



**DAVE NIXON**

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Near Pole Line Rd with over 31,000 VPD.

Scheduled for 2027 delivery, this project will offer approximately 10,600 SF of new office suites, with flexible configurations ranging from 800 SF to 5,304 SF.

Ideal for professional services, medical & wellness as well as hybrid teams seeking premium workspace.

Surrounded by established commercial users including Starbucks, Denny's, Farmer's Bank, and Marriott hotels.

Opportunity to deliver modern office space in a high-traffic corridor where quality small- to mid-size suites are limited.

SPACE	RSF	LEASE RATE
First Floor	3,137 SF	\$22.00 SF/yr.
Second Floor	5,304 SF	\$22.00 SF/yr.

<b>BUILDING SIZE</b>	10,608 SF
<b>LOT SIZE</b>	0.5 Acres
<b>ZONING</b>	COM-Commercial
<b>SUBMARKET</b>	Twin Falls
<b>EST. NNN</b>	\$7.20 SF

**HIGHLIGHTS**



**DETAILS**



**CONTACT**

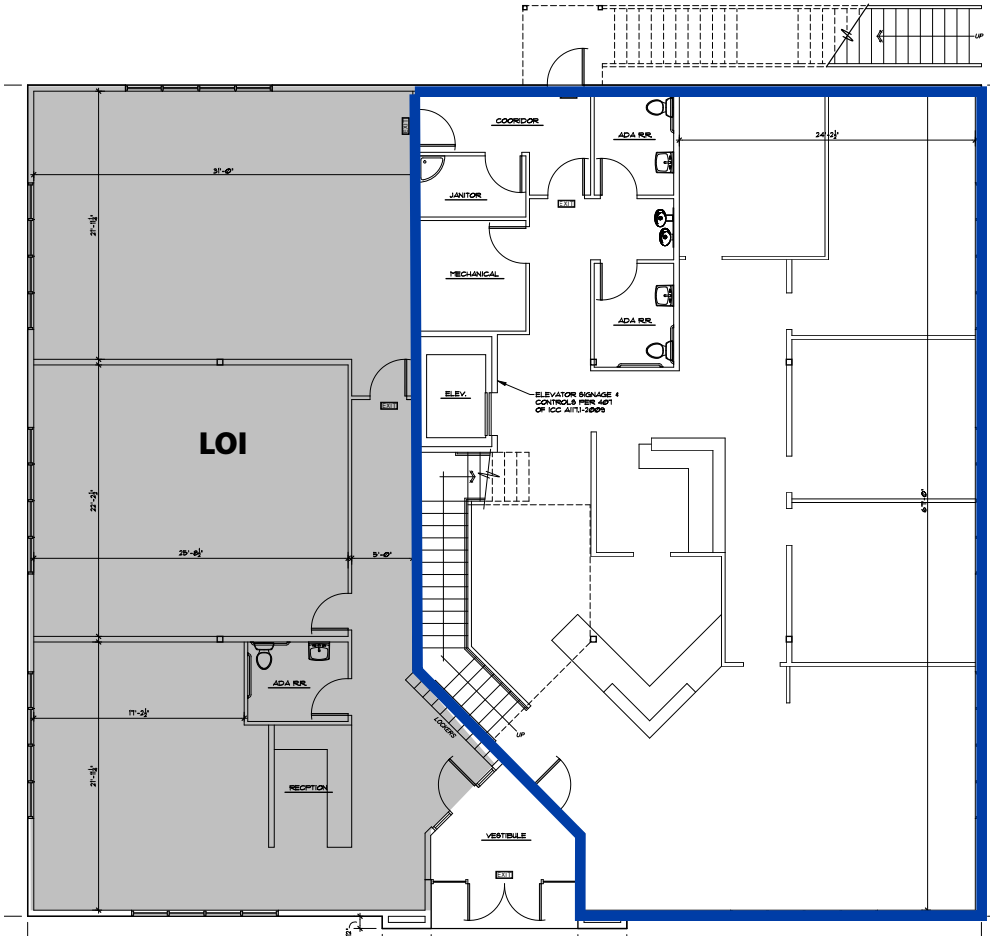


# MONROE STATION

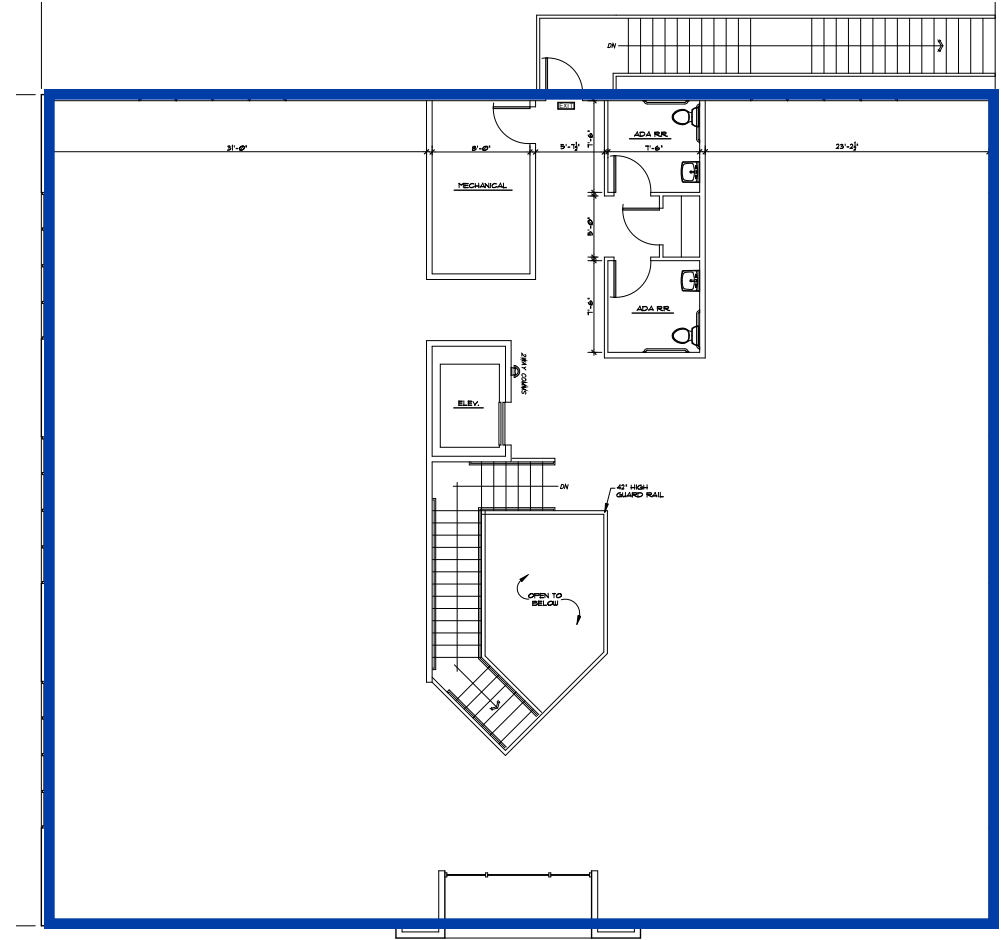
1735 MONROE ST | TWIN FALLS, ID

LEASE TO OWN OPTION AVAILABLE FOR LONGER TERM LEASES

## MAIN LEVEL FLOOR PLAN



## SECOND LEVEL FLOOR PLAN



# MONROE STATION

1735 MONROE ST | TWIN FALLS, ID



**FRONT ELEVATION**



**SIDE ELEVATION**



**MONUMENT SIGN VISIBLE  
FROM POLE LINE RD**

# MONROE STATION

1735 MONROE ST | TWIN FALLS, ID

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	6,011	42,730	62,527
AVG HH INCOME	\$88,842	\$118,232	\$115,056
HOUSEHOLDS	2,206	16,495	25,410
EMPLOYEES	6,229	19,814	25,842

