

# For Lease

**Jared Zebe**

208 709 7311

jared.zebe@colliers.com

**Mike Zebe**

208 705 6453

mike.zebe@colliers.com

**Don Zebe**

208 403 1973

don.zebe@colliers.com

2043 E Center Street  
Pocatello, Idaho 83201  
208 951 2100  
colliers.com/idaho

## Horizon Plaza

1070 Hiline Road | Pocatello, ID

### Highlights:

- Prime location with excellent access, just over ½ mile to I-15
- ADA accessible
- Tenant Improvement Allowance available
- Functional layout: 8 private offices, reception area, and large open bullpen
- Modified Gross Lease includes utilities, free parking, and no additional NNN fees
- Tenant responsible for phone/internet and in-suite janitorial
- Neighboring businesses include Ridley's Family Market, Extreme Rush, Idaho Department of Health & Welfare, and numerous restaurants

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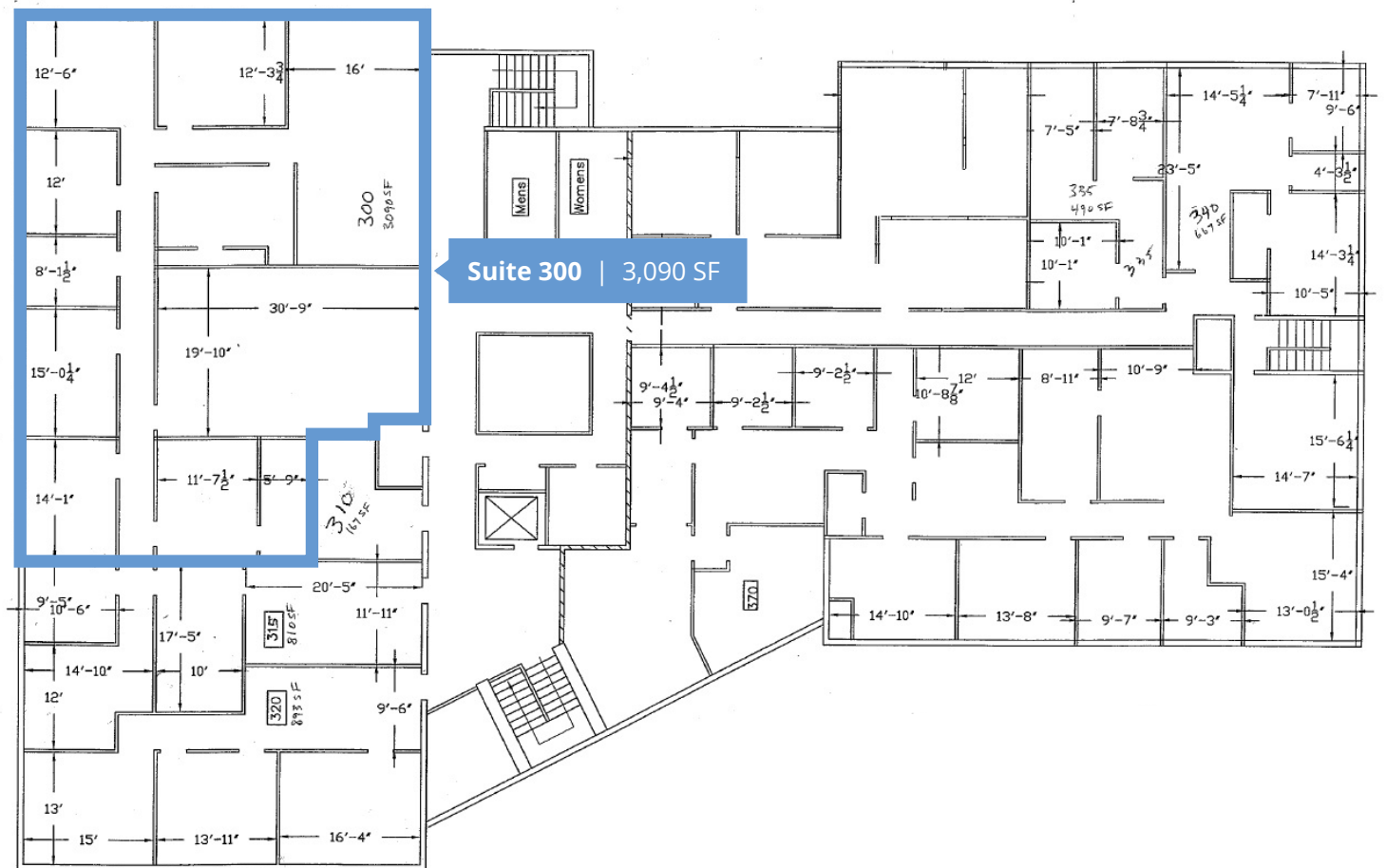
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## Property Information

Property Type	Office	Suite	Size	Rate
Building Size	32,000 SF	300	3090 SF	\$12.00 PSF MG
Available SF	3090 SF			
Lease Type	Modified Gross			
Parking	Ample			

Property Information      Space Available

## Floor Plan - 3rd Floor





# Photo Gallery





# Location



Google Map



Street View



## Demos

	1 Miles	3 Miles	5 Miles
Population	11,978	60,347	71,674
Households	4,520	22,601	26,592
Avg. Income	\$52,292	\$56,406	\$57,969



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