

HANSEN ST OFFICE SPACE

OFFICE SPACE FOR SALE OR LEASE | 516 HANSEN EAST | TWIN FALLS, ID | 83301



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Excellent location downtown next to Twin Falls City Park with convenient access to downtown amenities

Multiple private offices and conference rooms—ideal for larger teams or collaborative workflows

Well-suited for professional services such as legal, accounting, financial, or administrative users

Abundant on-site parking, a rare amenity in the downtown core

SALE INFORMATION

SPACE	SIZE	PRICE/SF	SALE PRICE
Building	4,650 SF	\$155/SF	\$725,400

LEASE INFORMATION

SPACE	SIZE	RATE
Building	4,650 SF	\$12.50/SF

BLDG TYPE	Office	LEASE TYPE	NNN
BLDG SIZE	4,650 SF	EST NNN'S	\$5.00
LOT SIZE	.24 AC	ZONING	TN-3

CONTACT



HIGHLIGHTS

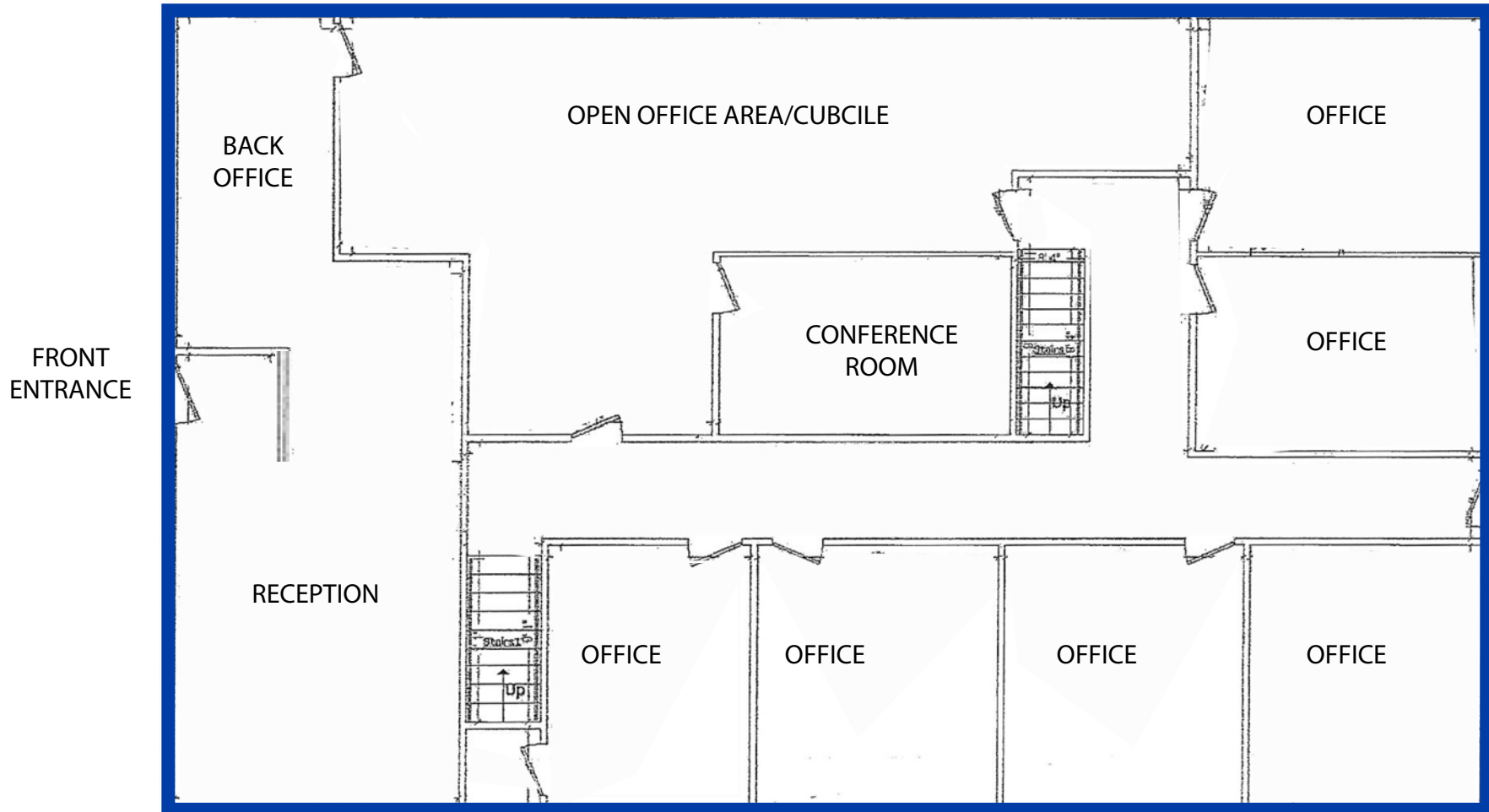


DETAILS



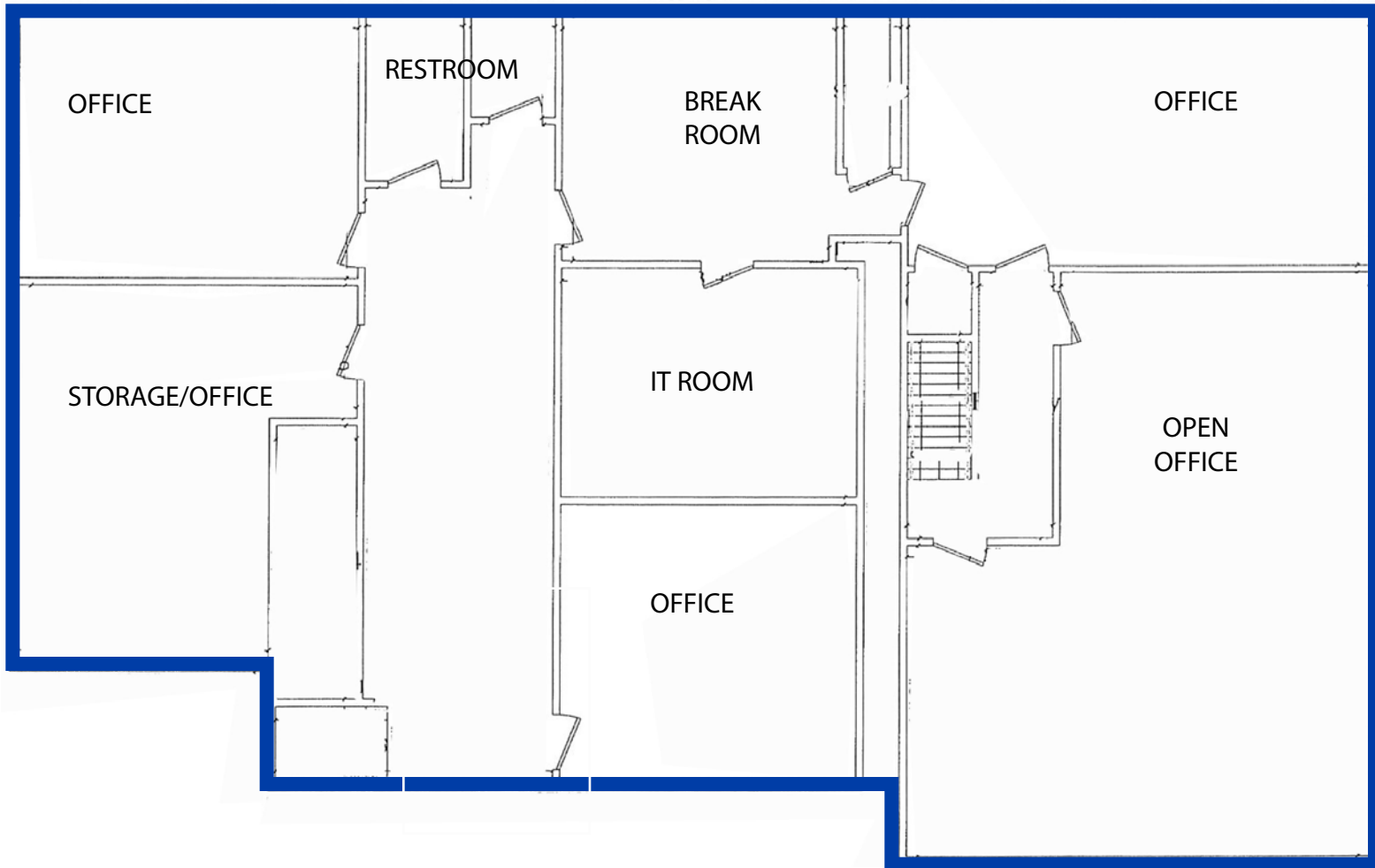
FLOOR PLAN

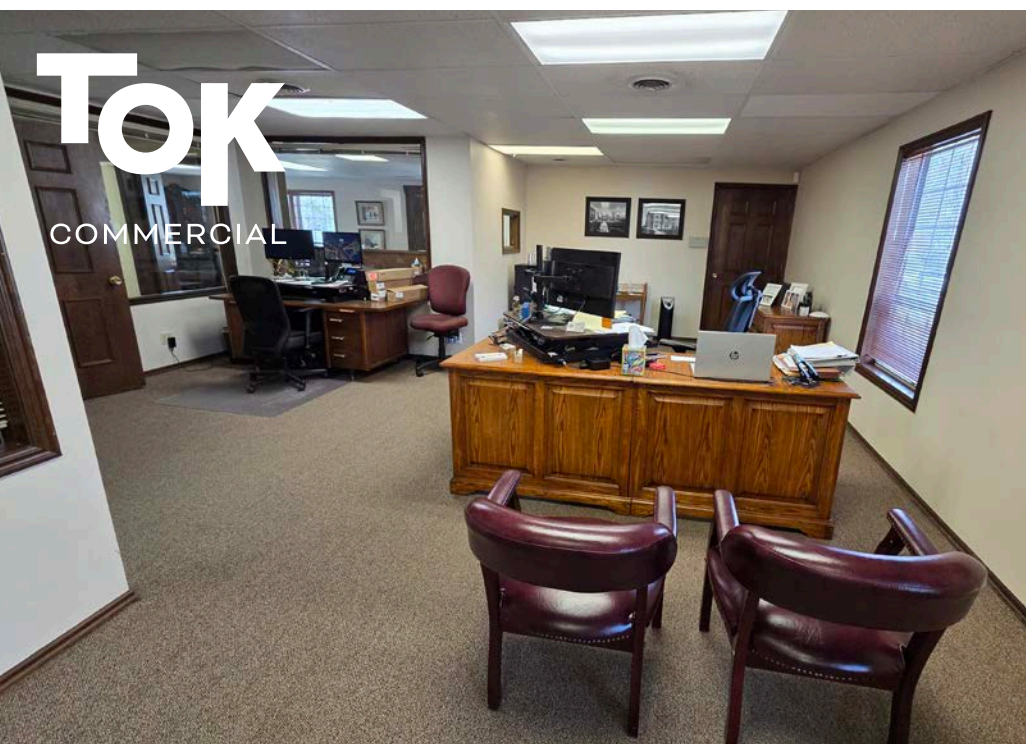
MAIN FLOOR



FLOOR PLAN

LOWER LEVEL/BASEMENT





13,170 VPD

SHOSHONE ST N

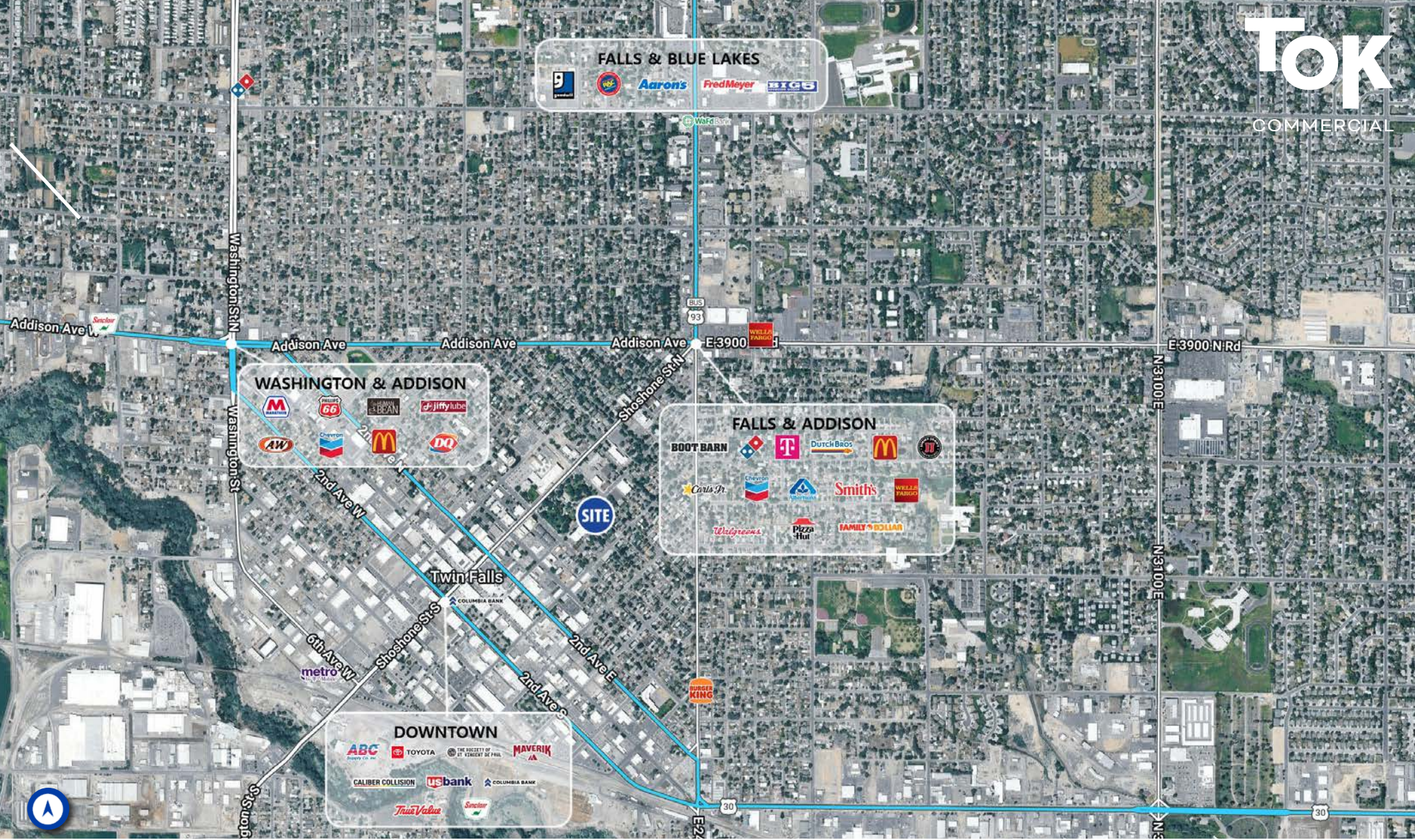
SITE

HANSEN STE

5TH AVE E

IDAHO STE

4TH AVE E



1 MILE RADIUS



POPULATION
14,288



HISTORIC ANN. GROWTH
0.7%



AVG. HOUSEHOLD INC.
\$80,095

3 MILE RADIUS



POPULATION
56,620



HISTORIC ANN. GROWTH
1.4%



AVG. HOUSEHOLD INC.
\$87,671

5 MILE RADIUS



POPULATION
65,942



HISTORIC ANN. GROWTH
1.8%



AVG. HOUSEHOLD INC.
\$92,215