



PROFESSIONAL OFFICE

MULTIPLE OFFICE SPACES FOR LEASE

938/940 LINCOLN RD | IDAHO FALLS 83401



Shane Murphy

Principal/Broker
208.542.7979 Office
208.521.4564 Cell
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434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

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PROPERTY HIGHLIGHTS

938 Lincoln

- 3 Individual Offices
- Two Bull Pen Areas
- His and Her Restrooms
- Can be used for Retail/Office
- 940 Lincoln
- 8 Individual Offices
- His and Her Restrooms

DETAILS

Available Space:

938 Lincoln 1,950 SQFT

940 Lincoln 3,000 SQFT

Lease Rate: \$11/SF Modified Gross
Utilities Paid By Tenant



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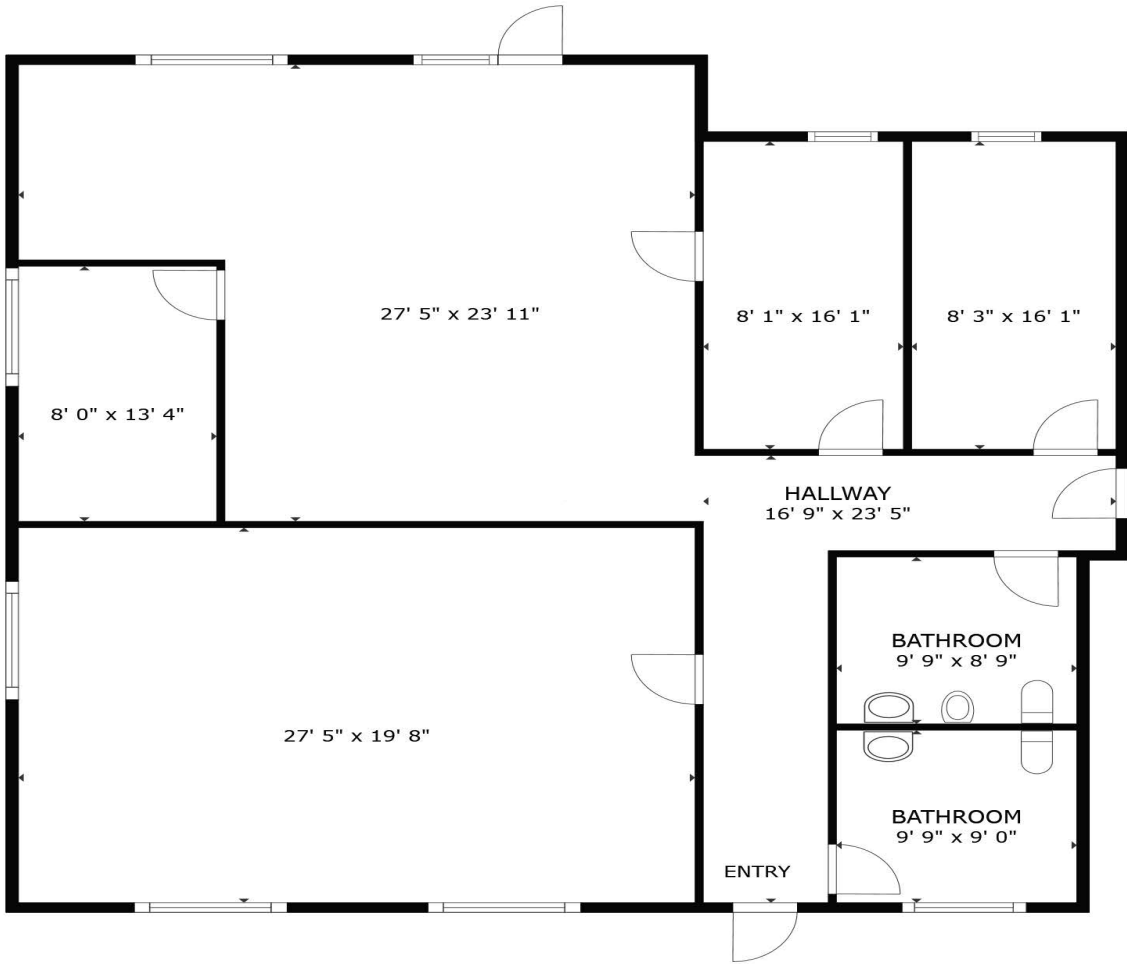
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FLOOR PLAN - 938 LINCOLN



FLOOR PLAN

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PHOTOS - 938 LINCOLN



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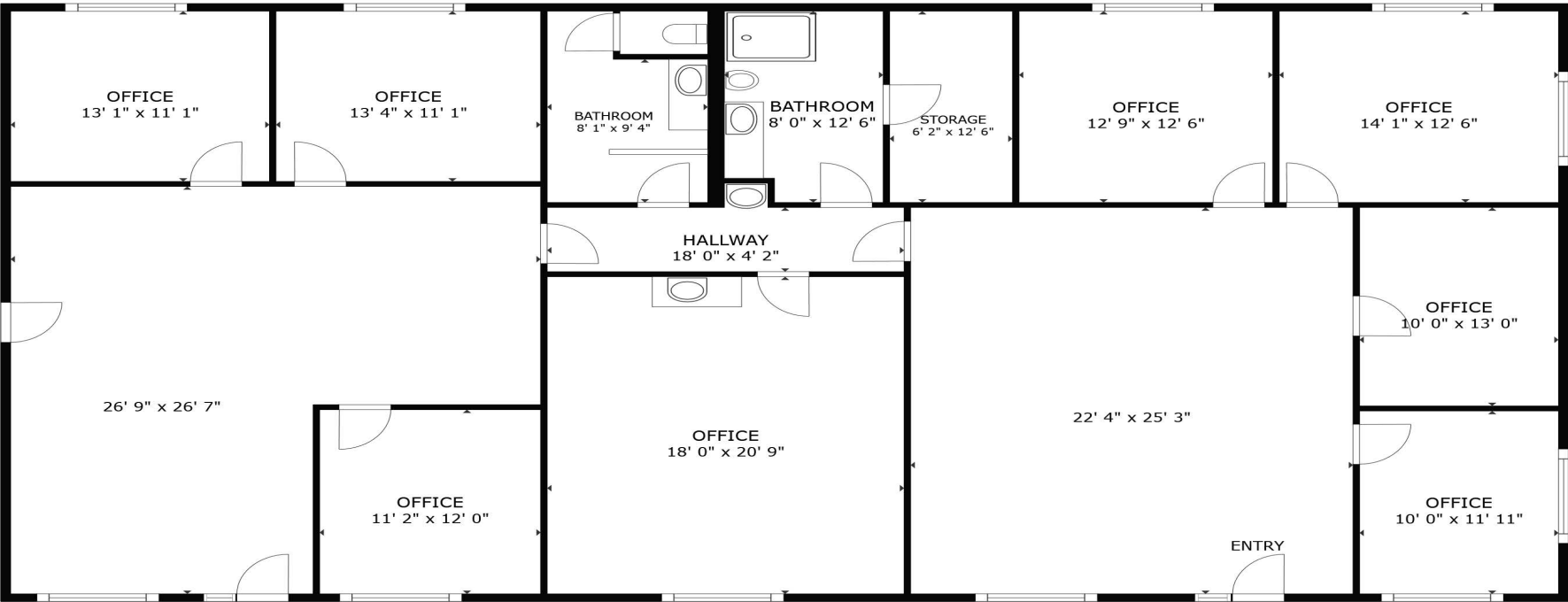
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FLOOR PLAN - 940 LINCOLN



FLOOR PLAN

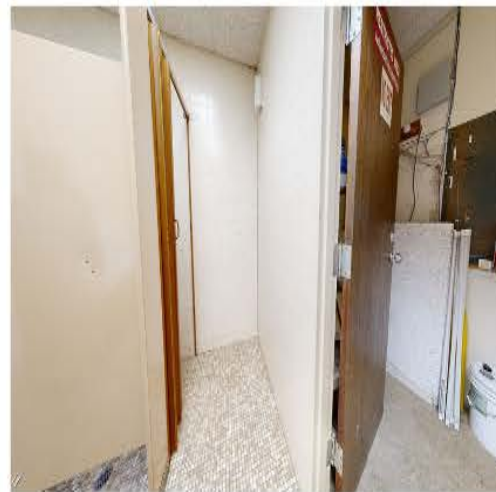
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PHOTOS - 940 LINCOLN



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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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