

LEASE SPACE AVAILABLE || 1,050 SF PROFESSIONAL/OFFICE

477 Shoup Ave, Idaho Falls 83402



AVAILABLE SPACE

SPACE	RSF:	LEASE PRICE
Suite 102	1,050 SF	\$12.00/SF/YR NNN



ZONING

DT- Downtown

PROPERTY HIGHLIGHTS

- Downtown location
- Beautiful professional office building with marble and wood throughout
- Close to courthouse, services, restaurants and meeting locations
- Electronic keypad into each suite

STREETS

Located on the corner of Shoup Ave and B St



PROPERTY OVERVIEW

Office Lease Space Available - Downtown Idaho Falls

Suite 102 is a lower level suite featuring 1,050 SF of professional office space that consists of 1 private office plus another large conference room/executive office space and front reception area.

Building includes elevator and a grand wooden staircase. NNN and utilities to be paid by tenant.

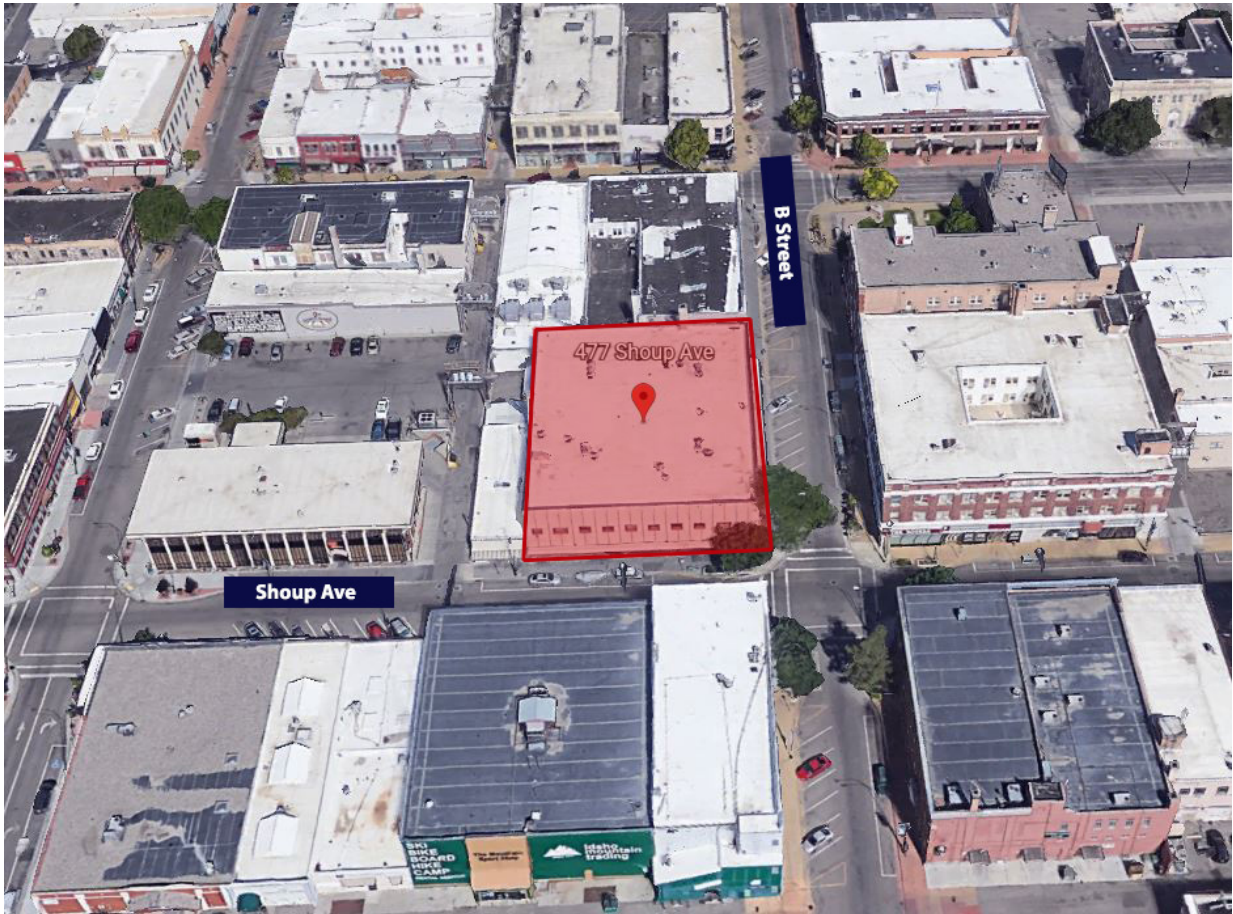
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Plat



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Aerial



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Suite 102 Photos



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Demographics

PROPERTY INFORMATION

Submarket: SE IF **Parking:** Street
Bldg Type: Office

DEMOGRAPICS

2022	1 Mi.	3 Mi.	5 Mi.
Population: Avg	11,820	65,074	104,730

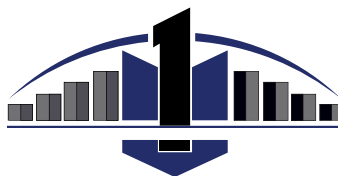
CONTACT

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Jacquelyn Hatch

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