

# Office Spaces For Lease

938/940 Lincoln Rd., Idaho Falls, ID 83402

|| 1,950 / 3,000 SF



Shane Murphy

Principal/Broker  
208.542.7979 Office  
208.521.4564 Cell  
shane@ventureoneproperties.com  
ventureoneproperties.com

434 Gladstone St.  
P.O. Box 2363  
Idaho Falls, ID 83403

# Property Overview

938/940 Lincoln Rd., Idaho Falls, ID 83402

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## PROPERTY HIGHLIGHTS

### 938 Lincoln

- 3 Individual Offices
- Two Bull Pen Areas
- His and Her Restrooms

### 940 Lincoln

- 8 Individual Offices
- His and Her Restrooms

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## DETAILS

### Available Space:

938 Lincoln 1,950 SQFT

940 Lincoln 3,000 SQFT

Lease Rate: \$12/SF Modified Gross  
Utilities Paid By Tenant



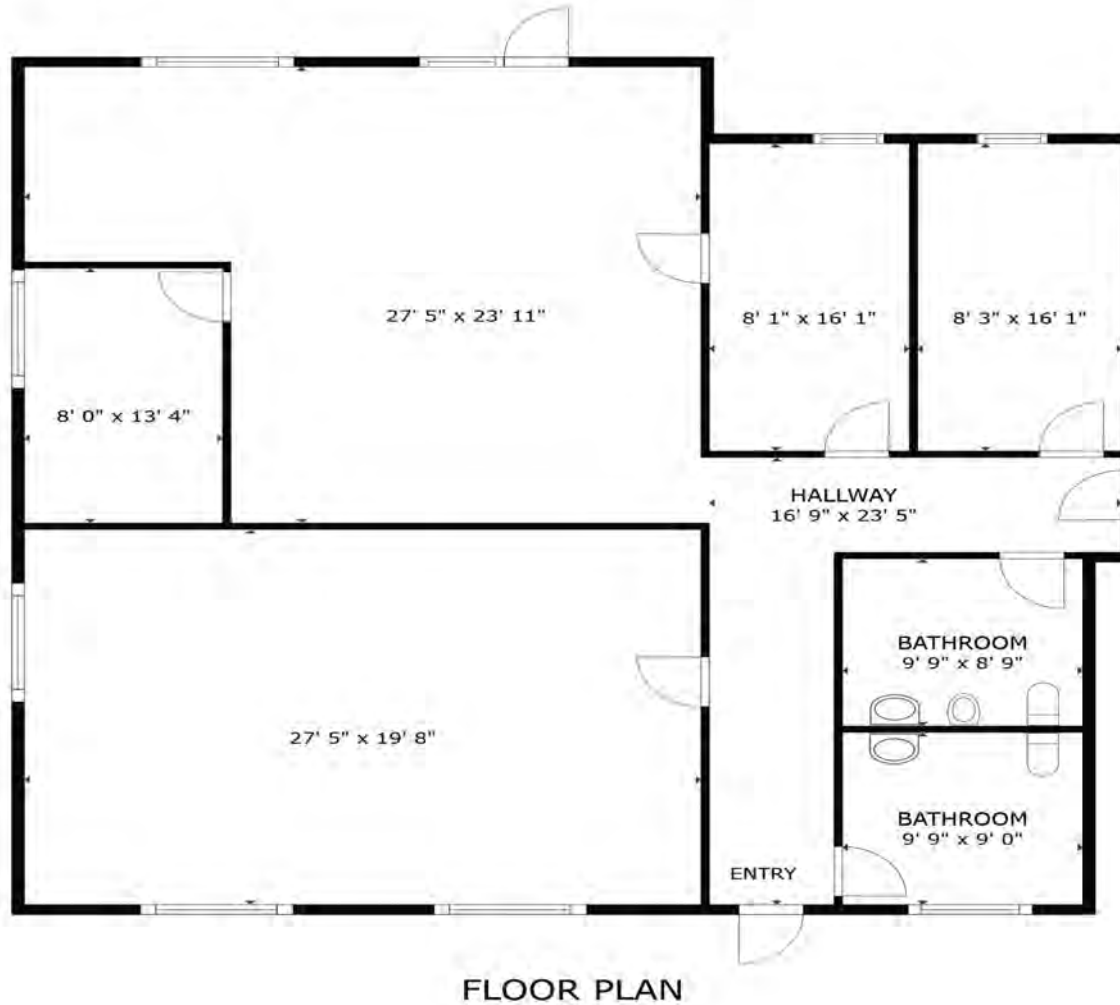
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# Floor Plan

938 Lincoln Rd., Idaho Falls, ID 83401



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**VENTURE ONE**  
PROPERTIES  
COMMERCIAL REAL ESTATE

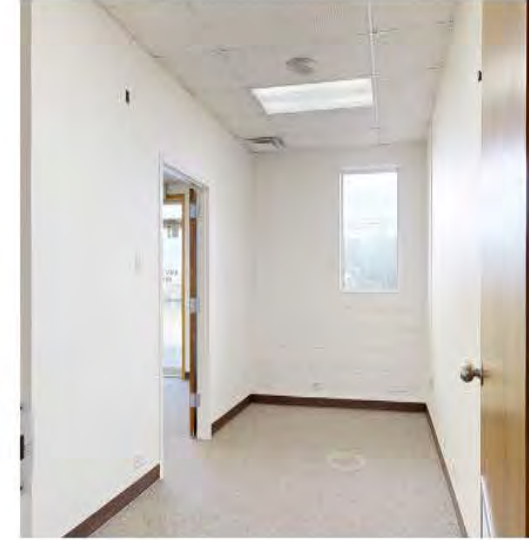
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# Photos

938 Lincoln Rd. , Idaho Falls, ID 83401



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PROPERTIES  
COMMERCIAL REAL ESTATE

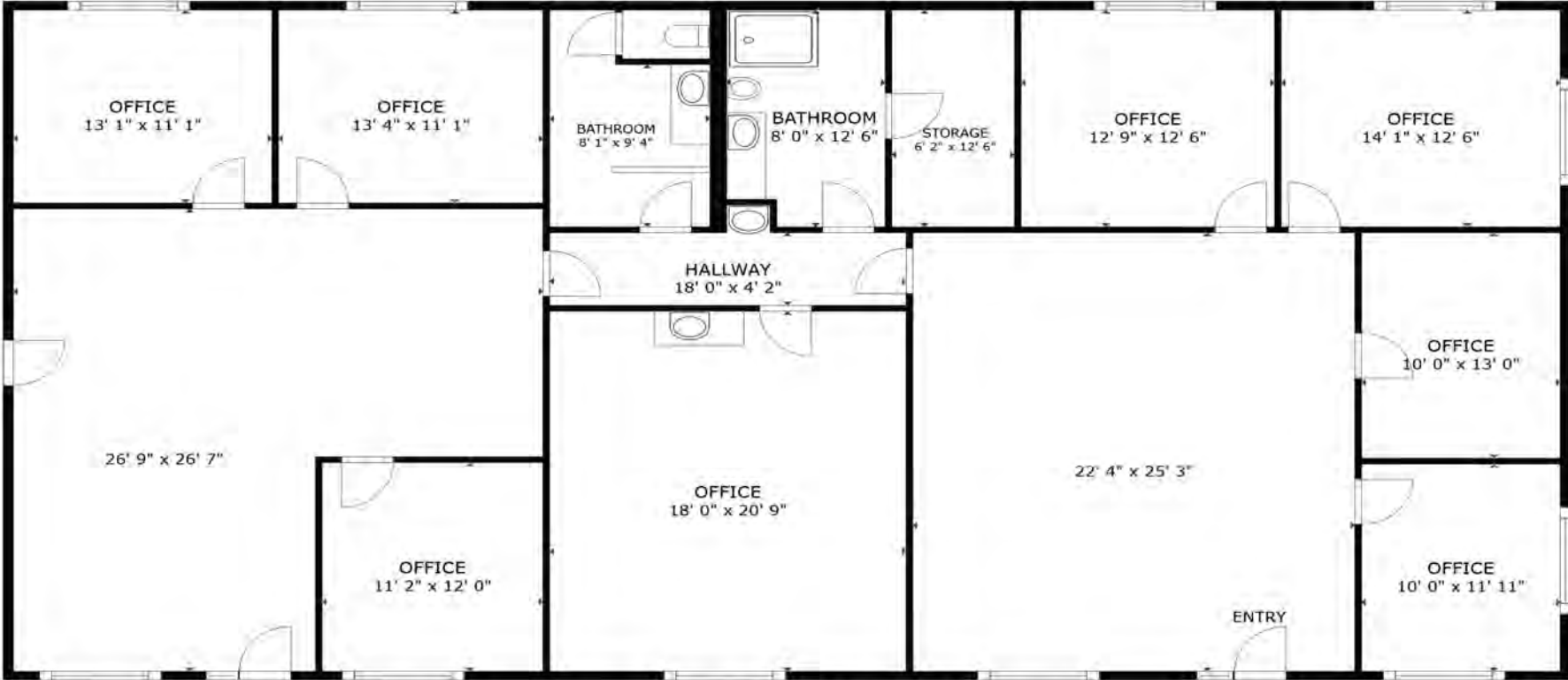
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# Floor Plan

940 Lincoln Rd., Idaho Falls, ID 83401



FLOOR PLAN

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# Photos

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# Close Up Aerial

938/940 Lincoln Rd., Idaho Falls, ID 83402



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# Property Aerial

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# DEMOGRAPHICS

1425 Higham St., Idaho Falls, ID 83402

	1 MI	3 MI	5 MI
Population	18.6K	101.6K	122.3K
Median Income	\$53.7K	\$69K	\$72.5K
Number of Employees	14.5K	\$75K	89.1K



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