

3,500 SF FLEX SPACE | 3,722 SF PROFESSIONAL OFFICE

FOR LEASE-Shop & Professional Office Space

665 E. ANDERSON STREET | IDAHO FALLS 83401



Shane Murphy

Principal/Broker

208.542.7979 Office

208.521.4564 Cell

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ventureoneproperties.com

434 Gladstone St.

P.O. Box 2363

Idaho Falls, ID 83403

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HIGHLIGHTS

SUITE E OFFICE

- 3,722 Office Space for Lease
- 12 Hard Wall Offices
- 2 Reception Areas
- Break Room and Mail Room
- 2 Bull Pen Areas
- His and Her Restroom
- City Fiber

SUITE F FLEX SPACE

Shop Area

- Air lines and floor drains
- 3 phase 400Amp
- Grade level door 10 x 10
- Storage /Data Room

Office Area

- 4 hard wall offices
- Large Restroom
- Large Open Bullpen area
- Break Room

AVAILABLE SPACE

Suite E Office	3,722 SF
Lease Rate	\$12/SF/YR NNN
Suite F Office Shop	1,800 SF 1,703 SF
Lease Rate	\$12/SF/YR NNN

THE PROPERTY

Now offering two office spaces for lease, including a 3,722 SF suite and a combined 3,500 SF flex space consisting of an 1,800 SF office suite and an adjoining 1,700 SF shop. These spaces offer a prime setting for professional services, medical offices, financial institutions, administrative operations, or businesses needing a mix of office and light industrial/shop space. Located on the North side of town, the property provides excellent accessibility and visibility with convenient proximity to major destinations—less than 2 miles from downtown, 1 mile from the new Costco, and 1 mile from Highway 20.



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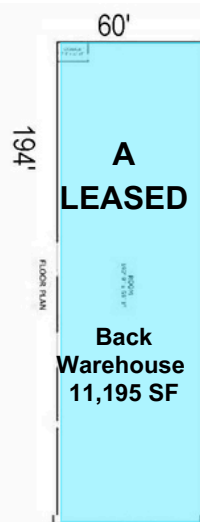
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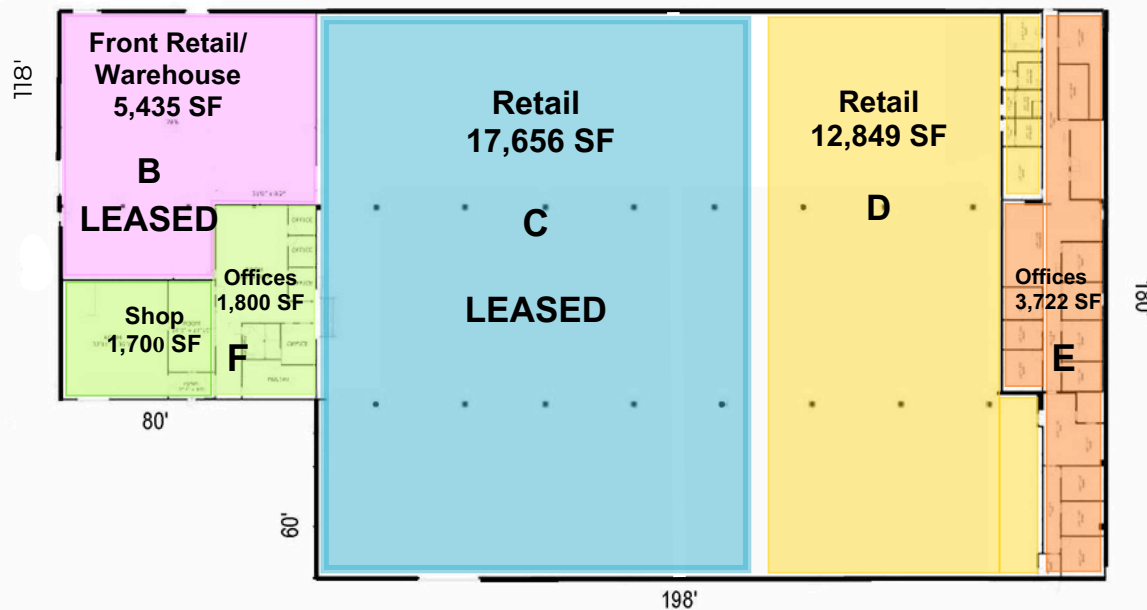
FOR LEASE-Shop & Professional Office Space

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- BACK WAREHOUSE (A) 11,195 SF
- FRONT RETAIL/WAREHOUSE (B) 5,435 SF
- RETAIL (C) 17,656 SF
- RETAIL (D) 12,849 SF
- OFFICE (E) 3,722 SF
- SHOP (F) 1,700 SF
- OFFICE (F) 1,800 SF

BUILDING TOTAL 54,360 SF



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SUITE F OFFICE SPACE-1,800 SF



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SUITE F OFFICE SPACE-1,800 SF



Video
Tour



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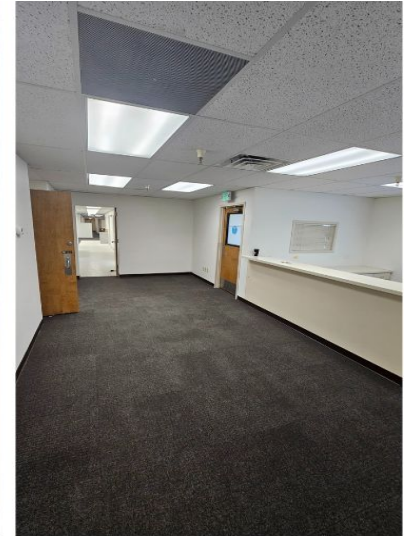
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SUITE E-3,722 SF



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Demographics

665 E. Anderson St., Idaho Falls, ID 83402

	1 Mile	3 Miles	5 Miles
Population	17.7K	94.3K	118.5K
Household Income	\$53.2K	\$68.9K	\$71.2K
Median Age	31	32	32
Number of Employees	13.8K	69.7K	863K



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