

OFFICE SUITES FOR LEASE

DOWNTOWN IDAHO FALLS

330 SHOUP AVE. | IDAHO FALLS, ID | 83402



Shane Murphy
Principal/Broker
208.542.7979 Office
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434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

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HIGHLIGHTS

- THIRD FLOOR OFFICE SUITES
- FIBER INTERNET INCULUED FOR 3RD FLOOR
- FULL SERVICE
- OVERLOOKING BEAUTIFUL DOWNTOWN IDAHO FALLS
- SNAKE RIVER GREENBELT WITHIN WALKING DISTANCE
- PRIVATE DOWNTOWN PARKING

AVAILABLE SPACE

Suite 309	187 SF	\$560/Month/FS
Suite 313	155 SF	\$460/Month/FS
Suite 328	485 SF	\$1,450/Month/FS
Lower Level	2,564 SF	Lease Rate Contact Agent



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3RD FLOOR LAYOUT



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 10,908 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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3RD FLOOR LOBBY



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3RD FLOOR PHOTOS



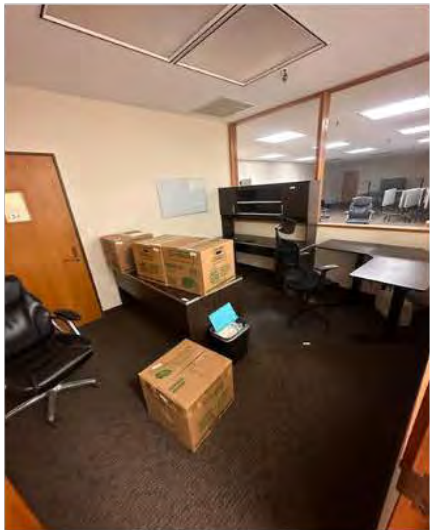
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LOWER LEVEL



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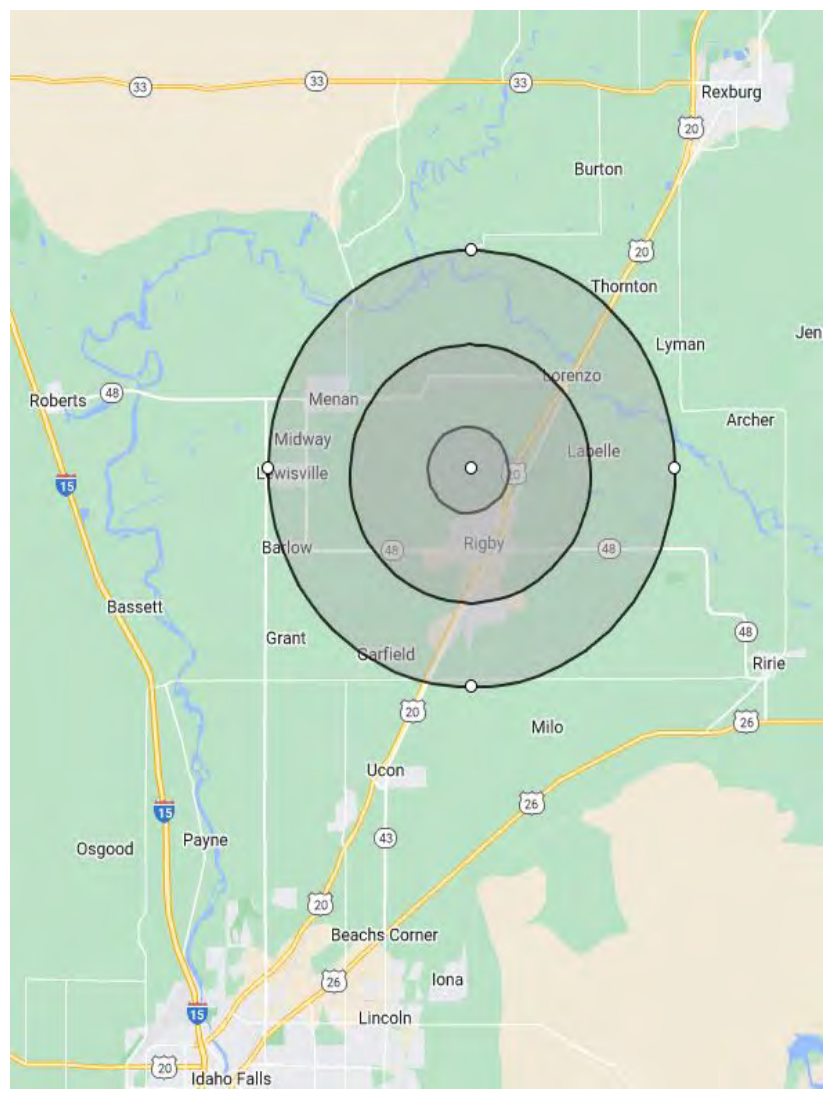
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	541	4,821	19,919
AVERAGE AGE	38.7	32.9	30.5
HOUSEHOLD & INCOME	1 MILE	3 MILE	5 MILE
TOTAL HOUSEHOLDS	175	1,497	6,092
AVERAGE INCOME	\$93,374	\$87,548	\$71,082
AVERAGE HOUSE VALUE	\$227,678	\$232,794	\$224,568



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