



**FOR LEASE**

**Industrial Office Lease Space- 11,436 Sq. Ft.**

775 Lindsay Blvd, Idaho Falls ID 83402



## Lease Offering



**Lease Rate** Negotiable /NNN

**Building Size** 36,000 sq. ft.

**Office Spaces** 11,436 sq. ft. office space  
3,400 sq. ft. office space  
3,540 sq. ft. office space

**Property Highlights**

- Climate Controlled Data Room
- City Fiber
- Large Open Bull Pen Area
- Over 200 Common area parking spaces
- Located in the Heart of Idaho Falls Downtown area near I -15

## Property Overview

**Property**

Industrial Office Lease Space-11,436 sq ft. Suite #101, Office Lease Space - 3,400 sq ft. Suite #4, Office Lease Space - 3,540 sq ft. Suite #3. 14 hard wall office/training rooms, two conference rooms, private break room, open bull area, climate controlled computer room. common area Kitchen /break room. Over 200 common parking spaces. Located in the heart of Idaho Falls next to Interstate I-15 and Highway 20 and the Snake River Greenbelt. Space is ideal for professional office. It has city Fiber, very nice space.

**Location**

Lindsay Blvd. off Broadway, North 3 blocks across from the Snake River

### SHANE MURPHY

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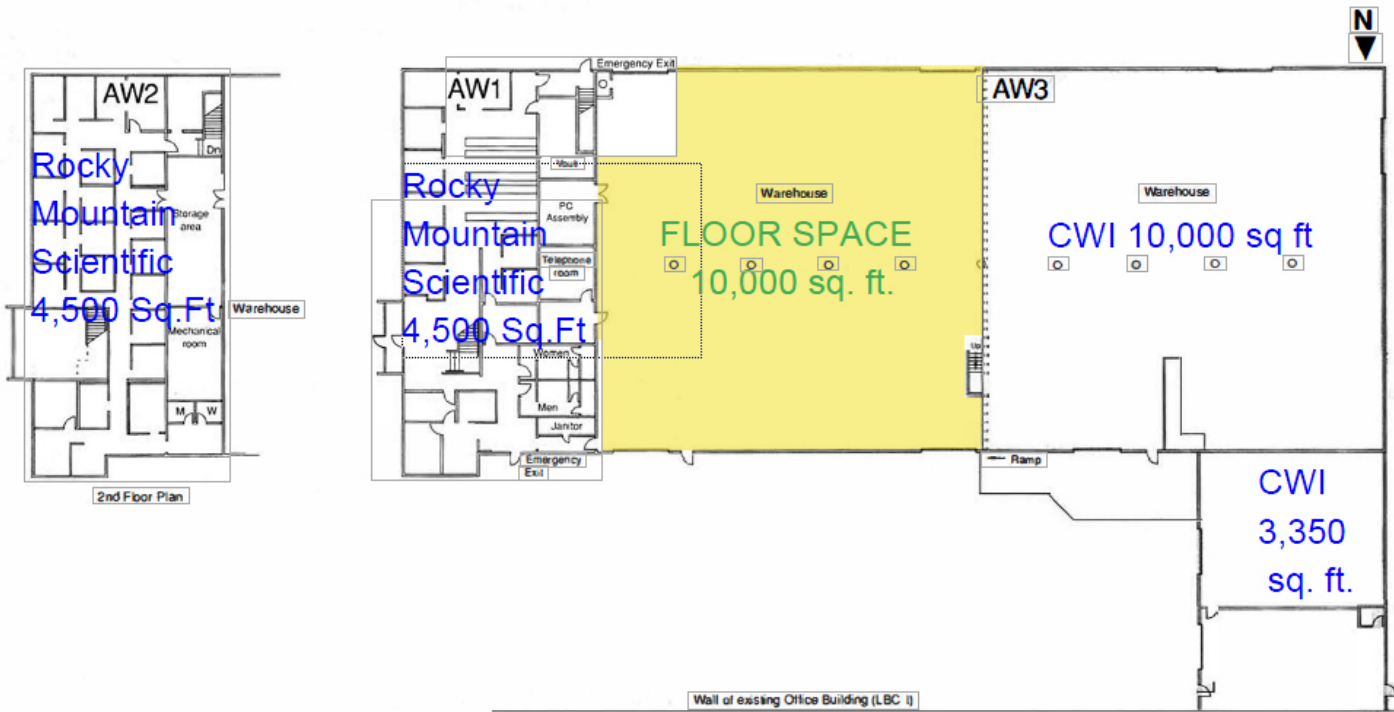


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Floor Plan

## LBC II Evacuation Routes



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Photos



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk

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Broker Bio & Contact



**Shane Murphy**  
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Shane is a focused, organized, and highly motivated individual who has been involved in all aspects of commercial real estate, from the land development process, to property sales, leasing, and investment since 2001. He specializes in retail, land development, and investment properties.

Shane has developed special relationships with property owners, major tenants, and government agencies that give his clients the resources needed for locating in Eastern Idaho. In addition, Shane has regional and national contacts to broaden the acquisition and disposition capabilities of properties while serving local investors and clients for their business needs.

