



1,960 SF EXECUTIVE OFFICE SUITE-KINGSTON BUILDING

477 Shoup Ave., Ste. 205 | Idaho Falls, ID | 83402

SHANE MURPHY

Principal Broker
208.542.7979
shane@ventureoneproperties.com



1,960 SF EXECUTIVE OFFICE SUITE-KINGSTON BUILDING

477 SHOUP AVE., STE. 205 | IDAHO FALLS, ID | 83402



PROPERTY HIGHLIGHTS

- Prime downtown Idaho Falls office location
- Five private offices with dedicated conference room
- Break room and functional professional layout
- Walking distance to restaurants, banks, and government offices
- Convenient access to Highway 20 and Interstate 15
- Steps from the Snake River Greenbelt and downtown amenities

OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (MG)
Available SF:	1,960 SF
Building Size:	48,297 SF



Principal Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy
434 Gladstone St., PO Box 2363
Idaho Falls, ID 83404

1,960 SF EXECUTIVE OFFICE SUITE-KINGSTON BUILDING

477 SHOUP AVE., STE. 205 | IDAHO FALLS, ID | 83402



Principal Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy

434 Gladstone St., PO Box 2363
Idaho Falls, ID 83404

1,960 SF EXECUTIVE OFFICE SUITE-KINGSTON BUILDING

477 SHOUP AVE., STE. 205 | IDAHO FALLS, ID | 83402



Principal Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy
434 Gladstone St., PO Box 2363
Idaho Falls, ID 83404

1,960 SF EXECUTIVE OFFICE SUITE-KINGSTON BUILDING

477 SHOUP AVE., STE. 205 | IDAHO FALLS, ID | 83402



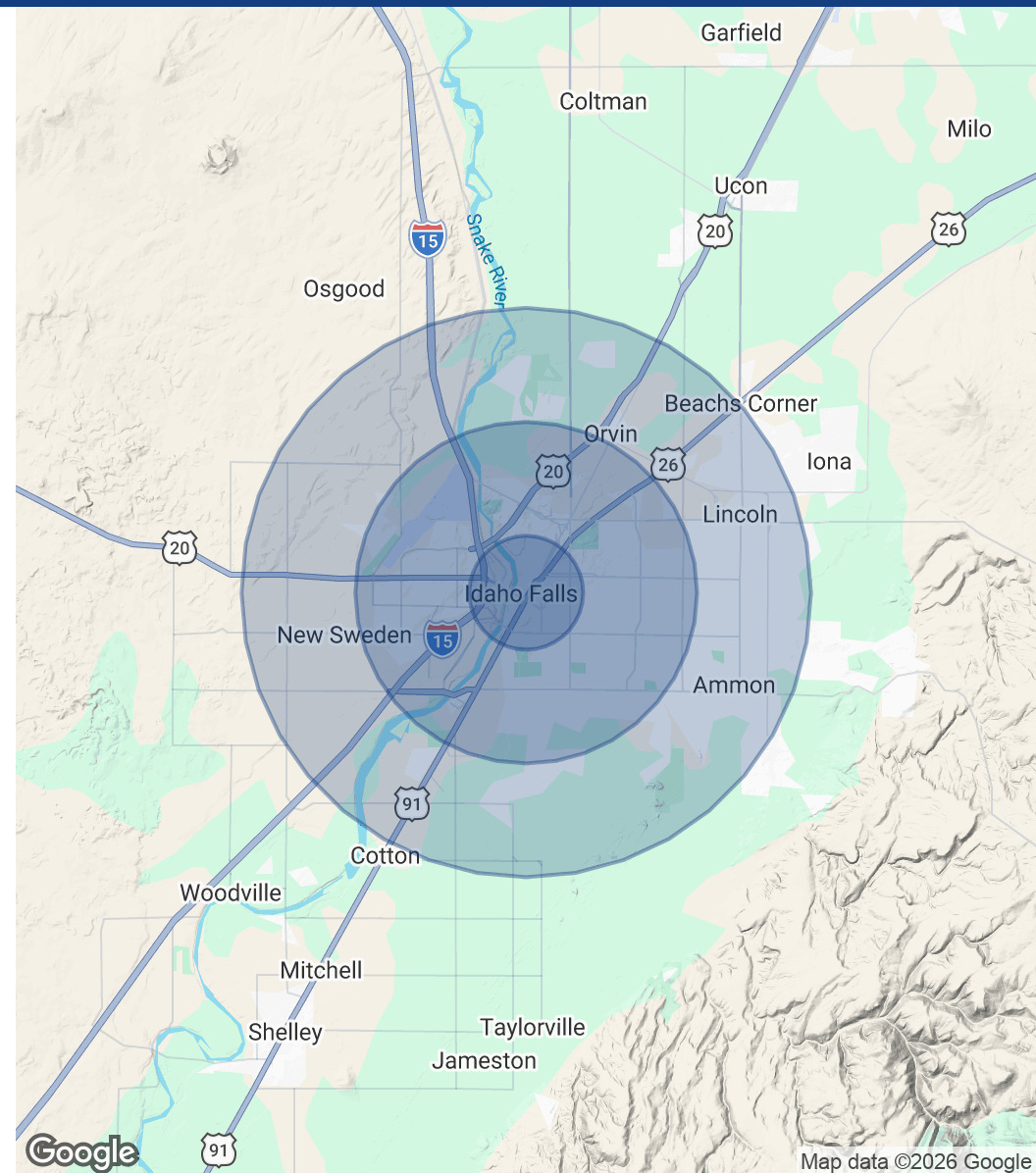
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,522	58,484	98,614
Average Age	31.7	34.4	33.7
Average Age (Male)	33.2	35.2	33.4
Average Age (Female)	31.8	34.9	34.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,701	21,502	34,310
# of Persons per HH	2.2	2.7	2.9
Average HH Income	\$62,856	\$85,459	\$93,174
Average House Value	\$299,107	\$312,994	\$329,783

2023 American Community Survey (ACS)



Principal Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com



Shane Murphy
434 Gladstone St., PO Box 2363
Idaho Falls, ID 83404