

TOK

COMMERCIAL

WINCHESTER BUILDING

OFFICE/RETAIL SPACE FOR LEASE | 3630 S 25TH E, IDAHO FALLS, IDAHO 83404



CONTACT



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HIGHLIGHTS



Landlord is open to demising the space to a minimum of approximately 1,350 SF.

4,245 SF of versatile, Class A office/retail space with a high-end, professional office buildout.

Prominent building signage opportunity on 25th E (Hitt Road) frontage.

High exposure location on Idaho Falls' main retail corridor - visible to over 66,000 vehicles per day at nearby intersection.

Close proximity to major retailers including Cabela's, Hobby Lobby, Honey Baked Ham, Tropical Smoothie Café, Crispy Cones, and more!

DETAILS



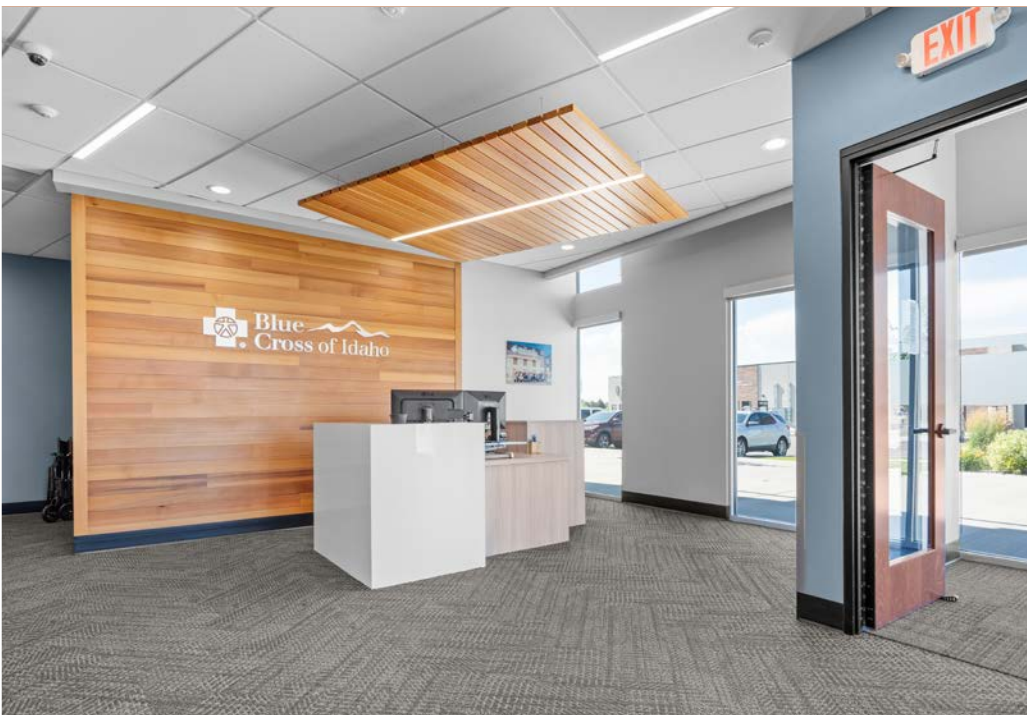
PROPERTY TYPE:	Office/Retail
BLDG. SIZE:	16,570 SF
AVAILABLE SPACE:	Ste. 1-3 1,350 - 4,245 SF
LEASE RATE:	Contact Agent
LEASE TYPE:	NNN
YEAR BUILT:	2021
BUILDING CLASS:	A

UPDATED: 3.11.2026

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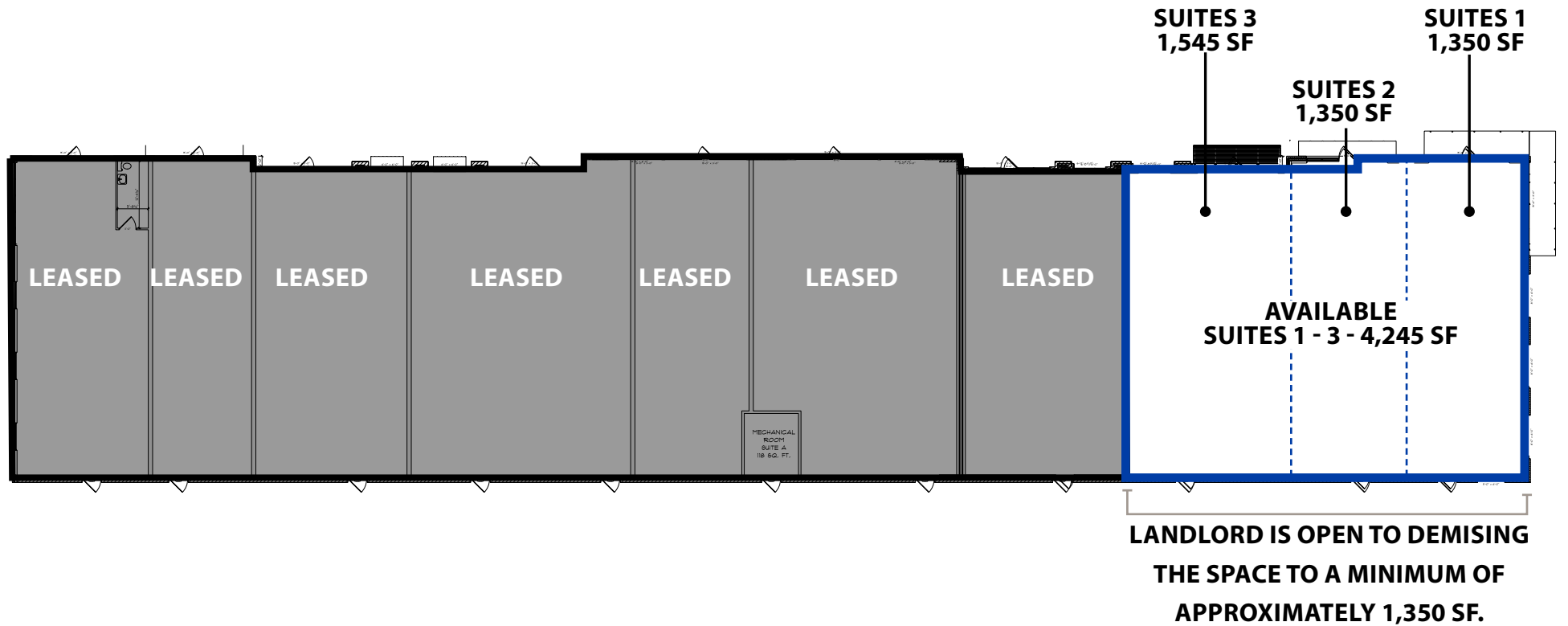
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FLOOR PLAN



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EASTERN IDAHO REG. MED. CTR.

Desoto St

Hitt Rd / S 25th E

Channing Way

Valencia Dr

17,241

SHOE CARNIVAL

Eagle Dr

Eagle Park

PERFORMING ARTS CENTER

Derrald Ave

W Sunnyside Rd

W Sunnyside Rd

21,939

W Sunnyside Rd

15,900

W Sunnyside Rd

comfort care dental
ADVENTURE ORTHODONTICS
MACHEN FAMILY MEDICINE
ASPEN HEALTHCARE

Orang
CUPBOP
CLEAN JUICE
Just 4 Kids URGENT CARE
MorningStar SENIOR LIVING
MA THNASIUM
little gym
GRAND PEAKS DENTAL - BEHAVIORAL HEALTH
OMG-20

12,086

SITE

Orange Loop

tropical CAFE

FAS

KNEADERS

petco

HOBBY LOBBY

Cabela's

AMERICA'S BEST

Broulim's

DQ

crumbl

CostaVita

Orange theory

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

LOCATED ON A PRIMARY CORRIDOR
NEAR MAJOR INTERSECTION HOSTING 66,512 VEHICLES PER DAY!

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