

11,792 SF-2 STORY OFFICE BUILDING FOR LEASE

ST. LEON INDUSTRIAL PARK

1463 COMMERCE WAY | IDAHO FALLS, ID | 83401



THE PROPERTY

Venture One Properties offers an 11,792 SF, two-story office building for lease in Idaho Falls with convenient access to Highway 20, Highway 26, and I-15. The building features $\pm$ 30 offices, conference rooms, and flexible common areas suited for a range of users.

Ideal for a master tenant, the layout allows for subleasing unused space, including individual office suite, creating an opportunity to offset costs or generate additional income.



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Shane Murphy
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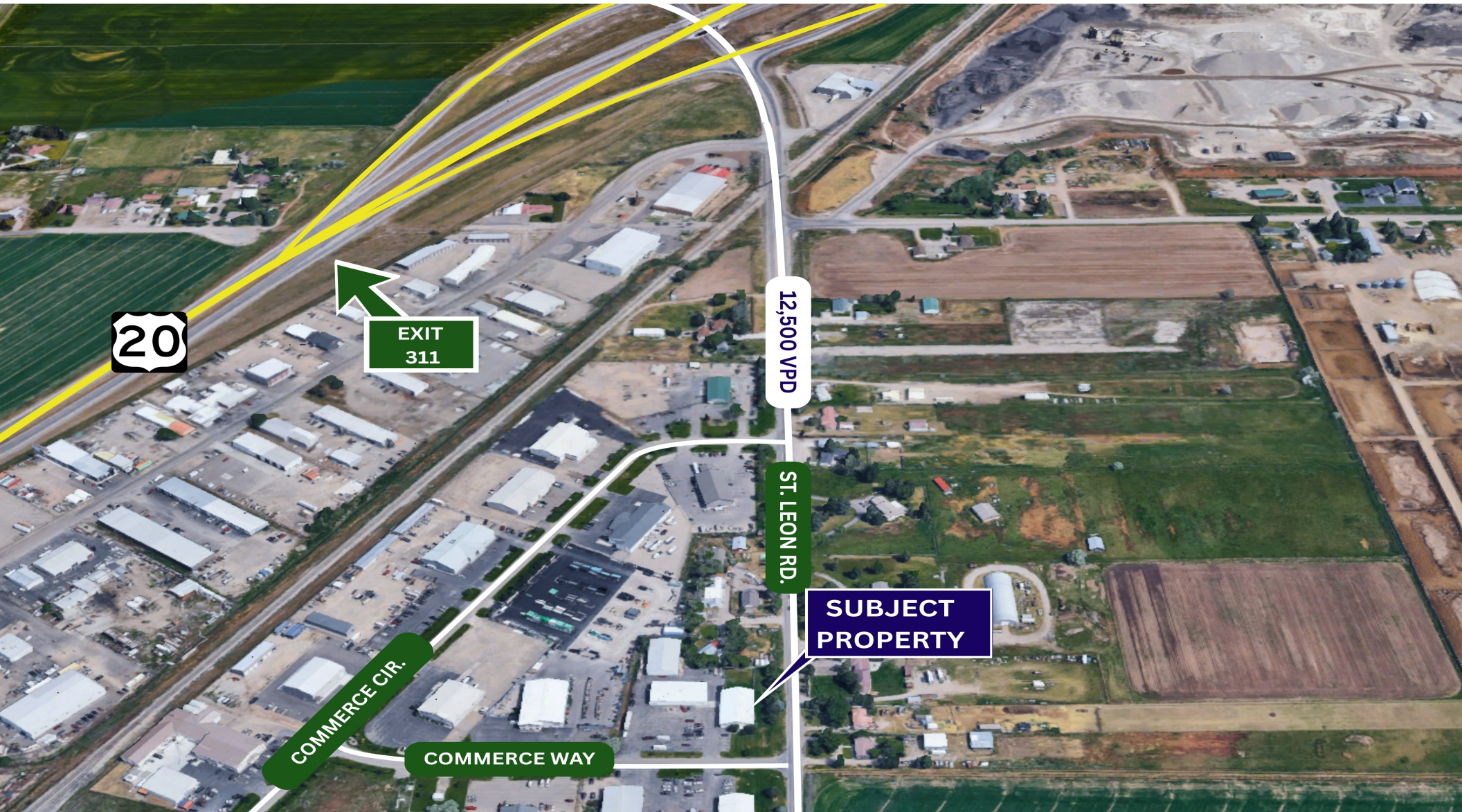
HIGHLIGHTS

- Prime Idaho Falls location between Highway 20, Highway 26, and with in close proximity to Interstate I-15 interchange with strong regional access and visibility.
- Great opportunity for a master lessee to utilize a portion of the space while sub-leasing the remaining areas to maximize income potential and profitability.
- High-traffic Commerce Way frontage with excellent signage exposure and convenient access to surrounding businesses and amenities if visibility is preferable.
- The main office floor features approximately 1,000 SF of open showroom/display space, along with an approximately 550 SF hi-bay flex/shop area featuring a grade-level roll-up door.
- Fully landscaped site with ample on-site parking designed for both tenant and customer traffic.
- Positioned within Idaho Falls' growing commercial corridor with streamlined access to major transportation routes and daily commuter flow.

AVAILABLE SPACE

Office Building Total:	11,792 SF (2-Story)
Main Level:	6,100 SF
Upper Level:	5,692 SF
Master Lease Rate:	\$9,500/Month NNN

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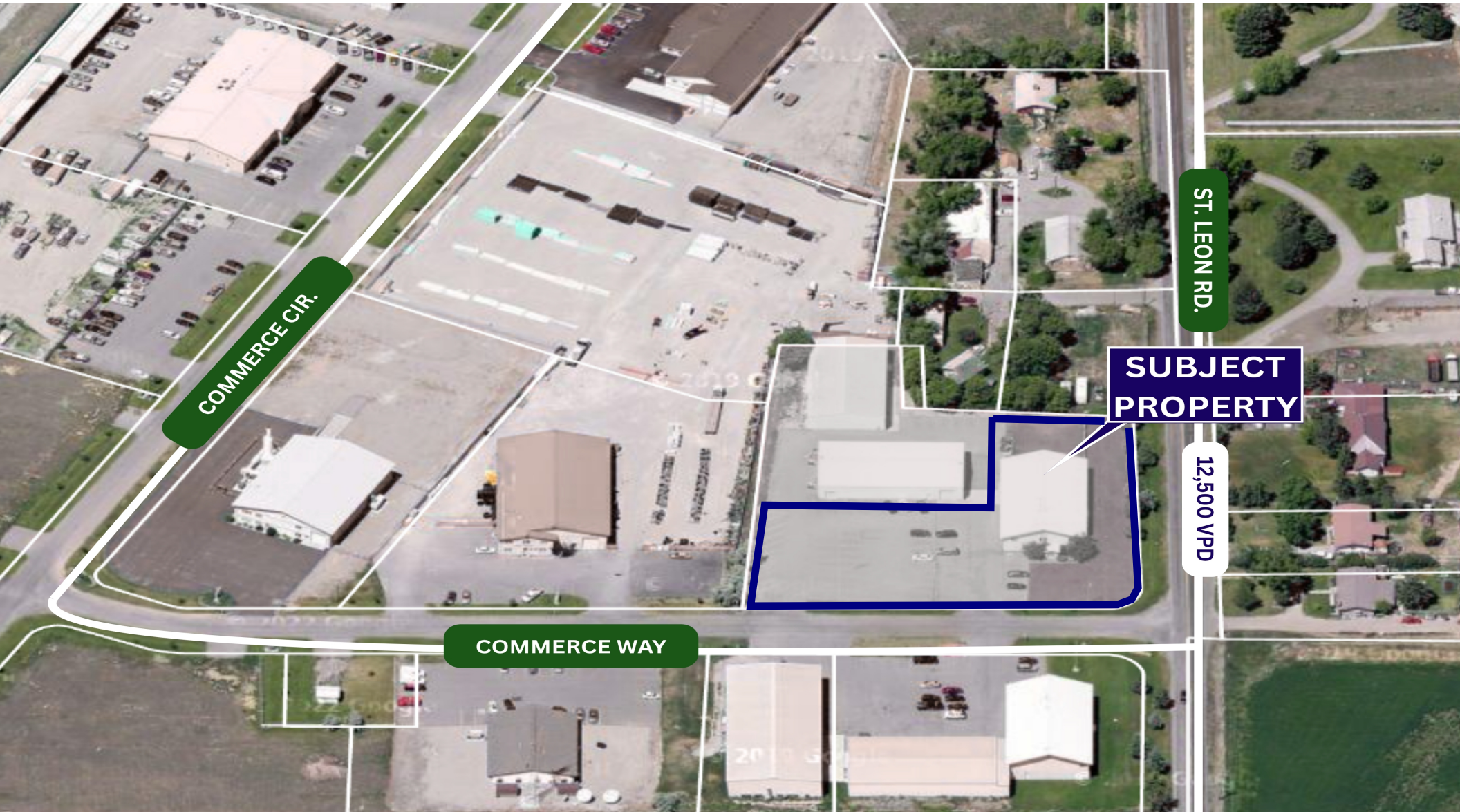


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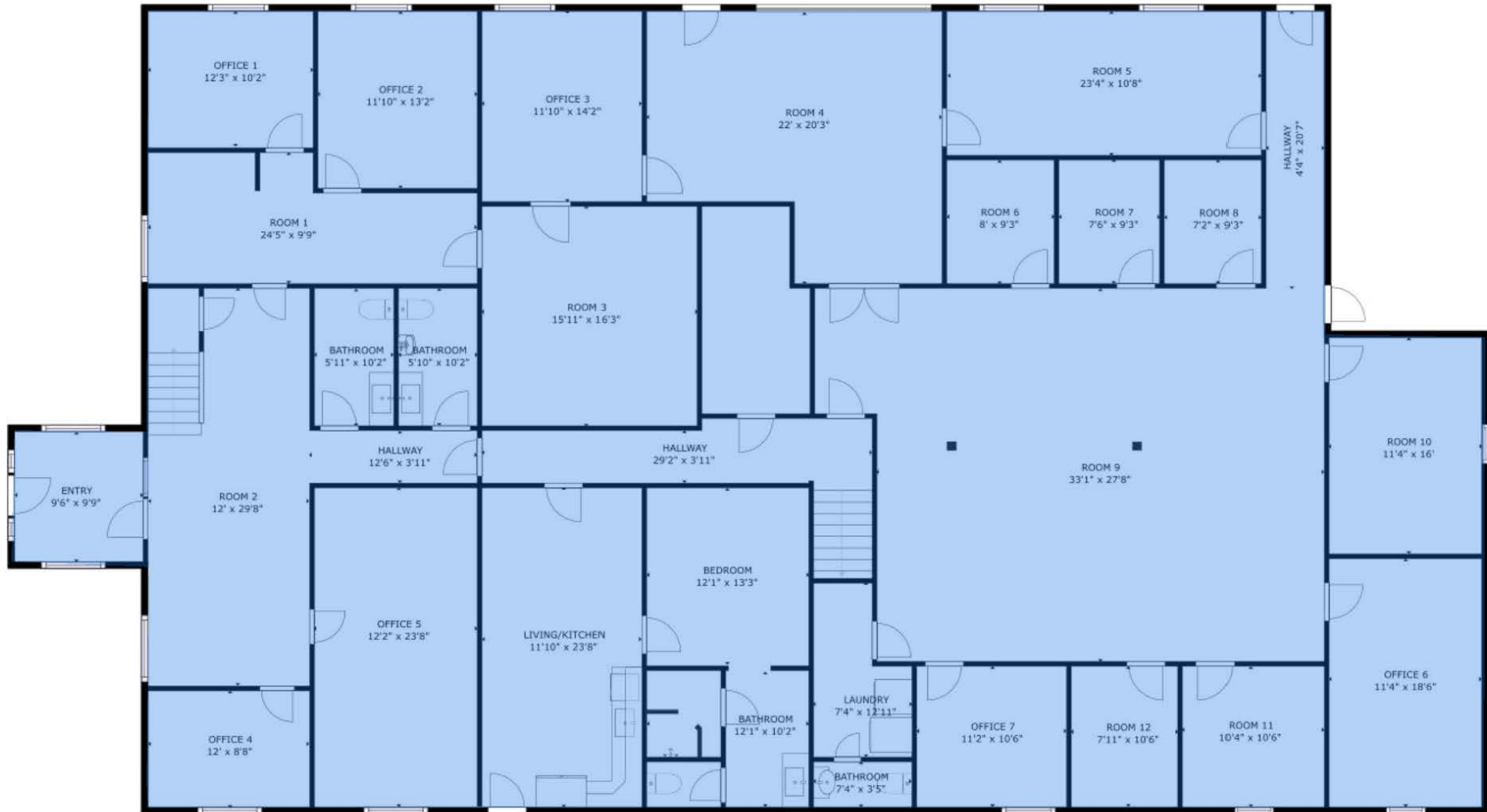
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MAIN LEVEL 6,100 SF



MATTERPORT



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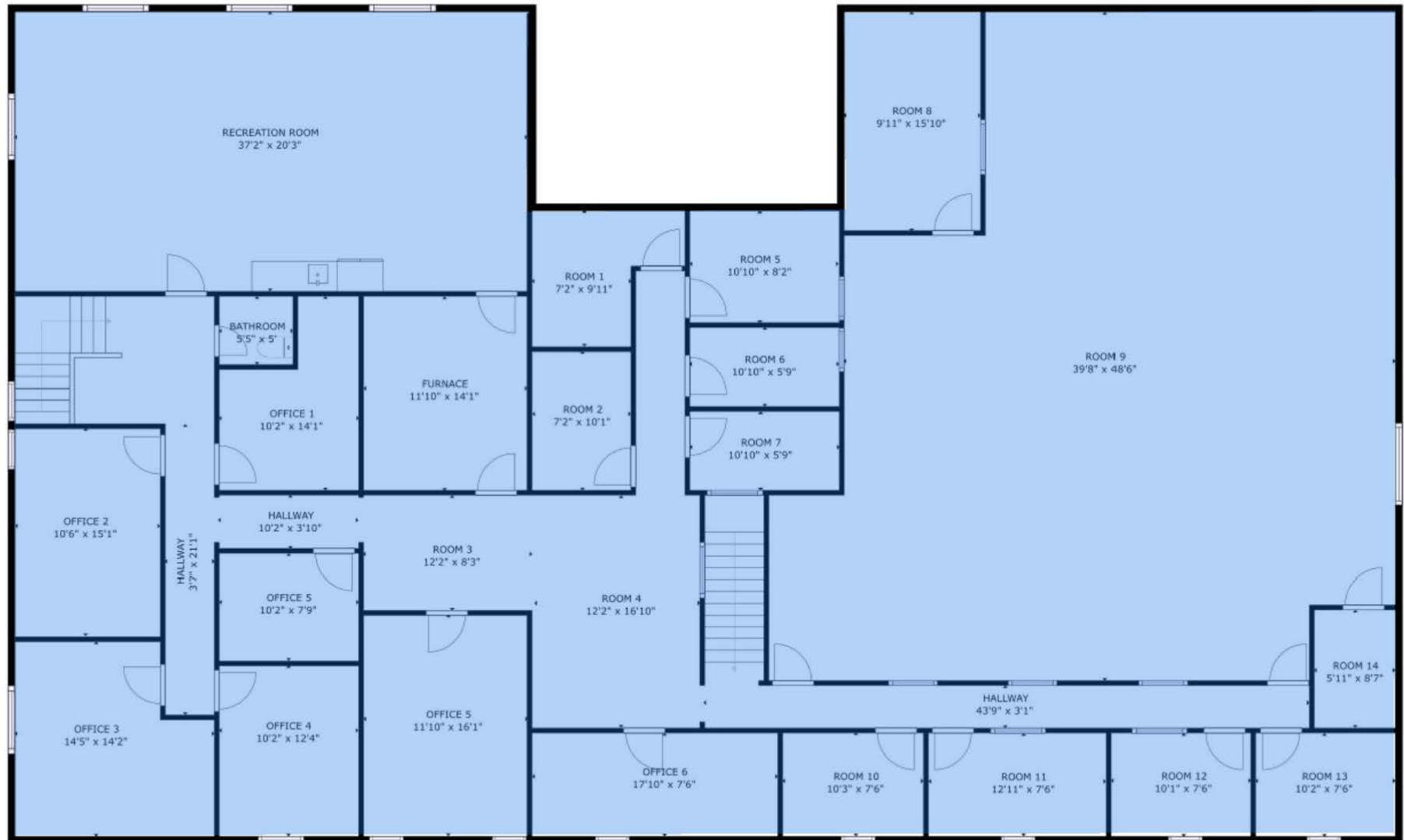
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UPPER LEVEL 5,692 SF



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	1 Mile	3 Miles	5 Miles
Population	9,647	65,660	127,293
Median Income	\$86,911	\$65,771	\$76,633
Number of Employees	7,185	47,951	92,541

AREA INFORMATION

EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,524. At the heart of this region lies Idaho Falls, the largest city, acting as an economic hub for Eastern Idaho and substantial portions of Western Wyoming. Renowned for its Snake River Greenbelt gracing the city center, Idaho Falls is celebrated for world-class fishing along the Snake River. Notably, National Geographic has recognized it among the top "100 Best Adventure Towns" in the U.S. The city is further enriched by its proximity to iconic destinations like Yellowstone National Park, Grand Teton National Park, and the charming Jackson Hole.

GROWTH AND COMMERCIAL

Idaho experiences robust commercial growth and diverse opportunities beyond its agricultural fame. The state boasts a dynamic economic landscape, thriving in high-tech healthcare, education, transportation, service, tourism, and retail sectors. Eastern Idaho, home to entities like Idaho National Laboratory, Melaleuca, Battelle Energy Alliance, CenturyLink, National HUB for Homeland Security, and consistently earns recognition as a prime business location. Office development is on the rise near the river at Taylor Crossing and Snake River Landing business parks. Idaho Falls has outpaced state and national growth rates, offering a 14% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.



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