

241 OFFICE SUITES

241 4TH AVE N, TWIN FALLS, ID 83301 | FOR LEASE

DAVE NIXON

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HIGHLIGHTS

- Recently updated office/retail space featuring new LVP flooring
- New doors with individually locking handles
- Fresh interior paint and updated lighting
- New shared ADA-compliant restroom
- Demised into eight (8) separately available office/retail suites.
- New monument sign with tenant directory signage available
- Flexible floor plan — suites shown on following pages can be combined to accommodate your business needs
- Dedicated parking located at the rear of the building with alley access.
- Main entrance at the front of the building with ample street parking available
- Conveniently located just three blocks from the downtown core, and across the street from the recently expanded Twin Falls County Courthouse

LEASE INFORMATION (SEE PAGE 2)

SUITE	APPROX SIZE	MONTHLY RATE
Suites 400 & 600	67 & 76 SF	\$300 - \$340

SUBMARKET	Twin Falls	PARKING	Ample
YEAR BUILT	1925	LEASE TYPE	Full Service
ZONING	C-B	AVAILABLE	Immediately

CONTACT

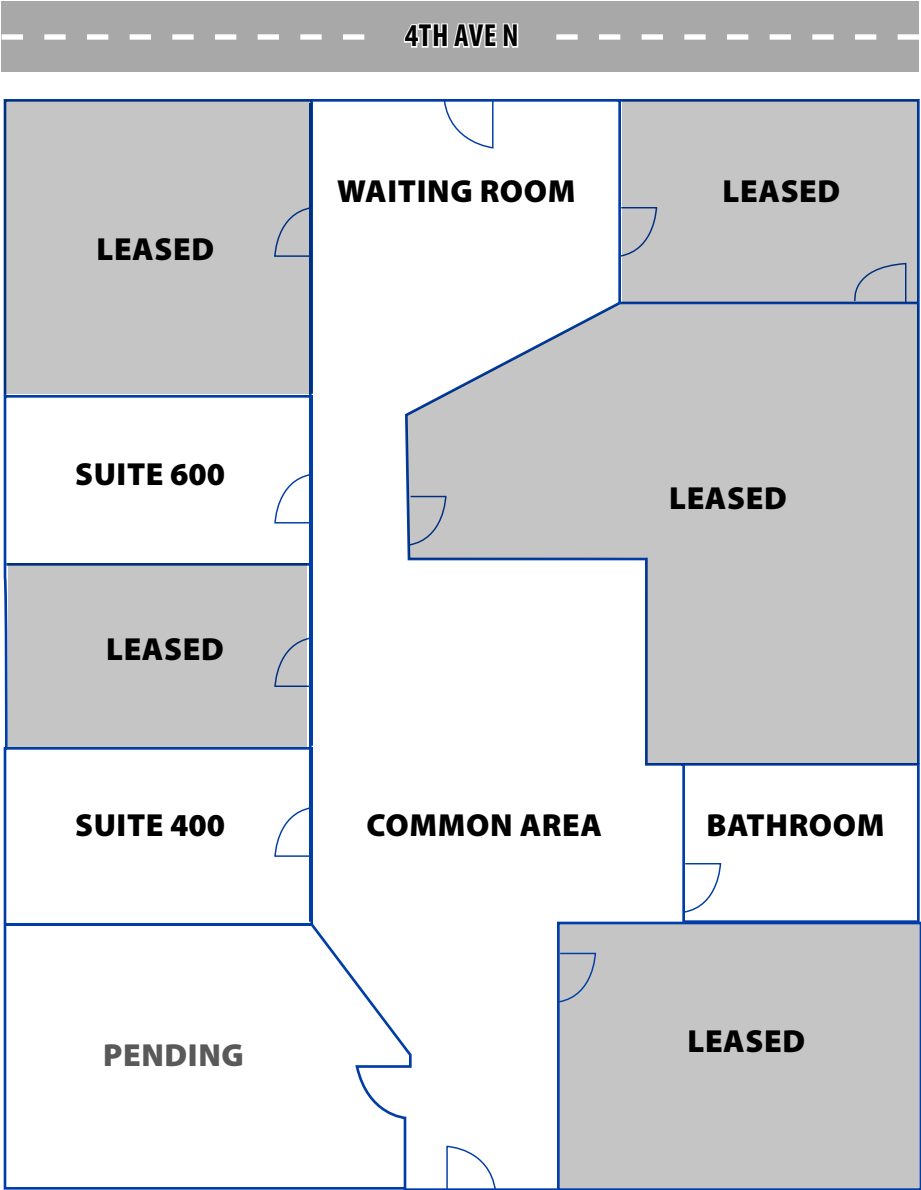


DETAILS



FLOOR PLAN | 241 OFFICE SUITES

SUITE:	RSF:	MONTHLY RATE:
Suite 100	253 SF	LEASED
Suite 200	87 SF	LEASED
Suite 300	89 SF	PENDING
Suite 400	67 SF	\$300
Suite 500	65 SF	LEASED
Suite 600	76 SF	\$340
Suite 700	115 SF	LEASED
Suite 800	78 SF	LEASED





241 4TH AVE N

COMMON AREA



LOBBY



PARKING



241 4TH AVE N

COMMON AREA



LOFT/BREAK ROOM



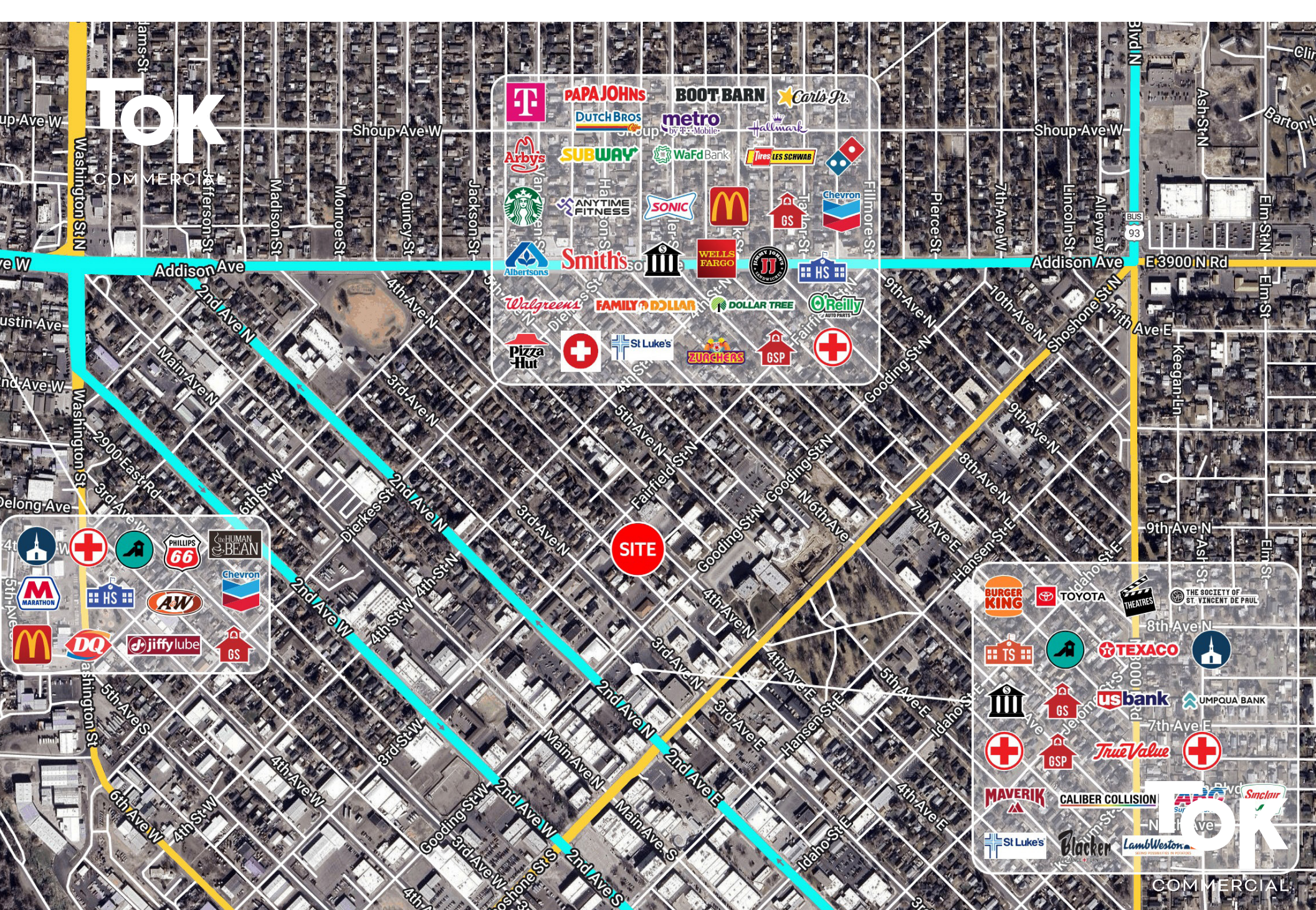
SUITE 600



LOFT/BREAK ROOM



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