



PRIME COMMERCIAL PROPERTY

FOR LEASE

320 A STREET,
IDAHO FALLS, ID 83402



CONTACT US

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320

A STREET, IDAHO FALLS



THE OPPORTUNITY

BOSS Real Estate is pleased to exclusively present approximately 22,283 square feet of commercial space for lease at 320 A Street, Idaho Falls, ID 83402. Centrally located in the heart of Idaho Falls, this property offers a strong opportunity for businesses seeking a flexible, highly visible commercial location with immediate availability.

The property features a versatile commercial building with a main floor and basement level, elevator access, floor-to-ceiling windows, and an existing drive-thru component. The layout is well-suited for professional office, medical office, financial services, or other commercial users requiring adaptable space, strong street presence, and convenient customer access.

Positioned on the highly visible corner of A Street and Shoup Avenue, the property benefits from excellent exposure, convenient access, and consistent activity within Idaho Falls' established commercial core. With on-site parking for 30+ stalls, prominent frontage, and a central downtown location, 320 A Street provides an ideal setting for tenants seeking visibility, accessibility, and a professional business environment.

PROPERTY SUMMARY

Address	320 A Street, Idaho Falls, ID 83402
Available Space	Approximately 22,283 SF
Property Type	Commercial
Lease Rate	Contact Agent
Lease Type	NNN
Availability	Immediately
Building Features	Main floor and basement level, elevator, drive-thru, and floor-to-ceiling windows
Parking	On-site parking with 30+ stalls
Location	Highly visible corner of A Street and Shoup Avenue
Ideal Use	Professional office, medical office, financial services, or commercial users





SHOUP AVE

A STREET

Property Highlights

LOCATION:

Centrally located at 320 A Street, Idaho Falls, ID 83402, the property offers immediate access to downtown Idaho Falls, surrounding business services, and established commercial corridors. Positioned at the highly visible corner of A Street and Shoup Avenue, the site benefits from strong street exposure, convenient ingress/egress, and proximity to nearby office, retail, financial, and professional service users.

SPACE AVAILABLE:

Available Space: Approximately **22,283 SF** commercial building

Levels: Main floor and basement level

Parking: On-site parking with **30+ stalls**

Availability: Immediate occupancy

INTERIOR LAYOUT & FUNCTIONALITY:

The property features a flexible commercial layout suitable for professional office, medical office, financial services, or other commercial users. The building includes a main floor and basement level, elevator access, floor-to-ceiling windows, and an existing drive-thru component, supporting both customer-facing and administrative business operations.

BUILDING FEATURES:

Versatile ±22,283 SF commercial building

Main floor and basement floor configuration

Elevator access between levels

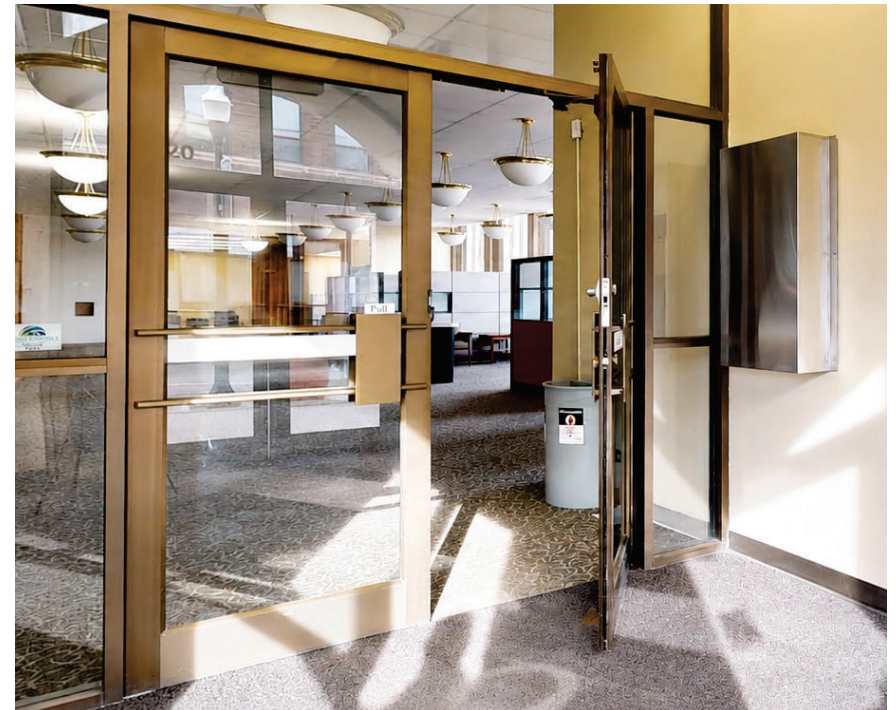
Existing drive-thru feature

Flexible layout suitable for office or commercial use

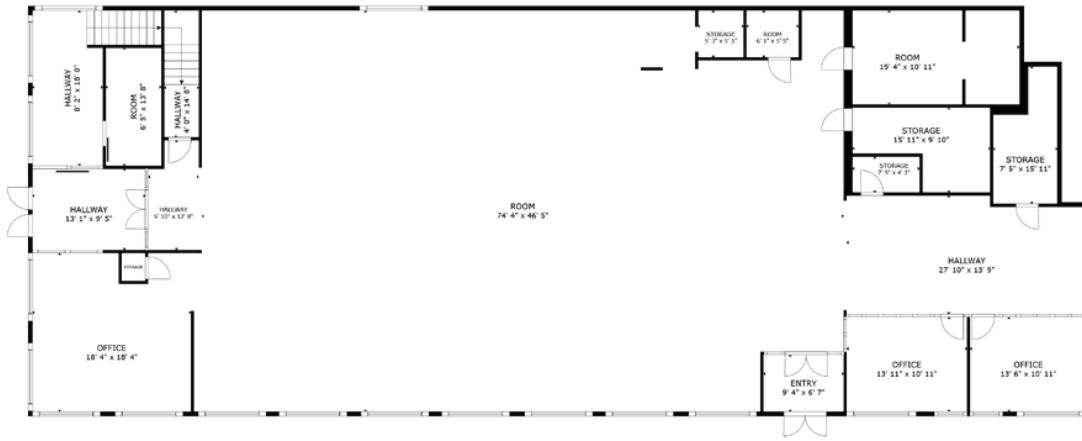
Prominent corner frontage with strong street presence

PARKING & ACCESSIBILITY:

On-site parking with 30+ stalls provides convenient access, while the corner location at A Street and Shoup Avenue enhances visibility and accessibility.

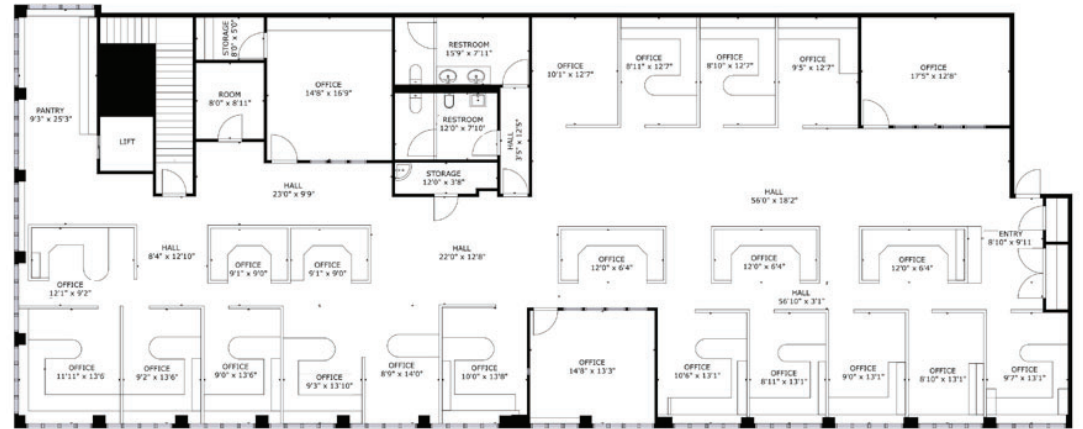


Floor Plan

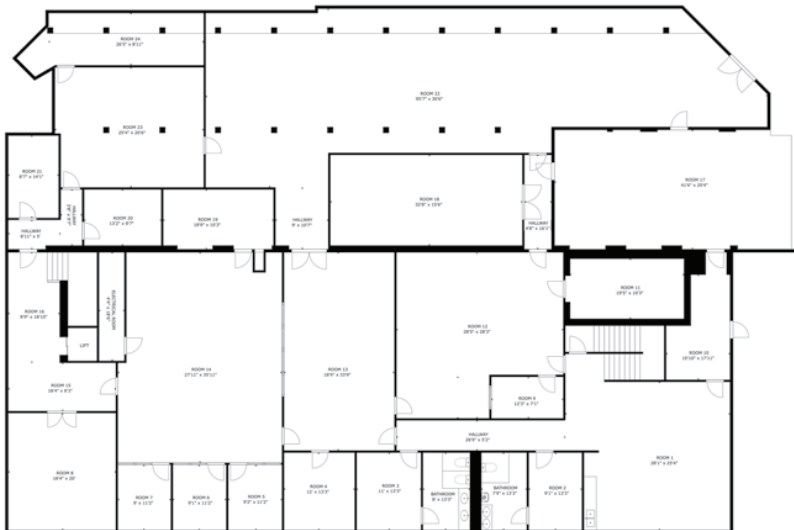


1ST LEVEL | 5,559 SF

2ND LEVEL | 5,722 SF



BASEMENT LEVEL | 11,002 SF



Aerial Map





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