

TOK
COMMERCIAL



NEW MEDICAL OFFICE SUITES NEXT TO EIRMC

2265 E SUNNYSIDE | IDAHO FALLS, ID 83404

SITE

Channing Way

NEW MEDICAL OFFICE SPACES
AVAILABLE FOR LEASE

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HIGHLIGHTS



New construction office project.

Great location near EIRMC and Mountainview Hospital.

Ample off-street parking.

Can Build-To-Suit Tenant's specs.

AVAILABLE



SPACE	RSF	RATE
Suite A	3,709 SF	Contact Agent
Suite B	2,937 SF	Contact Agent
Suite C	3,229 SF	Contact Agent

SUBMARKET:	Idaho Falls /Ammon
BLDG SIZE:	9,875 SF
LEASE RATE:	Contact Agent
LEASE TYPE:	NNN
ZONING:	PB-Zoning
UTILITIES/POWER:	City of Idaho Falls

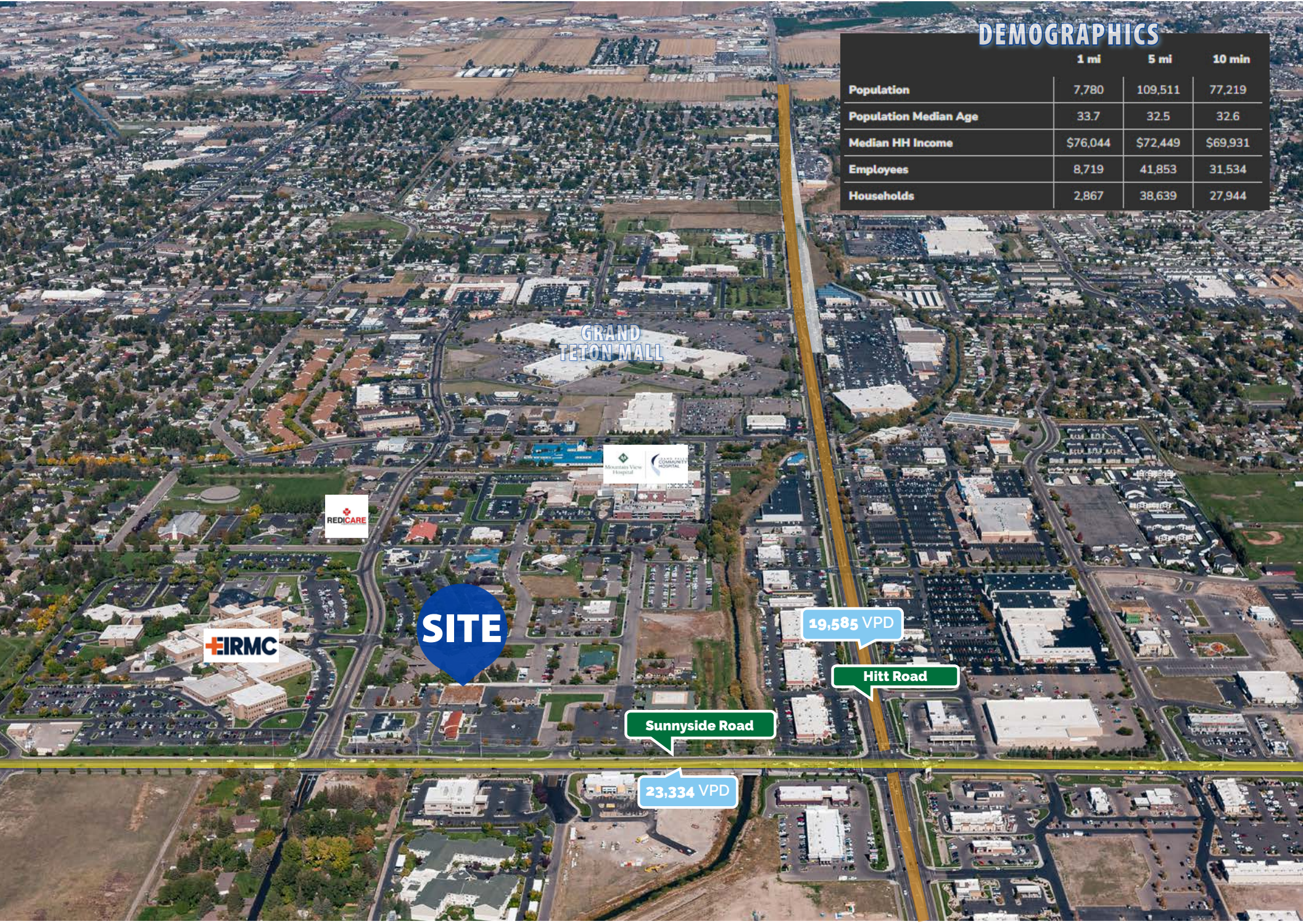
2265 E SUNNYSIDE

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LOCATOR AERIAL

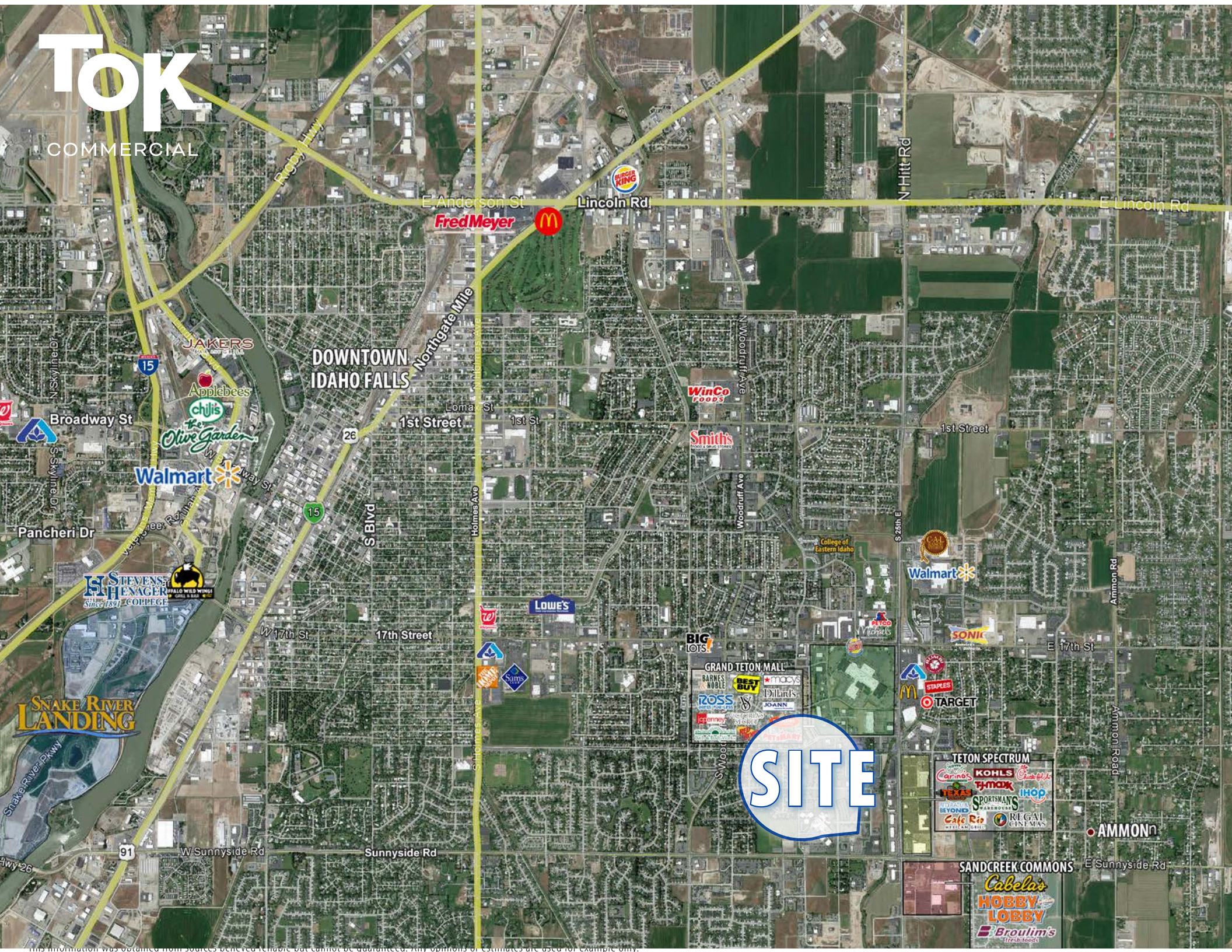


DEMOGRAPHICS

	1 mi	5 mi	10 min
Population	7,780	109,511	77,219
Population Median Age	33.7	32.5	32.6
Median HH Income	\$76,044	\$72,449	\$69,931
Employees	8,719	41,853	31,534
Households	2,867	38,639	27,944

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SITE

**SNAKE RIVER
LANDING**

**DOWNTOWN
IDAHO FALLS**

AMMON

SANDCREEK COMMONS

**Cabela's
HOBBY
LOBBY**

Broulim's

TETON SPECTRUM
Carino's
KOHLS
T-MAX
IHOP
SPORTSMAN'S
Cafe Rio
REGAL CINEMAS

GRAND TETON MALL
BARNES & NOBLE
BEST BUY
macys
ROSS
Dillard's
JOANN
Jenny Holzer

LOWE'S

Fred Meyer



15

26

15

91

Broadway St

1st Street

1st St

1st Street

17th Street

E 17th St

W 17th St

W Sunnyside Rd

Sunnyside Rd

E Sunnyside Rd

E Anderson St

Lincoln Rd

E Lincoln Rd

Loma St

Holmes Ave

Woodruff Ave

S 26th E

Ammon Rd

Ammon Road

S Skyline Dr

Pancheri Dr

W 26th

Rocky Runway

N Hitt Rd

Snake River Pkwy

W 26th

**STEVENS
HENAGER
COLLEGE**

JAKERS
Applebee's
Chili's
Olive Garden

Walmart



WALDO WILD WINGS

WinCo

Smith's

Walmart

SONIC

McDonald's
STAPLES
TARGET



BIG LOTS

ROSS
Dillard's
JOANN

