

# SANDCREEK OFFICE

OFFICE FOR LEASE | 2539 CHANNING WAY | IDAHO FALLS



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- ±669 SF office suite ideal for small professional users
- Convenient Idaho Falls location with easy access to surrounding residential and commercial areas
- Affordable option for tenants seeking a smaller footprint in a professional environment
- Strategically located between the Grand Teton Mall and Mountain View Hospital
- Strong surrounding amenities with nearby retail, dining, and office users

SUITES:	RSF:	RATE:
Suite 125	669 SF	Contact Agent

<b>BLDG. SIZE:</b>	8,151 SF
<b>PROPERTY TYPE:</b>	Office
<b>UTILITIES:</b>	All included
<b>AVAILABILITY:</b>	Immediately
<b>YEAR BUILT:</b>	1990

CONTACT



HIGHLIGHTS

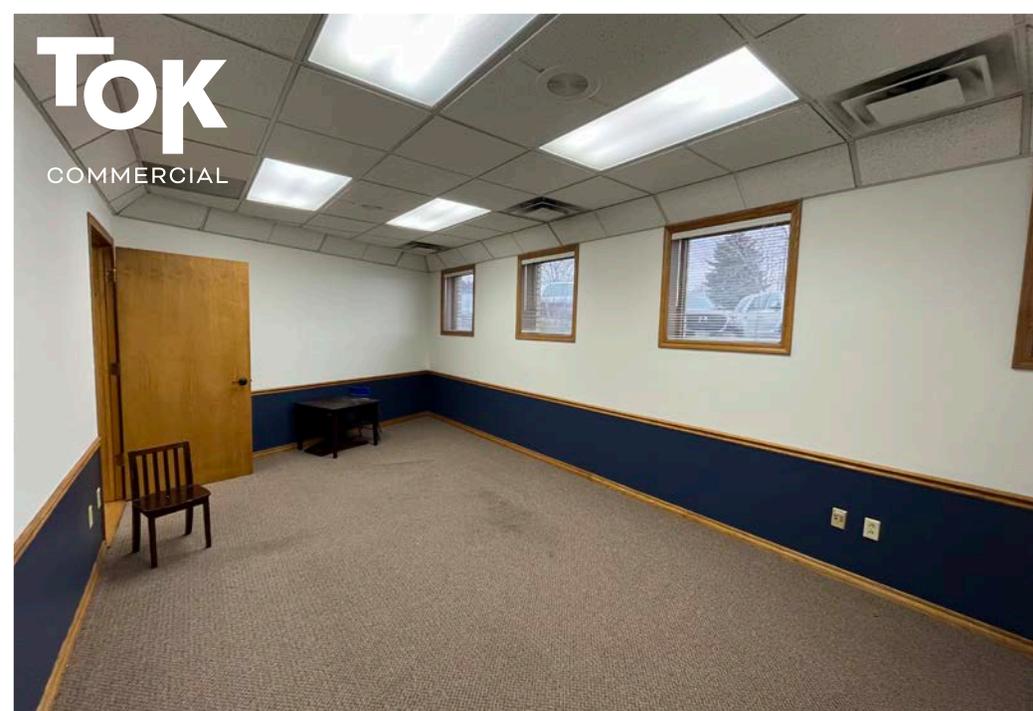


DETAILS



UPDATED: 1.13.2026

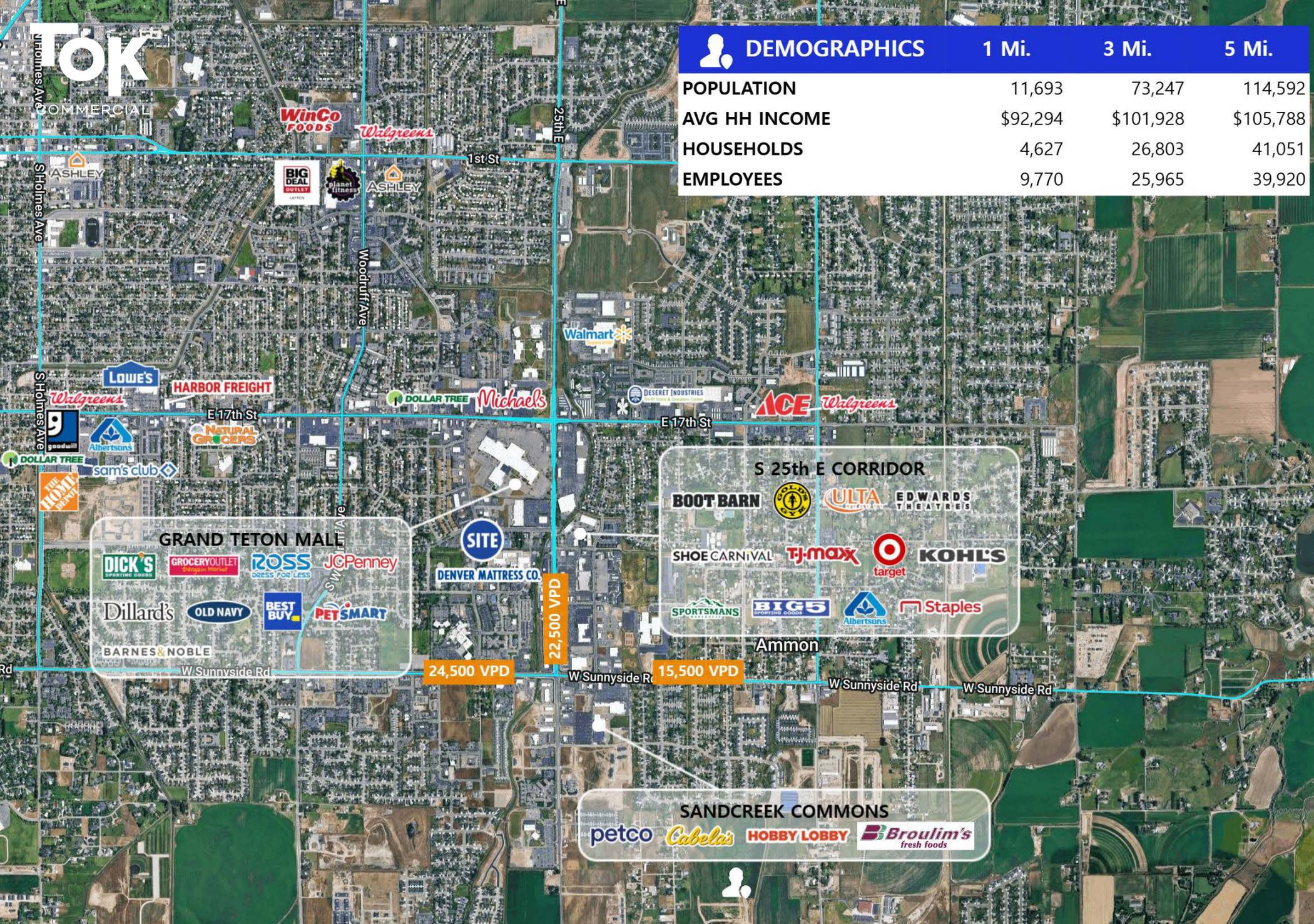
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DEMOGRAPHICS	1 Mi.	3 Mi.	5 Mi.
POPULATION	11,693	73,247	114,592
AVG HH INCOME	\$92,294	\$101,928	\$105,788
HOUSEHOLDS	4,627	26,803	41,051
EMPLOYEES	9,770	25,965	39,920



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