

FOR LEASE



LEASE RATE:	\$22.00 SF/YR
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LEASE TYPE:	NNN
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AVAILABLE SPACE:	2,008 SF
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BUILDING SIZE:	33,600 SF
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CONTACT

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BROKERAGE SERVICES
CHRISTY@CRE208.COM
(208) 421-8003

1149 ADDISON AVE E, SPACE 2-A | TWIN FALLS



equity
NORTHWEST REAL ESTATE

FOR LEASE



LEASING INFO

- LEASE RATE: \$22.00 SF/YR
- EST. NNN EXPENSE: \$6.00 SF/YR
- AVAILABLE SPACE: $\pm$ 2,008 SF

SIGNAGE

- PYLON
- BUILDING

TRAFFIC COUNTS

- 25,000 +/-

ANCHOR TENANTS

- BOOTBARN
- T-MOBILE
- JIMMYJOHNS
- LIQUOR STORE
- THE UPS STORE
- ALBERTSONS
- H&R BLOCK

BLUE LAKES SHOPS @ 5 POINTS

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FLOOR PLANS

1149 ADDISON AVE E., SPACE 2-A | TWIN FALLS

NEGOTIABLE FF&E

- 8+ BARBER STATIONS
- 3 HAIR WASHING SINKS
- ENHANCED LIGHTING
- MOUNTED TV'S
- FURNITURE & DECOR



