

# MEG & CO.

## DESIGNER HOMES

150

MULTI-TENANT  
OFFICES  
FOR LEASE

- Prime Downtown Location
- Conference Rooms Available
- Professional Shared Space

SUITES AVAILABLE  
100 SF - 124 SF

PRIVATE  
OFFICE  
SUITES

CONFERENCE ROOMS  
SHARED AMENITIES  
DOWNTOWN  
TWIN FALLS



AVAILABLE SUITES

101	AVAILABLE	124 SF
102	AVAILABLE	124 SF
103	AVAILABLE	112 SF
208	AVAILABLE	107 SF
209	AVAILABLE	77 SF
210	AVAILABLE	124 SF
211	AVAILABLE	100 SF
212	LEASED	100 SF

For Lease

## Newly Remodeled Office

150 Main Ave S. | Twin Falls, ID 83301

*The signage on the windows of this building is conceptual and does not accurately represent the current state of the property*

Colliers

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**Professional Offices**  
**1st Month Free!**

150 MAIN AVE S.

# Property Information

## HIGHLIGHTS

- Newly remodeled
- Professional shared office space
- Prime downtown location
- Conference Rooms available
- Break Room

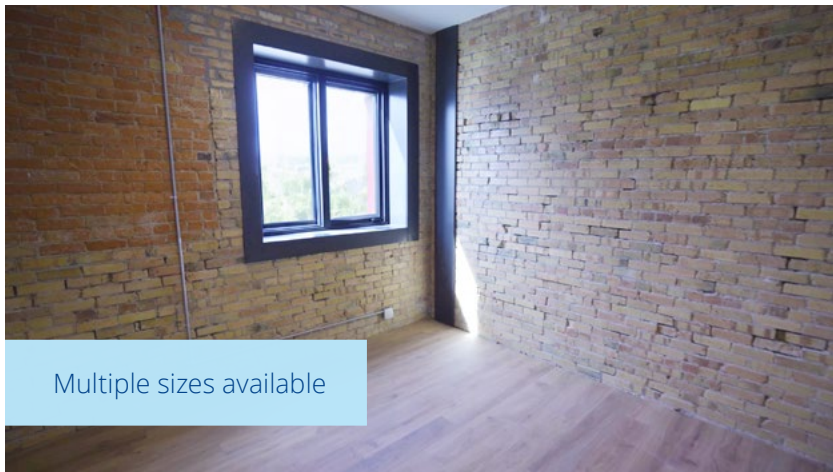
## PROPERTY DETAILS

Property Type Office

Building Size 2,592 SF

Available SF +/- 891 SF

Parking Public



## AVAILABLE SPACE

### MAIN LEVEL

Suite #	Lease Rate	Share of CAM Fees
101	\$900/month	\$52.60
102	\$900/month	\$52.60
103	\$900/month	\$44.14

### UPPER LEVEL

Suite #	Lease Rate	Share of CAM Fees
208	\$900/month	\$39.45
209	\$750/month	\$28.18
210	\$1,250/month	\$46.96
211	\$1,250/month	\$70.44

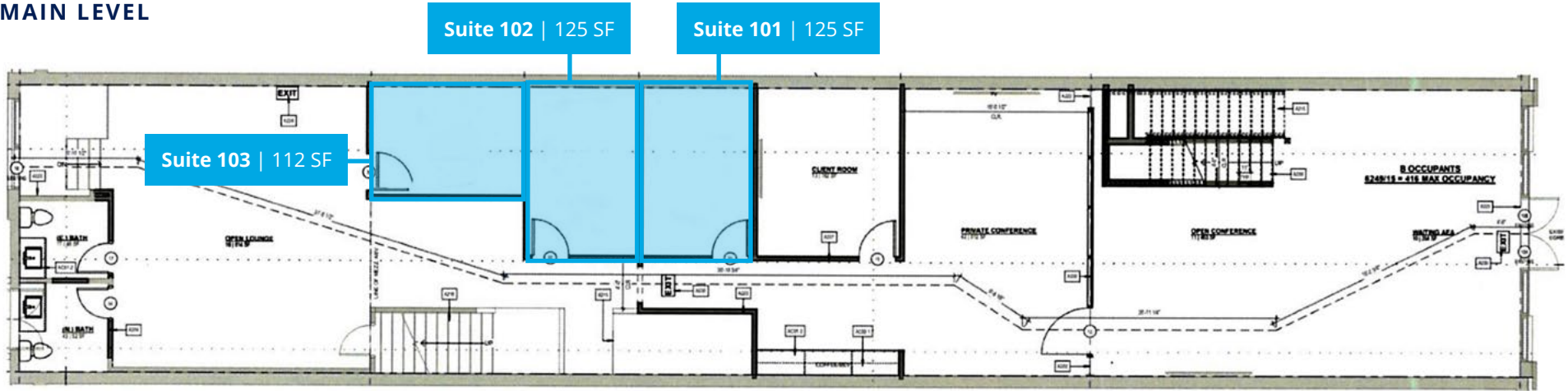


*See a walkthrough  
of the space*

150 MAIN AVE S.

# Floor Plans

## MAIN LEVEL



## UPPER LEVEL



150 MAIN AVE S.

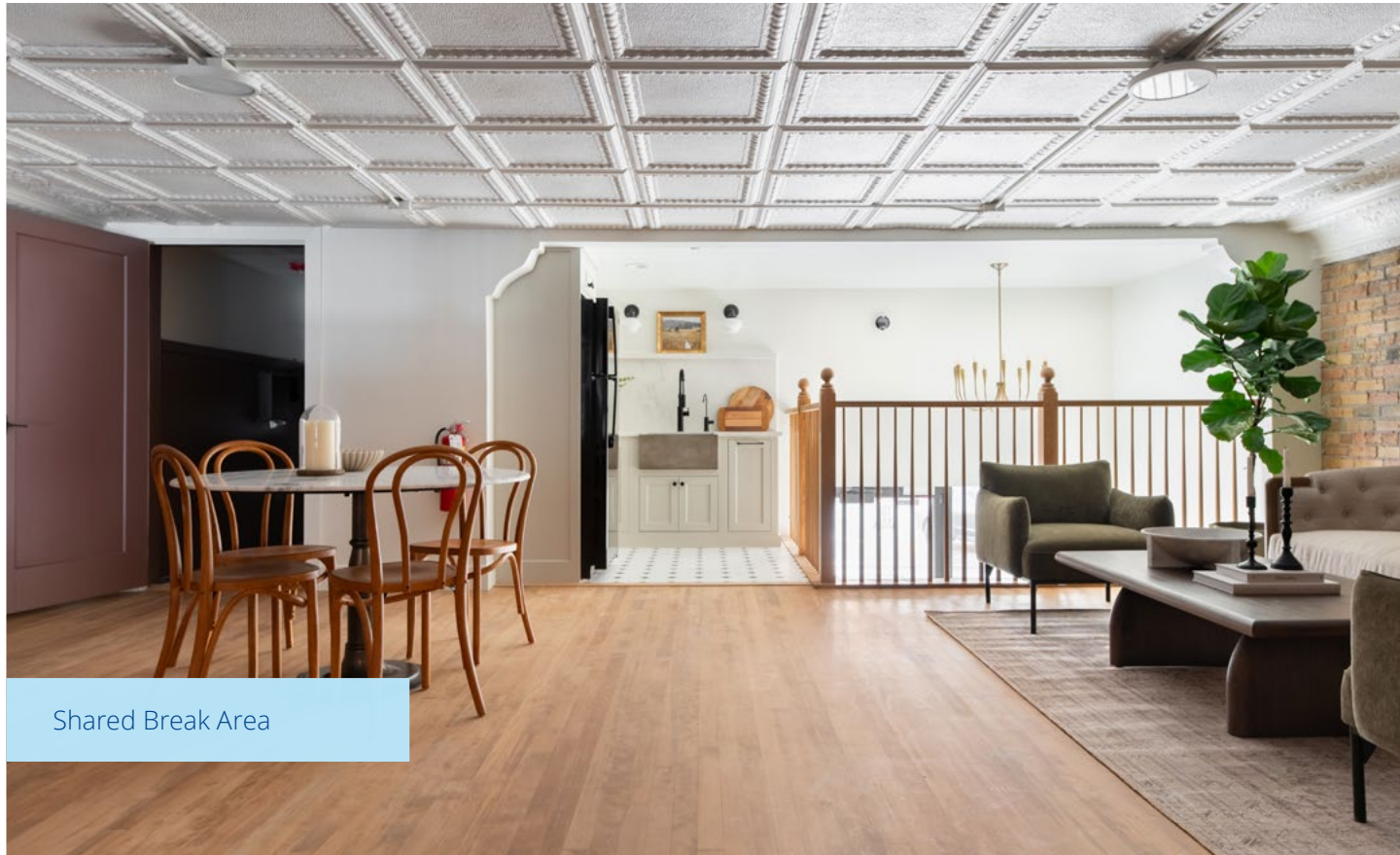
# Photo Gallery



Shared Conference Area



Private Shared Conference Room



Shared Break Area

## Local Overview | Twin Falls, ID

Twin Falls is the hub community of the seven-county south-central Idaho region known as the Magic Valley. Twin Falls combines the best of small-town living with the retail, commercial and support services necessary for meeting individual and family needs. The community lies on the edge of the spectacular Snake River Canyon with the Snake River running over 500 feet below. Spanning the mighty Snake is the renowned Perrine Bridge, one of the world's top spots for year-round BASE jumping.

Abundant natural resources, cultural events and a pro-business environment have drawn major employers like Chobani, Clif Bar and Glanbia Nutritionals to the region. A strong job market, downtown redevelopment and job creation support continued growth.

Resources:

[www.visitsouthidaho.com](http://www.visitsouthidaho.com)



2024  
population

55,471



Unemployment  
Rate

2.7%



2024 Average Household  
Income

\$86,049



Average  
Weather

63°

#5

Best Performing Small  
City - Twin Falls

FEB  
2024



Colliers

"Discover why we're MAGIC"

- Twin Falls Visitor Center

## Major Employers



Chobani



## Academic Institutions Near Twin Falls



Idaho State  
University

(Twin Falls Extension)

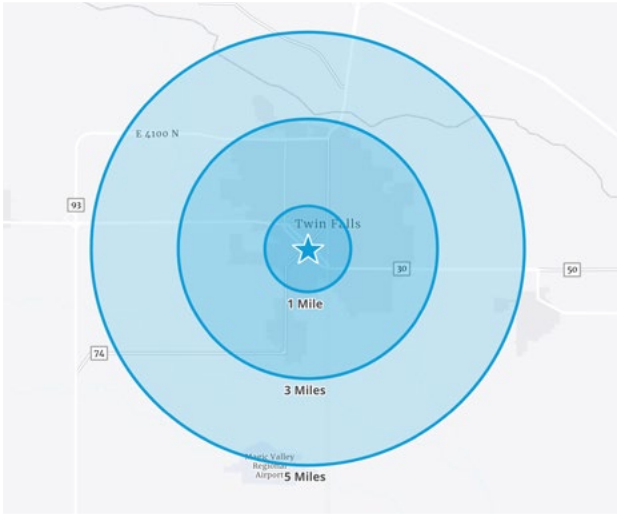
150 MAIN AVE S.

# Location

 [Google Map](#)

 [Street View](#)

## DEMOGRAPHICS | 2026



	1 Mile	3 Miles	5 Miles
Population	11,800	55,984	65,777
Households	4,778	21,230	24,451
Med. Income	\$59,763	\$65,145	\$67,309



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