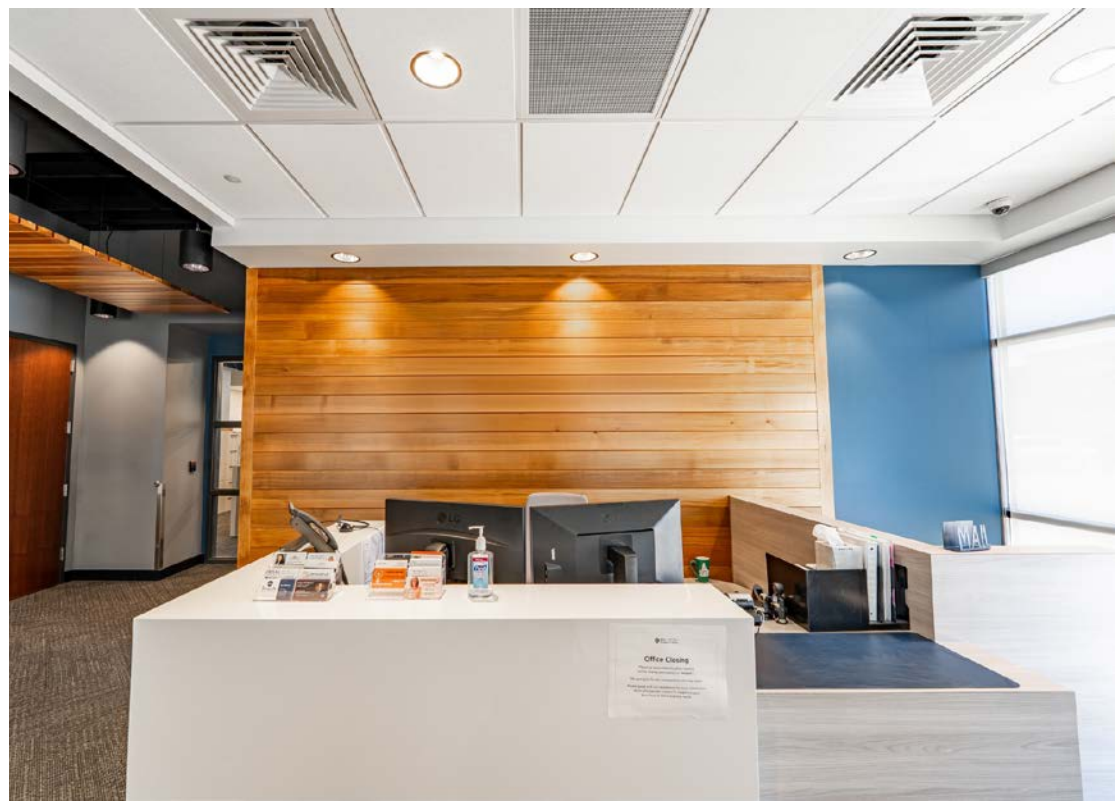
## LEASE DETAILS

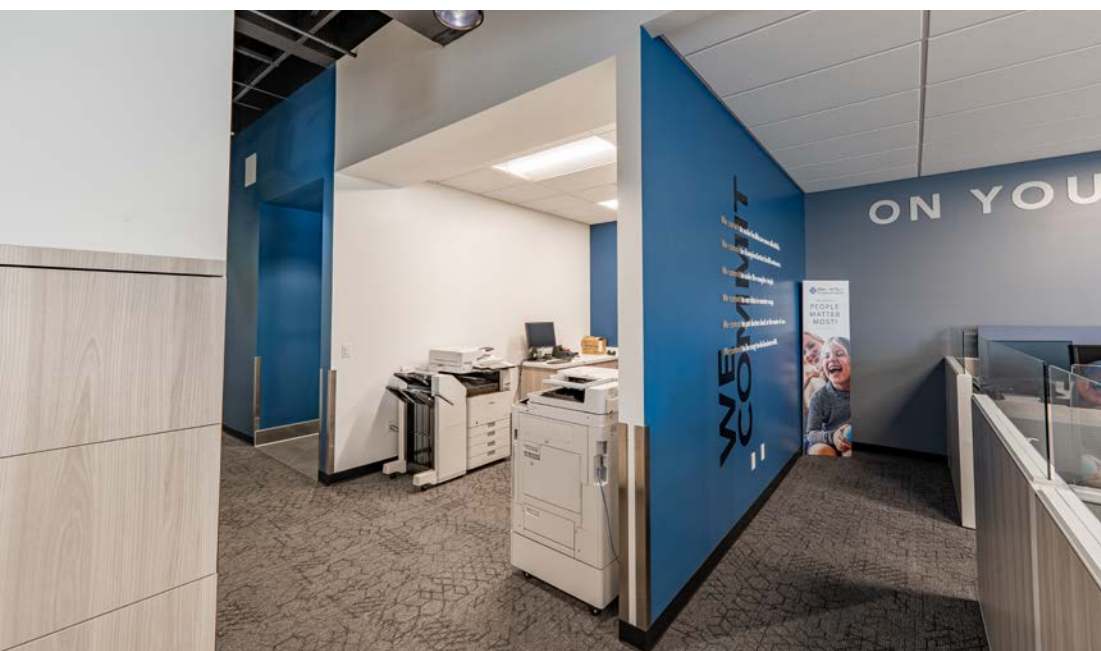
SUITE	RSF	RATE	AVAILABLE
101	5,160 SF	\$19.00/SF, NNN	10.1.2025
102	4,479 SF (Divisible)	\$19.00/SF, NNN	Immediately

DO NOT DISTURB TENANT - CONTACT AGENT FOR SHOWING

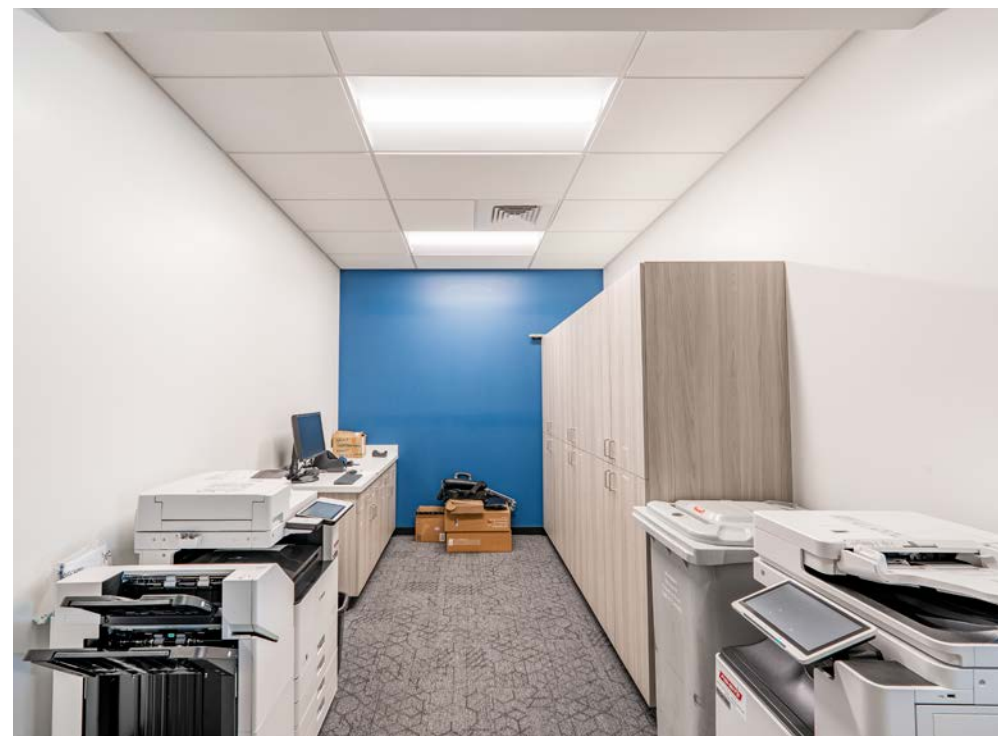


- Institutional-Quality Class A Office Building**  
 Designed to meet modern professional standards, offering long-term durability, strong tenant appeal, and minimal deferred maintenance.
- Prime Position in Twin Falls' Growth Corridor**  
 Located just off Pole Line Road, the city's most rapidly expanding 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.





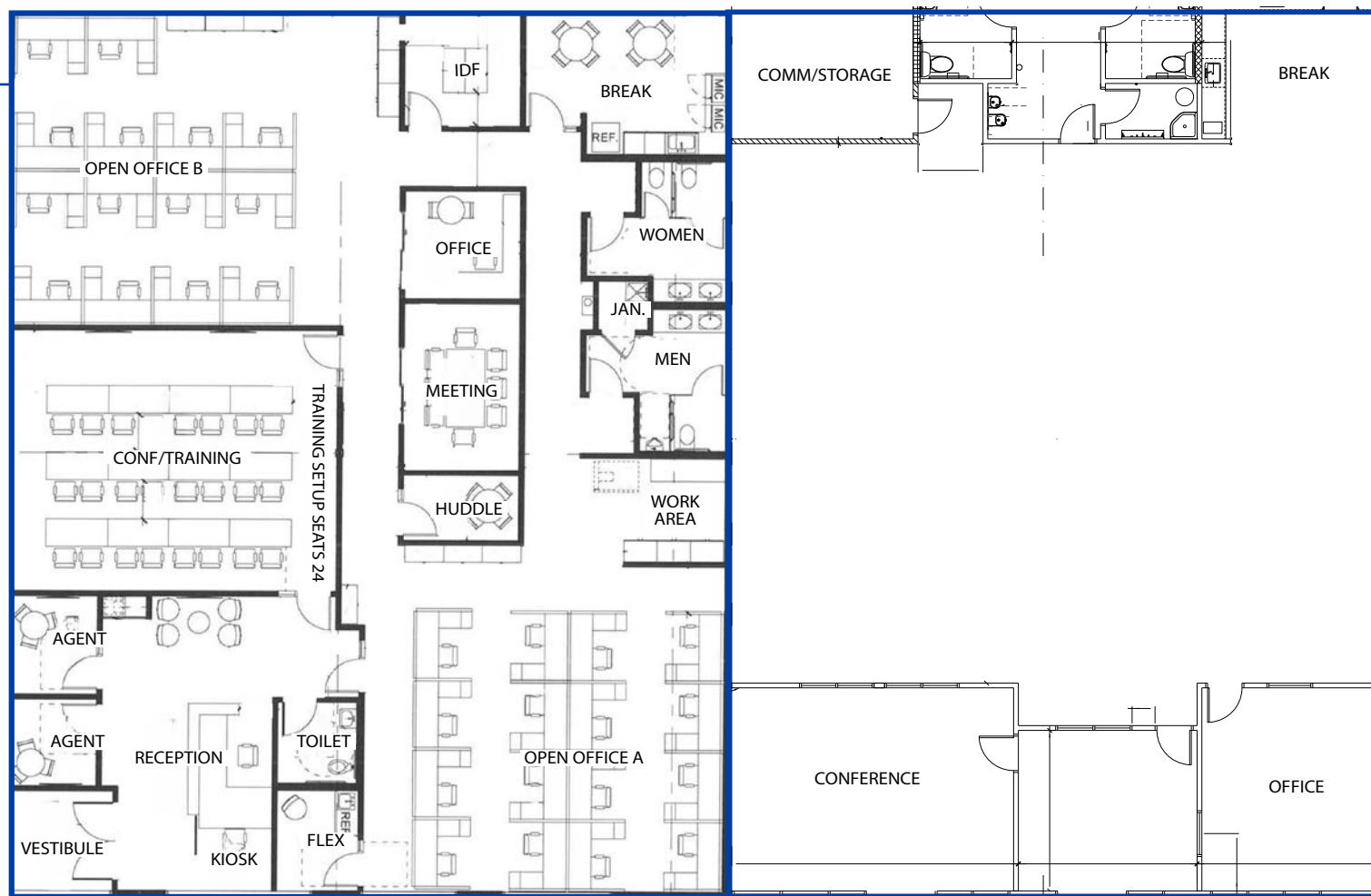








**SUITE 101**  
5,160 SF

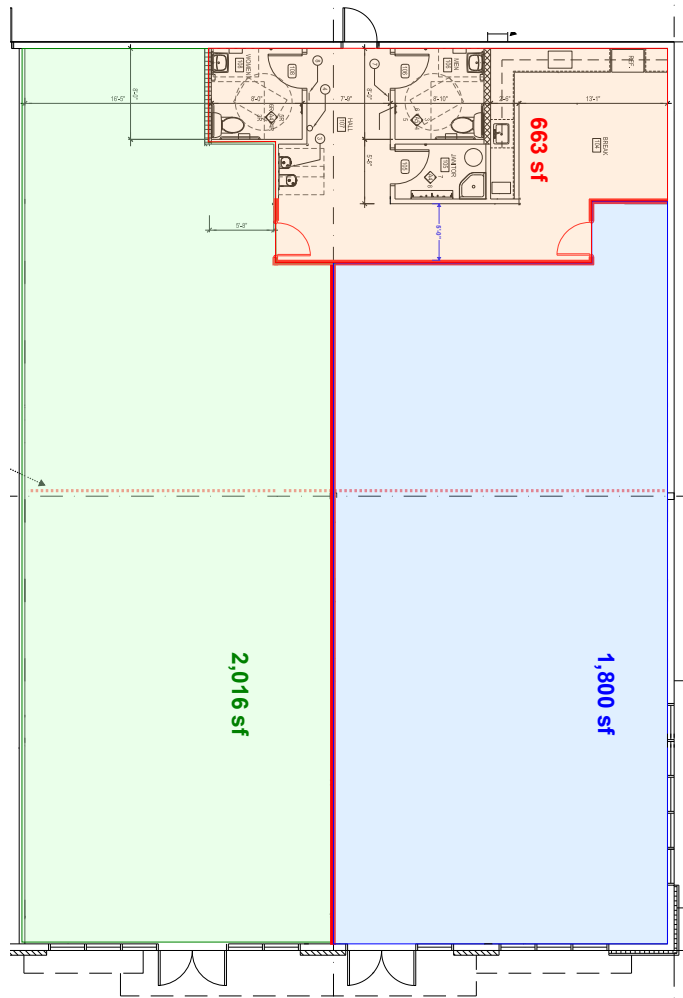


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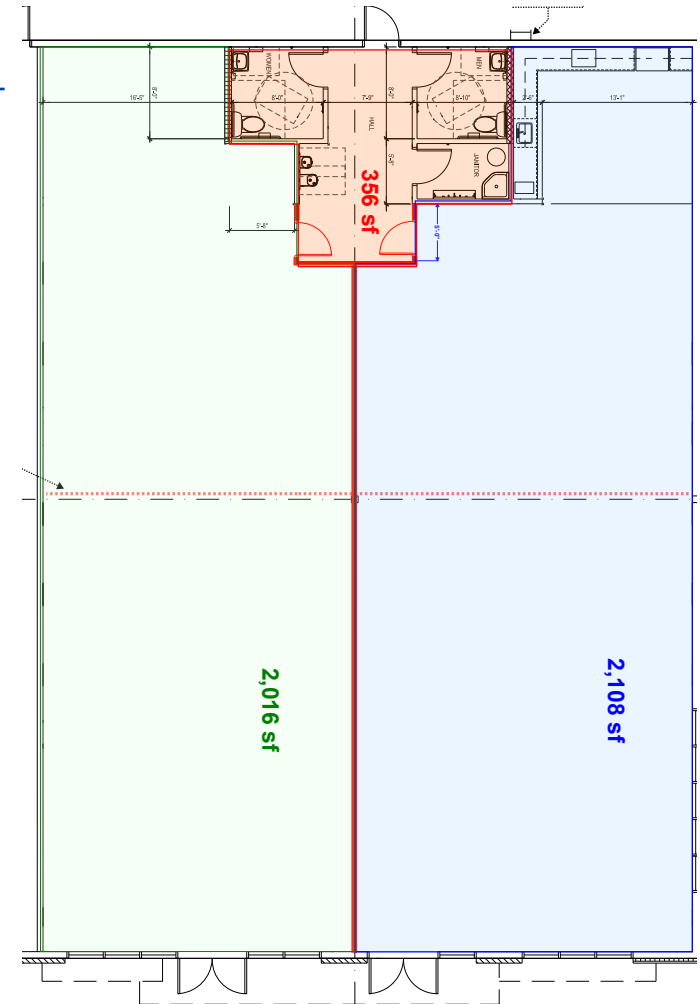


## DEMISING OPTIONS | SUITE 102

**OPTION 1**



**OPTION 2**



# ALONG GROWTH CORRIDOR WITH RAPIDLY EXPANDING COMMERCIAL AND MEDICAL



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