

273 CANYON CREST DR

OFFICE SPACE FOR LEASE | TWIN FALLS 83301



JESSE SUTHERLAND

208.927.3455

jesse@tokcommercial.com

Located in the Twin Falls River Vista South Business area, just Two Blocks from the Canyon Rim.

Surrounded by established Class A office and professional properties in a premier setting.

Flexible space options delivering Q4 2026. 2,072 SF or 4,144 SF of shell office space available.

Lease one suite or the full 4,144 SF Building. Ideal for single users or growing firms seeking expansion flexibility.

Tenant improvements negotiable. Customize the space to fit your operational and branding needs.

FOR LEASE

SUITE	RSF	LEASE RATE
Suite 101	2,072 SF	\$24.00 SF/yr
Suite 102	2,072 SF	\$24.00 SF/yr
Suite 101 & 102	4,144 SF	\$24.00 SF/yr

LOT SIZE	.434 Acres	ZONING	Commercial
BLDG. SIZE	4,144 SF	EST. NNN	TBD
YEAR BUILT	New Construction	SUBMARKET	Canyon

CONTACT



HIGHLIGHTS



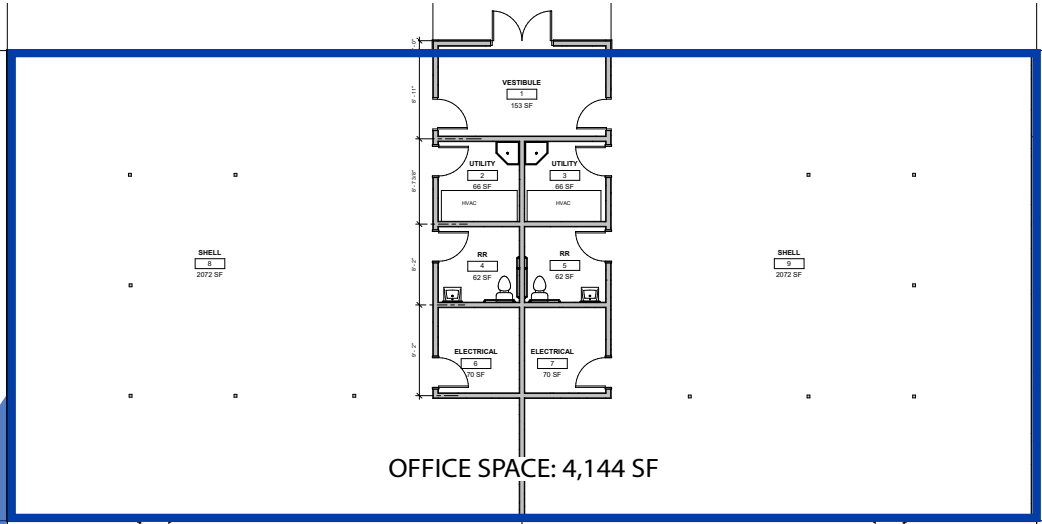
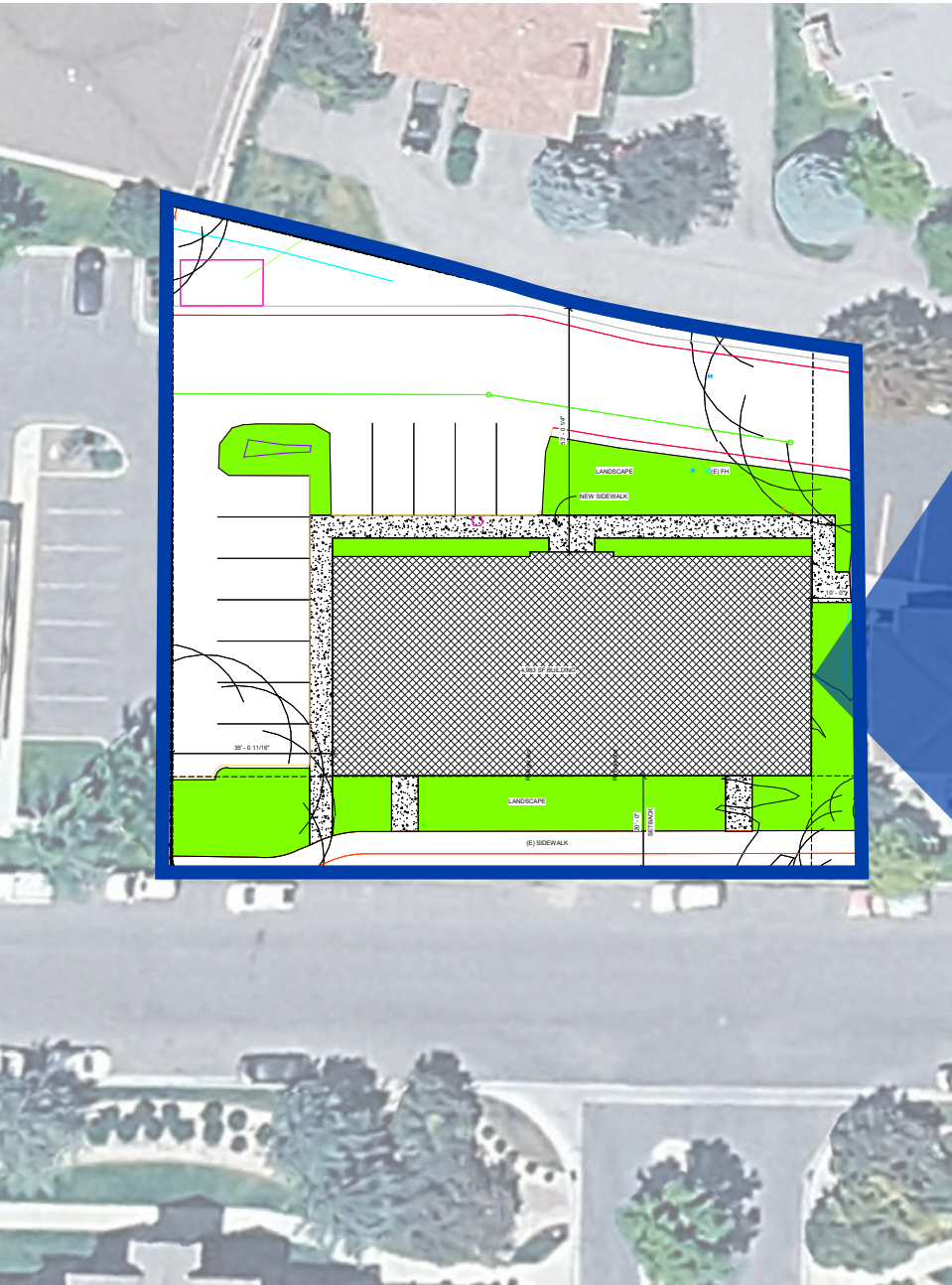
DETAILS



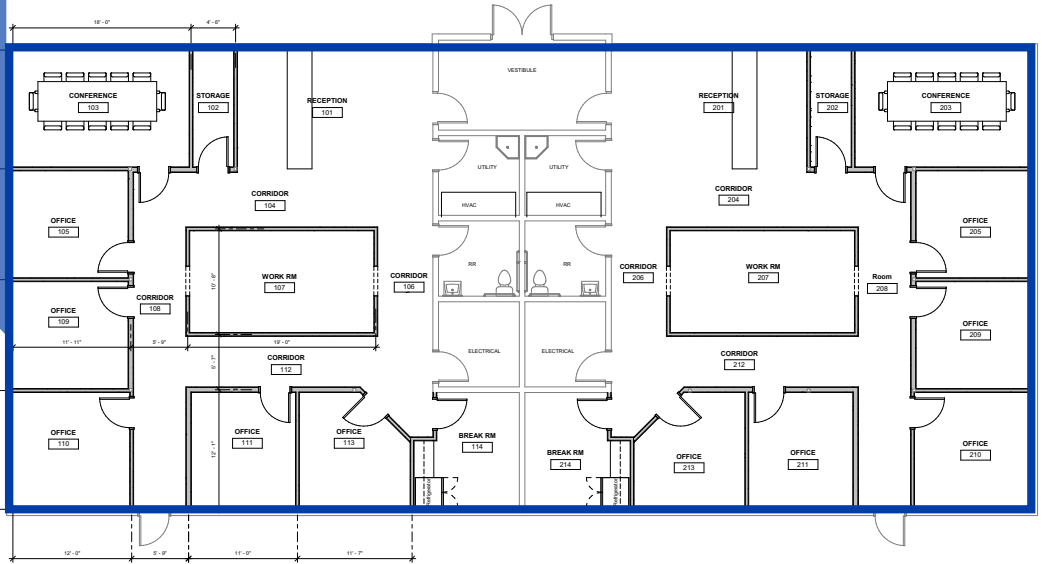
UPDATED: 1.29.2026

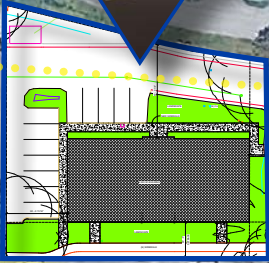
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SITE PLAN & FLOOR PLAN



OFFICE SPACE: 4,144 SF





CANYON CREST DR

1 MILE RADIUS



POPULATION
5,289
1 MI. RADIUS



HOUSEHOLDS
1,917
1 MI. RADIUS



AVG. HOUSEHOLD INC.
\$90,466
1 MI. RADIUS

3 MILE RADIUS



POPULATION
40,604
3 MI. RADIUS



HOUSEHOLDS
15,554
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$73,941
3 MI. RADIUS

5 MILE RADIUS



POPULATION
61,778
5 MI. RADIUS



HOUSEHOLDS
23,553
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$93,256
5 MI. RADIUS

UPDATED: 1.29.2026

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CANYON SPRINGS - TWIN FALLS GOLF CLUB

SNAKE RIVER



SITE

CANYON CREST DR

WASHINGTON ST N



CANYON RIDGE HIGH SCHOOL