



## CONTACT

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## HIGHLIGHTS

Prominent downtown location in landmark building with eye-catching exterior.

Floor to ceiling windows spanning both floors.

Extremely rare, on-site parking lot in downtown.

Highly visible corner location at A Street and Shoup Avenue.

Clean, professional interior finishes.

Property features abundant office space, ample natural light, functioning vaults on main and basement floors, drive-thru, and elevator.

## DETAILS

**PROPERTY TYPE:** Office/Retail

**BLDG. SIZE:** 22,283 SF

**DIVISIBILITY:** 5,500 SF

**LEASE RATE:** Contact Agent

**LEASE TYPE:** NNN

**AVAILABLE:** Immediately

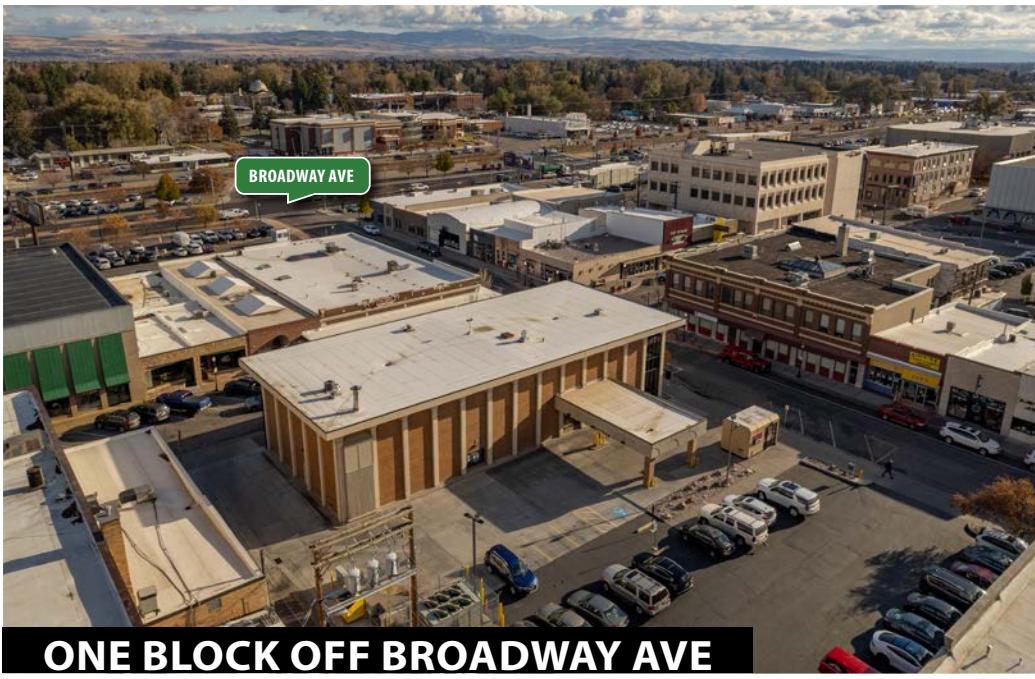
**PARKING:** 34 Stalls

UPDATED: 7.26.2024

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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

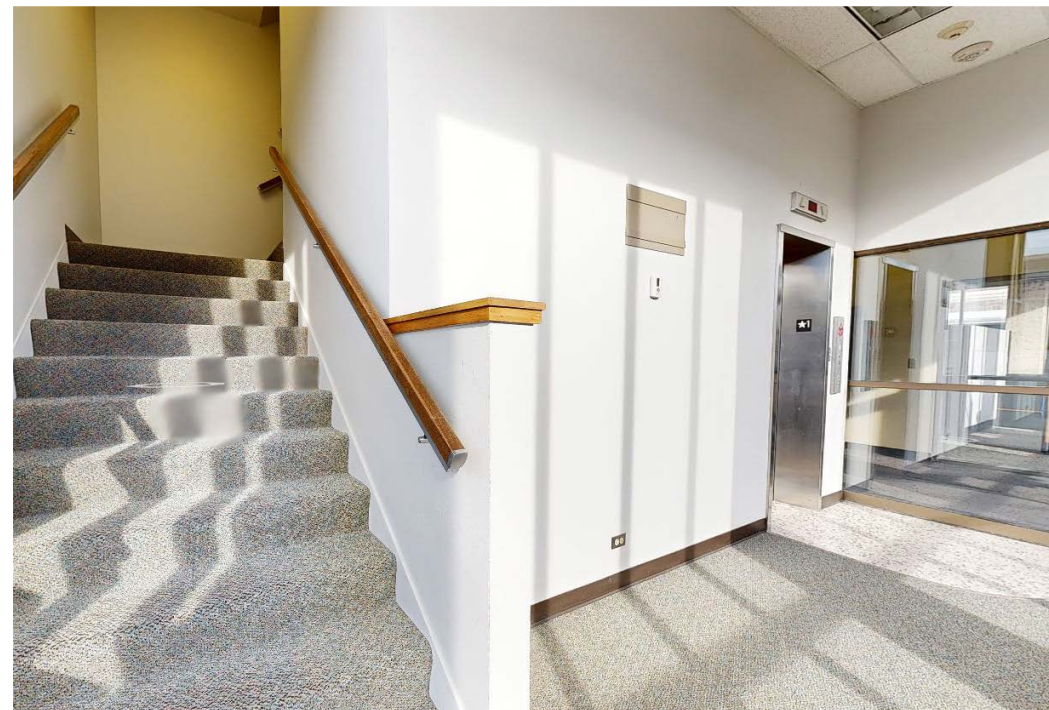




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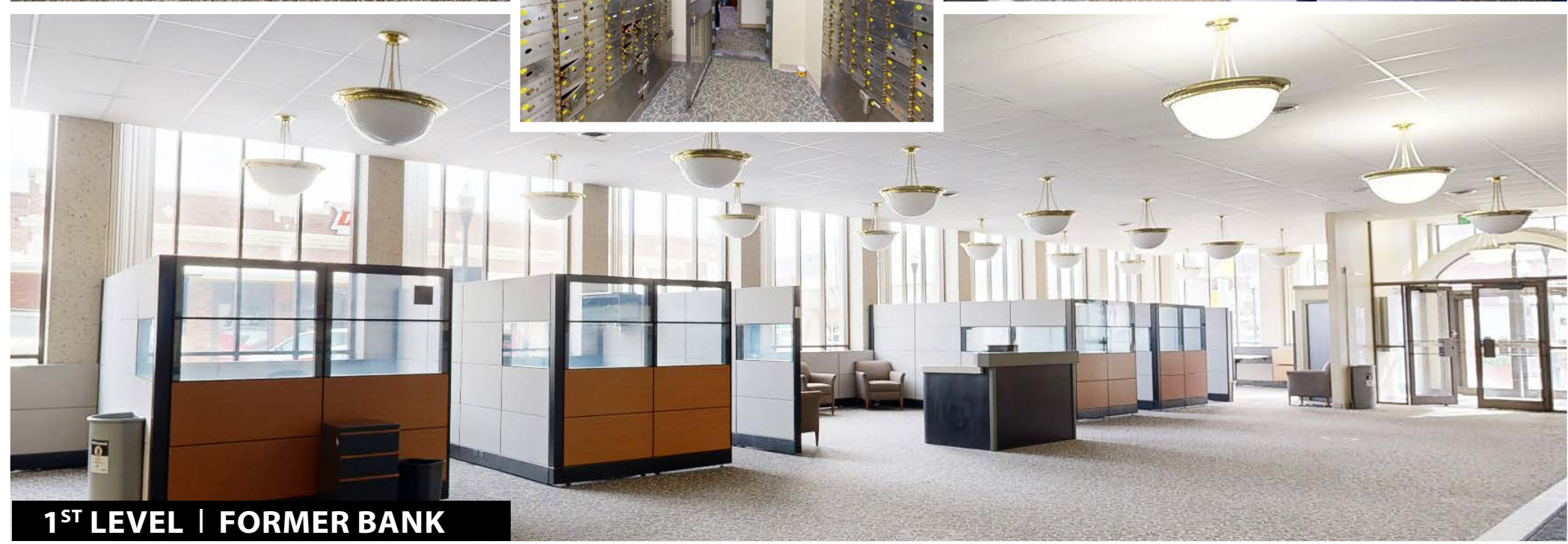
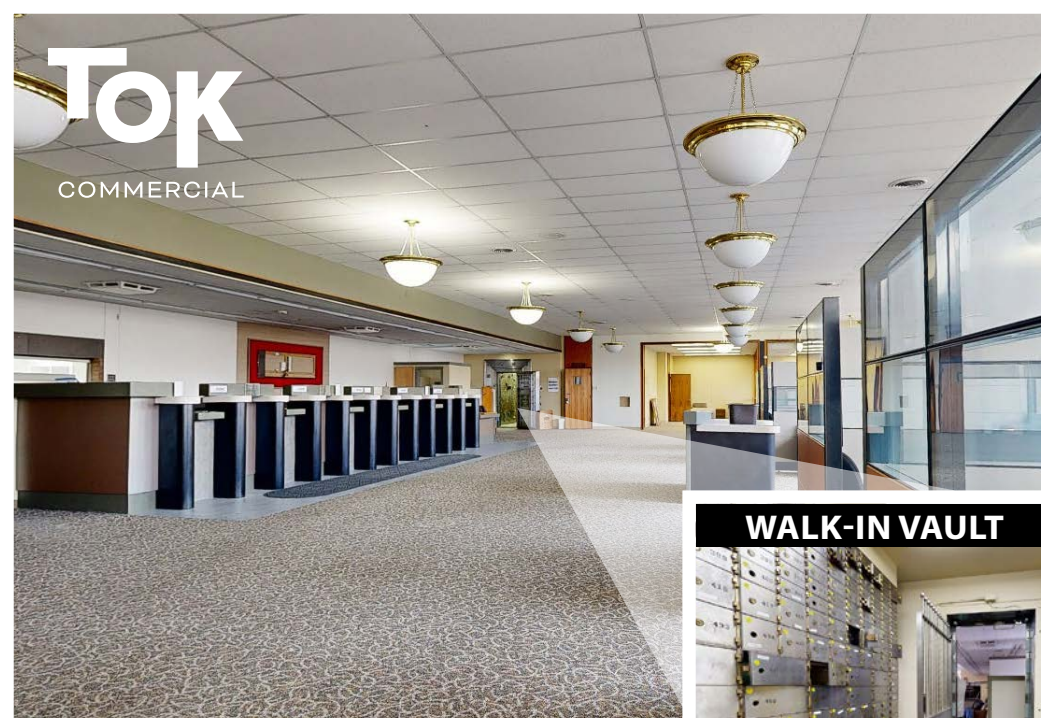
**1ST LEVEL ENTRYWAY**



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**1<sup>ST</sup> LEVEL | FORMER BANK**



**HARD TO COME BY DOWNTOWN PARKING & DRIVE-THRU CAPABILITY!**



# DESIRABLE & PROMINENT LOCATION IN DOWNTOWN IDAHO FALLS!



INTERSTATE  
15

Walmart

Ford

VPD 20,784  
BROADWAY AVE

SPRINGHILL  
SUITES®  
BY MARRIOTT

**DOWNTOWN IDAHO FALLS**

BANK of IDAHO  
COMMITTED TO COMMUNITY

KeyBank

usbank

The Wellness Company

Snake BITE RESTAURANT

RIB CHOP HOUSE

Idaho Falls Public Library

SMOKIN FINS

Villa Coffeehouse

SITE

VPD 19,169  
NORTHGATE MILE

MUSEUM OF IDAHO

YELLOWSTONE HWY

SNAKE RIVER

Tok  
COMMERCIAL