



Peregrine  
Commercial  
Group

# Eastland Business Park

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**2 PROPERTIES AVAILABLE:**

Suite 300 & 400  
234 Eastland Drive  
Twin Falls, Idaho

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PEREGRINE-CG.COM



FOR LEASE





# Eastland Business Park

The Eastland Commercial Business Park, located at 234 Eastland Drive in Twin Falls, Idaho, is a newly constructed development completed in 2025 by Summit Creek Development. **The property features two buildings, each offering 9,000 square feet of space, with individual suites ranging from 1,800 to 3,600 square feet.**

Designed to accommodate a variety of business needs, the park provides professional signage opportunities and maintains low common area maintenance (CAM) charges, making it an attractive option for businesses seeking modern facilities in a strategic location. Come see the attractive finishes and abundant light in these new, flexible units.





# Suite 300 (1800 SF)

## PROPERTY HIGHLIGHTS

- New construction 2025
- Professional signage
- One office with built in sink, refrigerator & top-of-the-line cabinetry
- Reception area and warehouse space
- Low CAM charges
- Great access from Eastland Drive
- Grade-level overhead doors



## Property Information

Property Type: Office

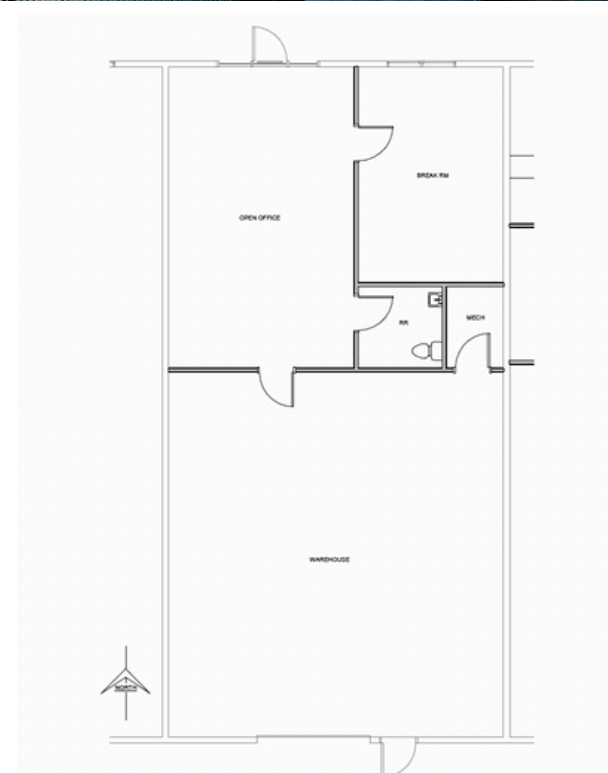
Parking: On-site

Zoning: CB

Lease Type: NNN

Suite Size: 1,800 SF

Base Lease Rate: \$2,700



FLOOR PLAN

# Suite 300 (1800 SQFT)

## PHOTO GALLERY





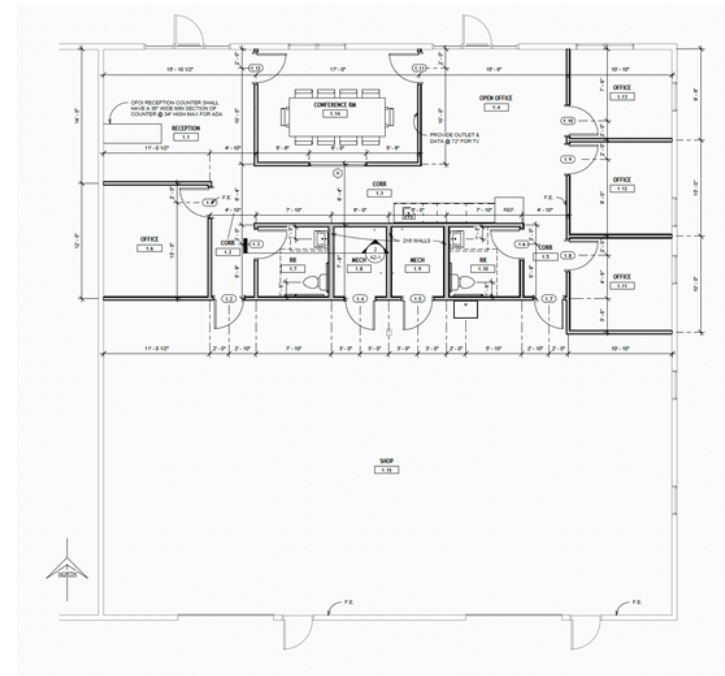
# Suite 400 (3600 SF)

## PROPERTY HIGHLIGHTS

- New construction 2025
- Professional signage
- Four offices, one reception area and a private conference room
- Reception area and warehouse space
- Low CAM charges
- Great access from Eastland Drive
- Grade-level overhead doors



FLOOR PLAN



## Property Information

Property Type: Office

Parking: On-site

Zoning: CB

Lease Type: NNN

Suite Size: 3,600 SF

Base Lease Rate: \$5,400



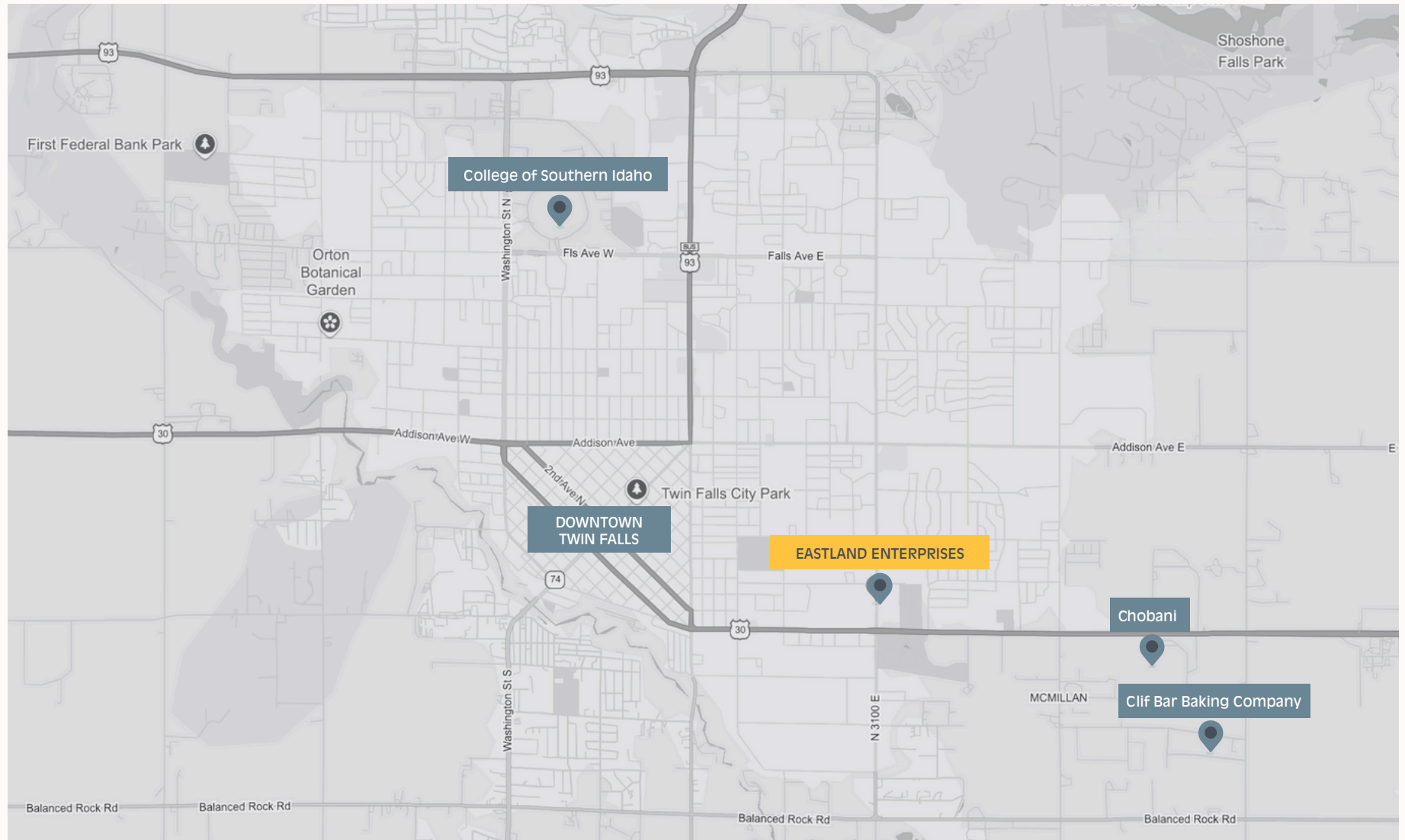
# Suite 400 (3600 SQFT)

## PHOTO GALLERY





# LOCATION



- Eastland Avenue VPD greater than 10,000/day
- 8 miles to Interstate 84