

**S. Woodruff Ave**

**683 S. Woodruff**  
**Total Building: Approx. 10,400 SF**

## CONTACT

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**Brent Butikofer**

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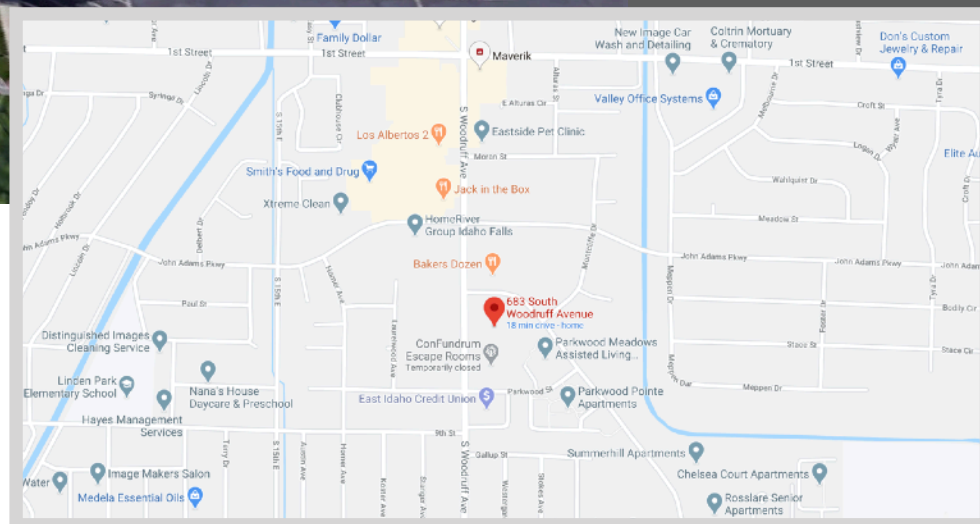
Office: 208.881.9694

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## THE

Local multi-tenant professional office investment opportunity, conveniently located off Woodruff avenue. Monument sign for tenant representation. Lot is cross accessed and cross parked for convenience.







## Property Information:

- Multi-tenant professional office
- Total building approx. 10,400 SF
- 6 Suites fully leased
- Ample on-site parking
- Triple net lease structure
- Monument sign
- Convenient access immediately off Woodruff
- Located in main professional office corridor in Idaho Falls market





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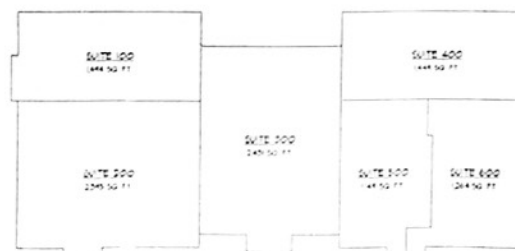
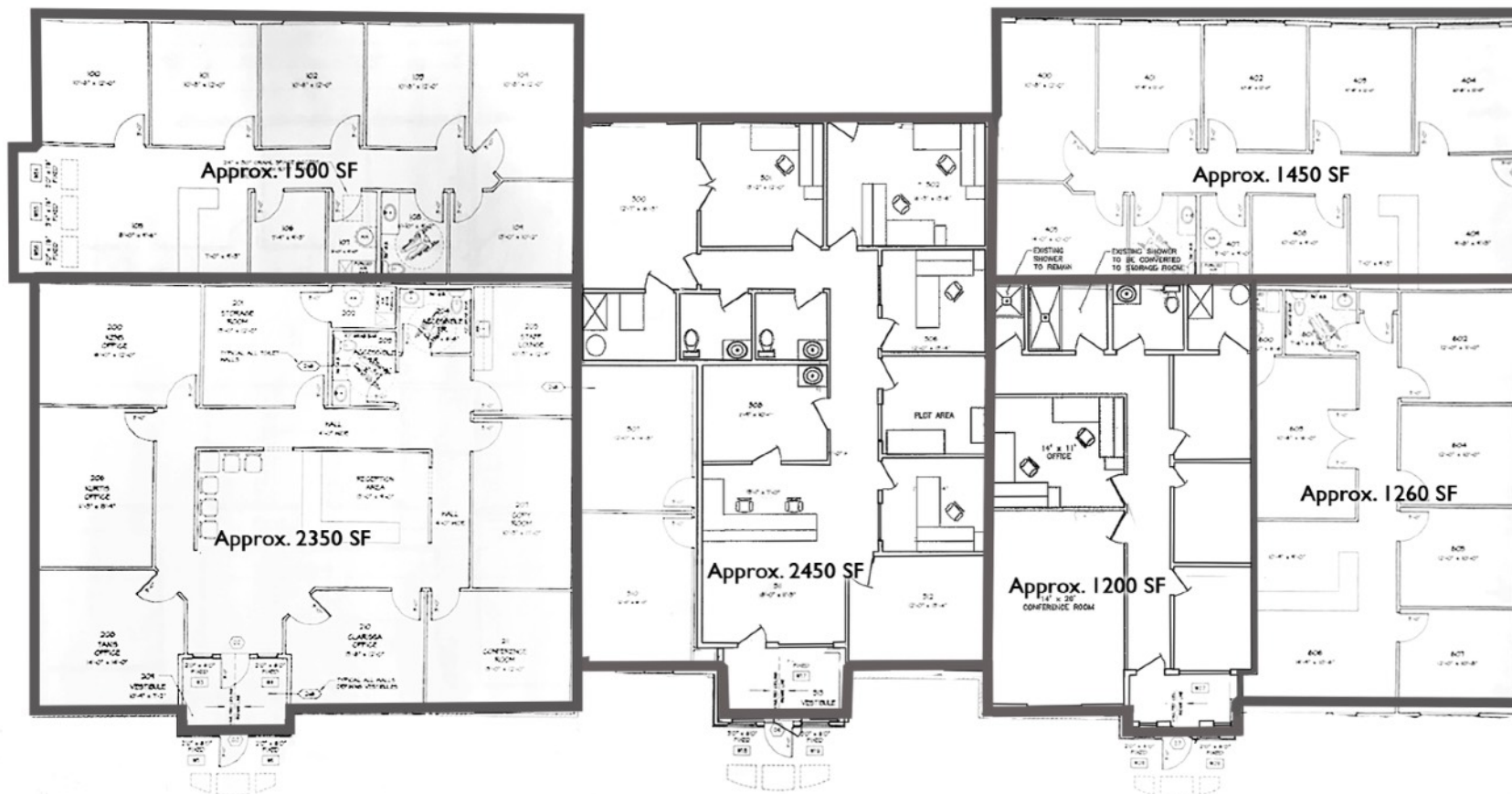
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**KEY PLAN**  
SCALE: NO SCALE

**MAIN LEVEL FLOOR PLAN**

22' x 34' DRAWING SCALE: 3/8" = 1'-0"  
1" = 11' DRAWING SCALE: 3/32" = 1'-0"  
TOTAL GROSS FLOOR AREA OFFICE AREA: 10,082 SQ. FT.



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