

OFFICE SUITES FOR LEASE

330 SHOUP AVE., IDAHO FALLS, ID 83402



Shane Murphy

Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403



HIGHLIGHTS

- EXECUTIVE OFFICE SUITES
- SPACIOUS VIEWS
- FULL SERVICE
- OVERLOOKING BEAUTIFUL DOWNTOWN IDAHO FALLS
- SNAKE RIVER GREENBELT WITHIN WALKING DISTANCE
- PRIVATE DOWNTOWN PARKING

AVAILABLE SPACE

3rd Floor

Suites 305, 308

187 SF

NW Quadrant

3,808 SF

Lower Level

2,564 SF



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3rd FLOOR LAYOUT



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN: 10,908 sq. ft.
(RECORDING INSTRUMENT NUMBER: 2019-000101) (NOT A REAL ESTATE OFFERING)

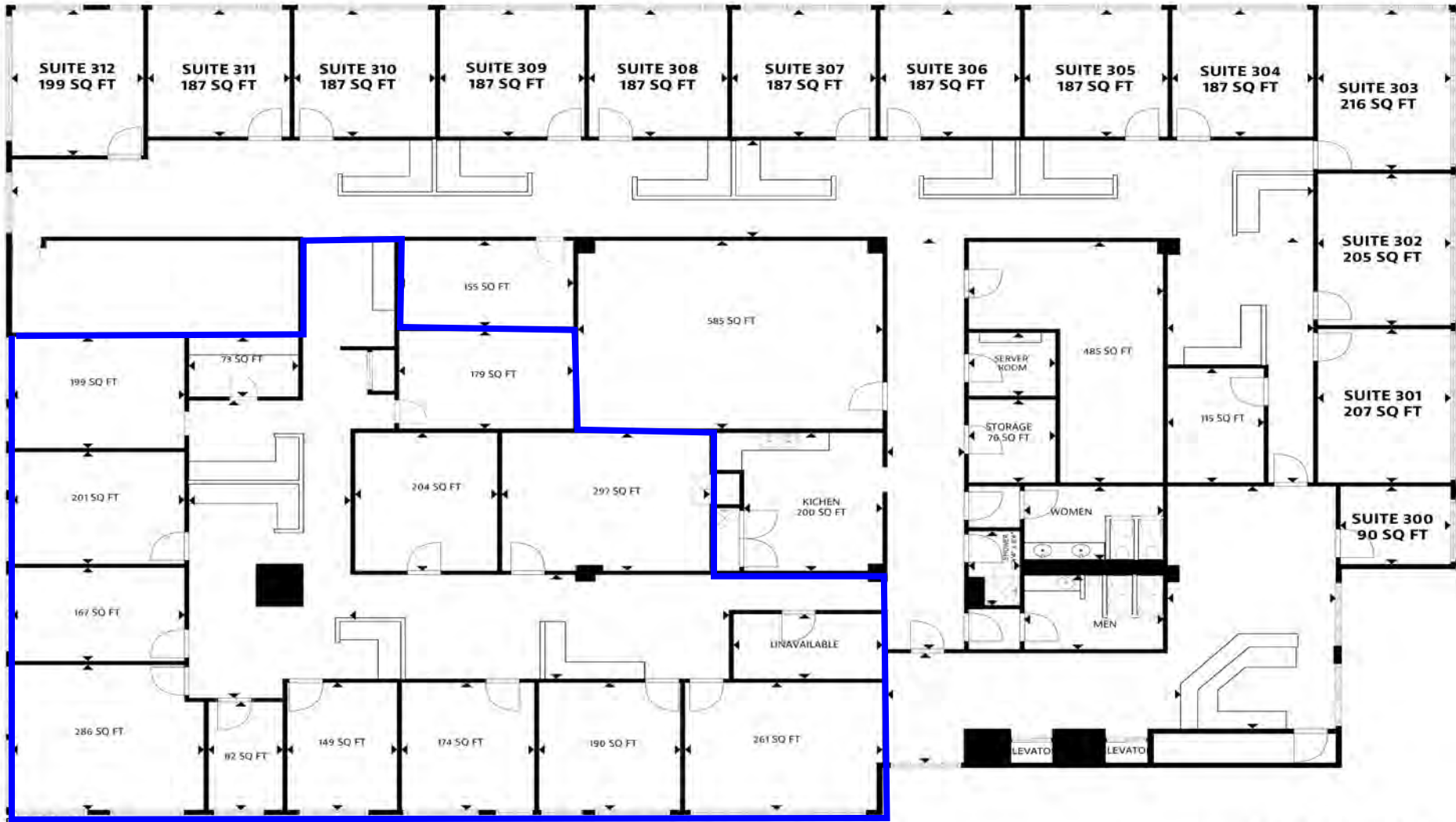


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NW Quadrant



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Photos

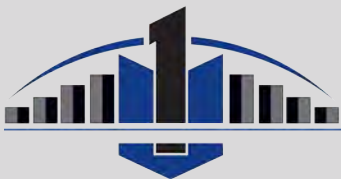


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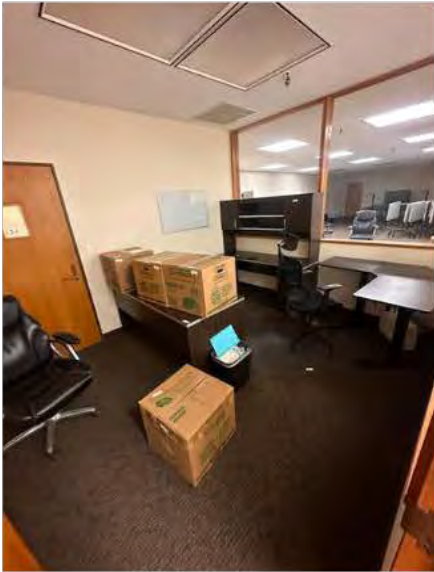


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Lower Level Photos



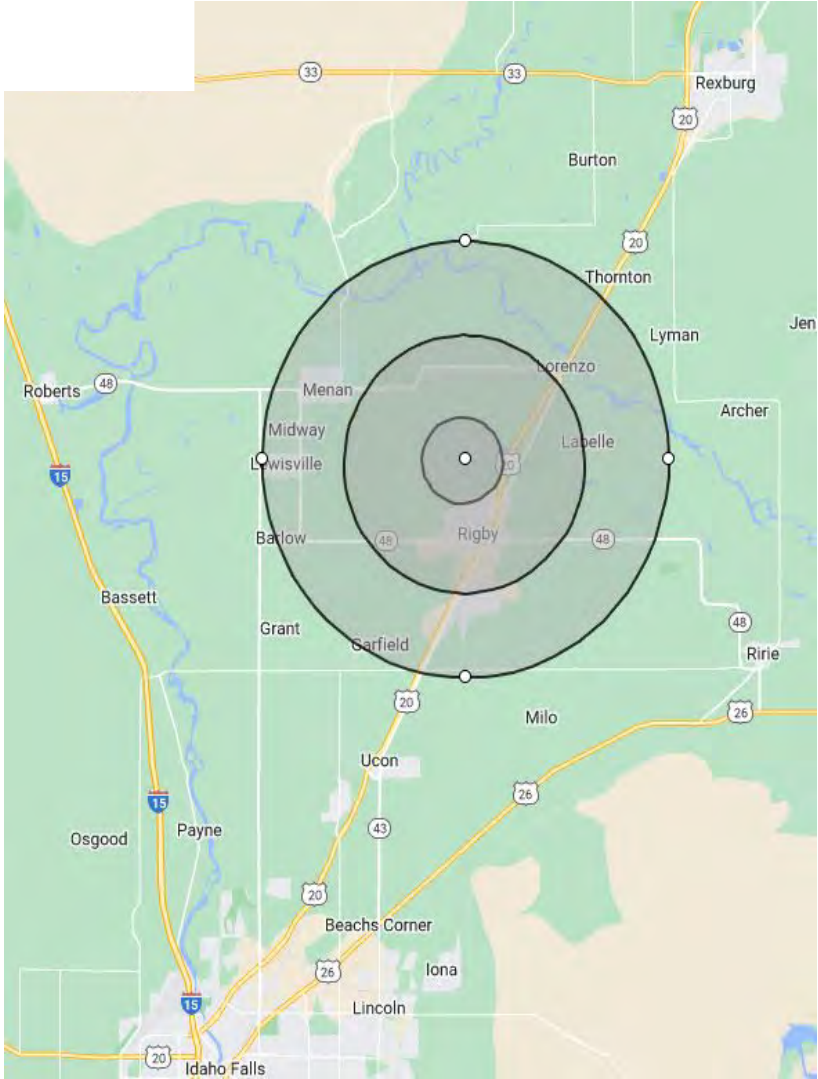
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Demographics

POPULATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	541	4,821	19,919
AVERAGE AGE	38.7	32.9	30.5
HOUSEHOLD & INCOME	1 MILE	3 MILE	5 MILE
TOTAL HOUSEHOLDS	175	1,497	6,092
AVERAGE INCOME	\$93,374	\$87,548	\$71,082
AVERAGE HOUSE VALUE	\$227,678	\$232,794	\$224,568



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