



For Lease



Office Available

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484 Eastland Drive S. Twin Falls, Idaho 83301

Highlights:

- Freshly Painted Interior – Clean, updated, and move-in ready
- High-Traffic Location – Excellent exposure on a busy, well-traveled route
- Ample Parking – Generous on-site parking for tenants and clients
- Established Multi-Tenant Property – Join a well-maintained building with long-term, stable tenants

For Lease

Property Information

Property Type	Office
Land Size	1.73 Acres
Parking	Ample parking
Lease Type	MG

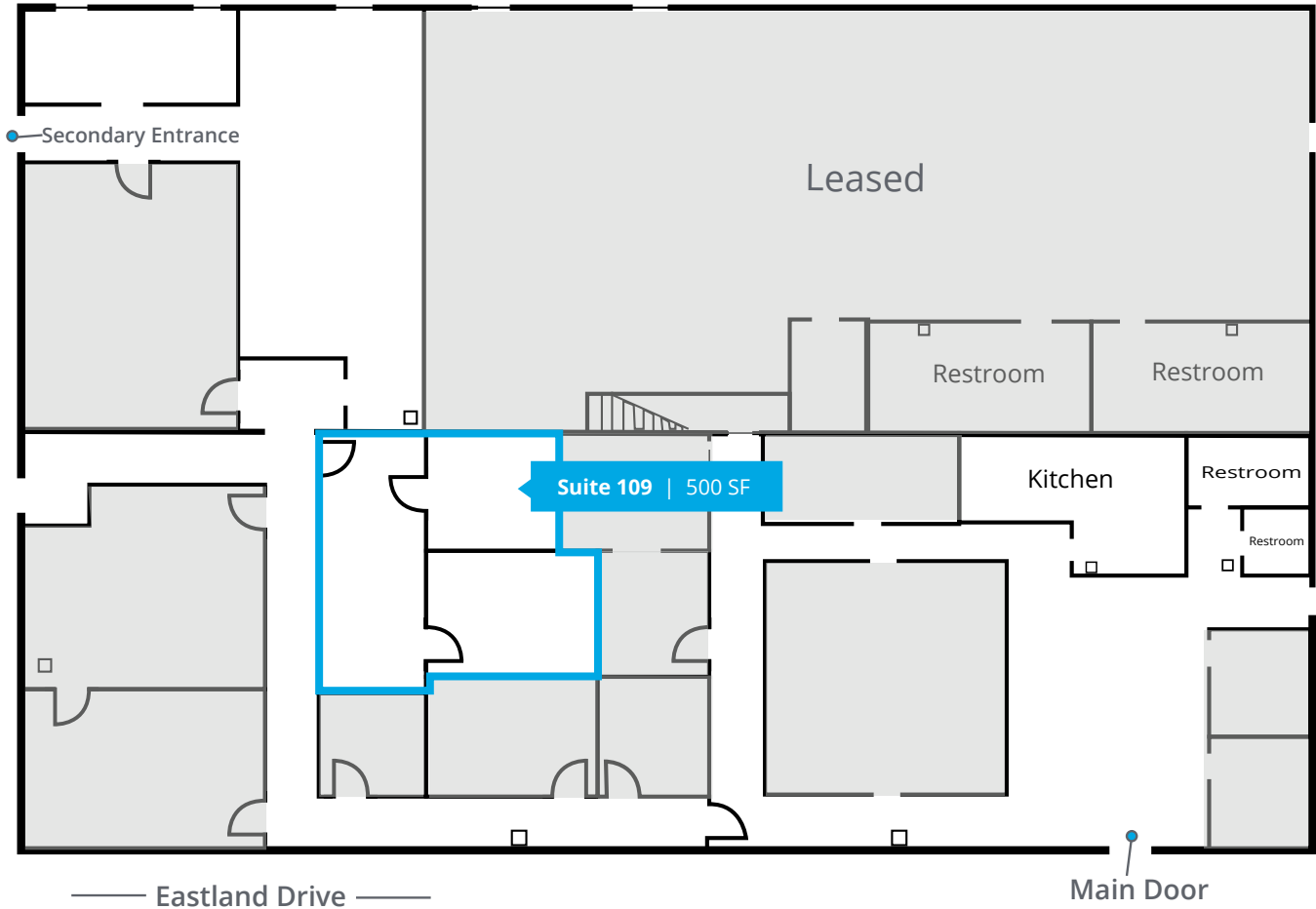
Space Available

Suite	Size	Rate
109	500 SF	\$750

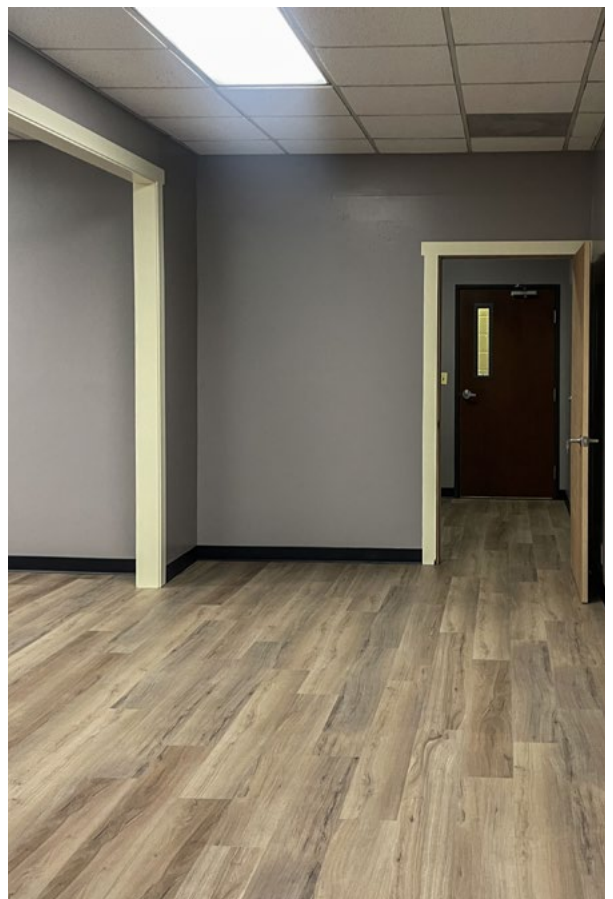
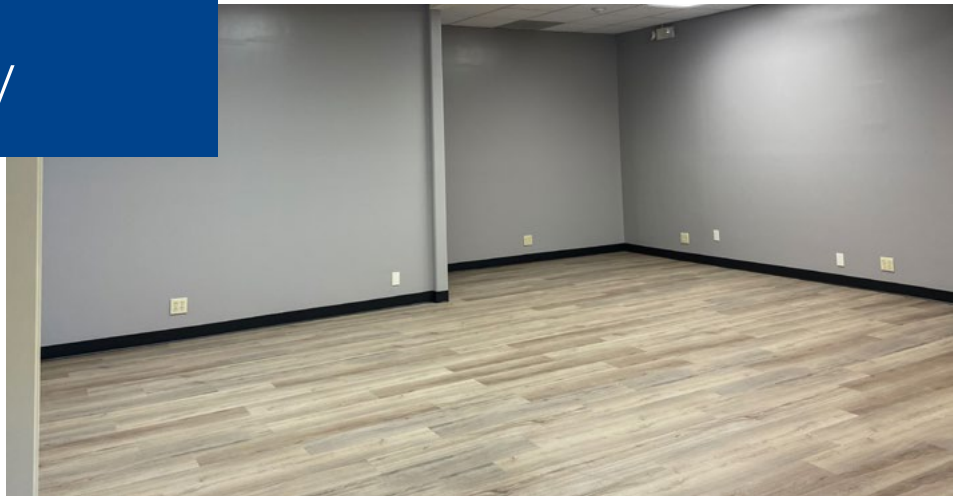
Demographics

	1 Mile	3 Miles	5 Miles
Population	3,353	41,219	66,745
Households	1,355	15,551	24,423
Avg. HH Income	\$62,721	\$85,589	\$87,724

Floor Plan



Property Gallery

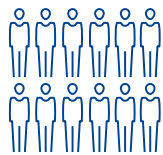




Local Area Overview - Twin Falls

Home to the “Niagara of the West”, Twin Falls offers great scenic views and diverse recreation opportunities. At 212 feet tall, Shoshone Falls is higher than Niagara Falls and a beautiful site to enjoy. Pack a picnic lunch and take in views of the massive Snake River Canyon or grab a bite at one of the great local restaurants. Tee off surrounded by canyon walls and dazzling waterfalls or rent a paddleboard or kayak and explore the Snake River. Make a stop at the Twin Falls Visitor Center to enjoy magnificent views and a snapshot of local history.

- The city has grown by 17% in the last 10 years boosted by a low cost of living, good quality of life and huge growth from the business sector
- Twin Falls is the regional medical, educational, retail and service hub for over 250,000 people in the surrounding area
- The City of Twin Falls hosts some of the largest food processors such as Cliff Bar, Glanbia Cheese, Amalgamated Sugar Company and ConAgra. It is also home of the largest yogurt manufacturing facility in the world, part of the growing Chobani Greek Yogurt company.



2023 MSA
population

119,578



Unemployment
Rate

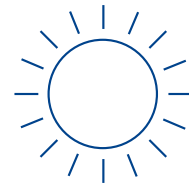
1.9%



Best State - Idaho

*U.S. News & World
Report, 2023*

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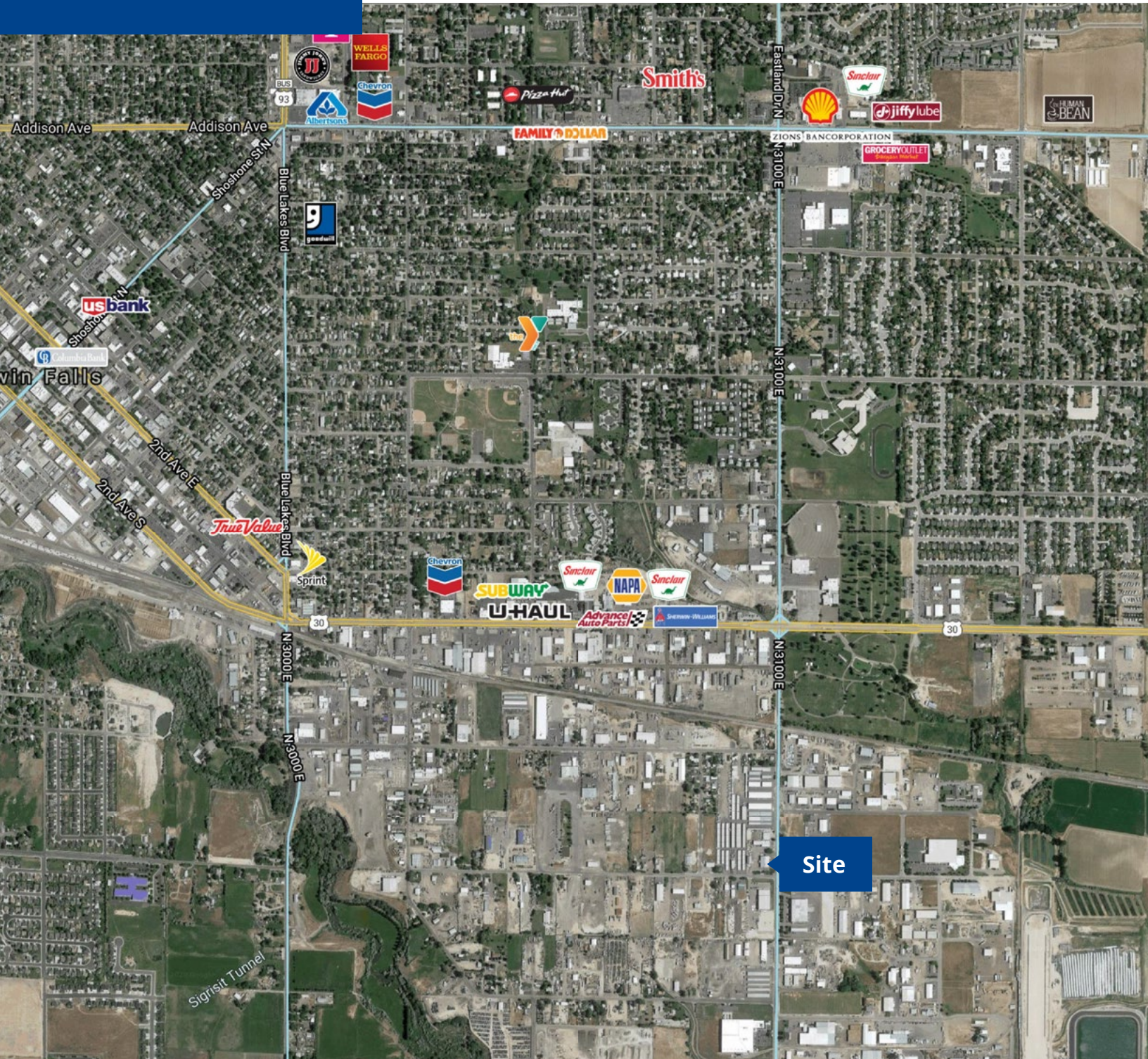


Average
Weather

63



Location



Site

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