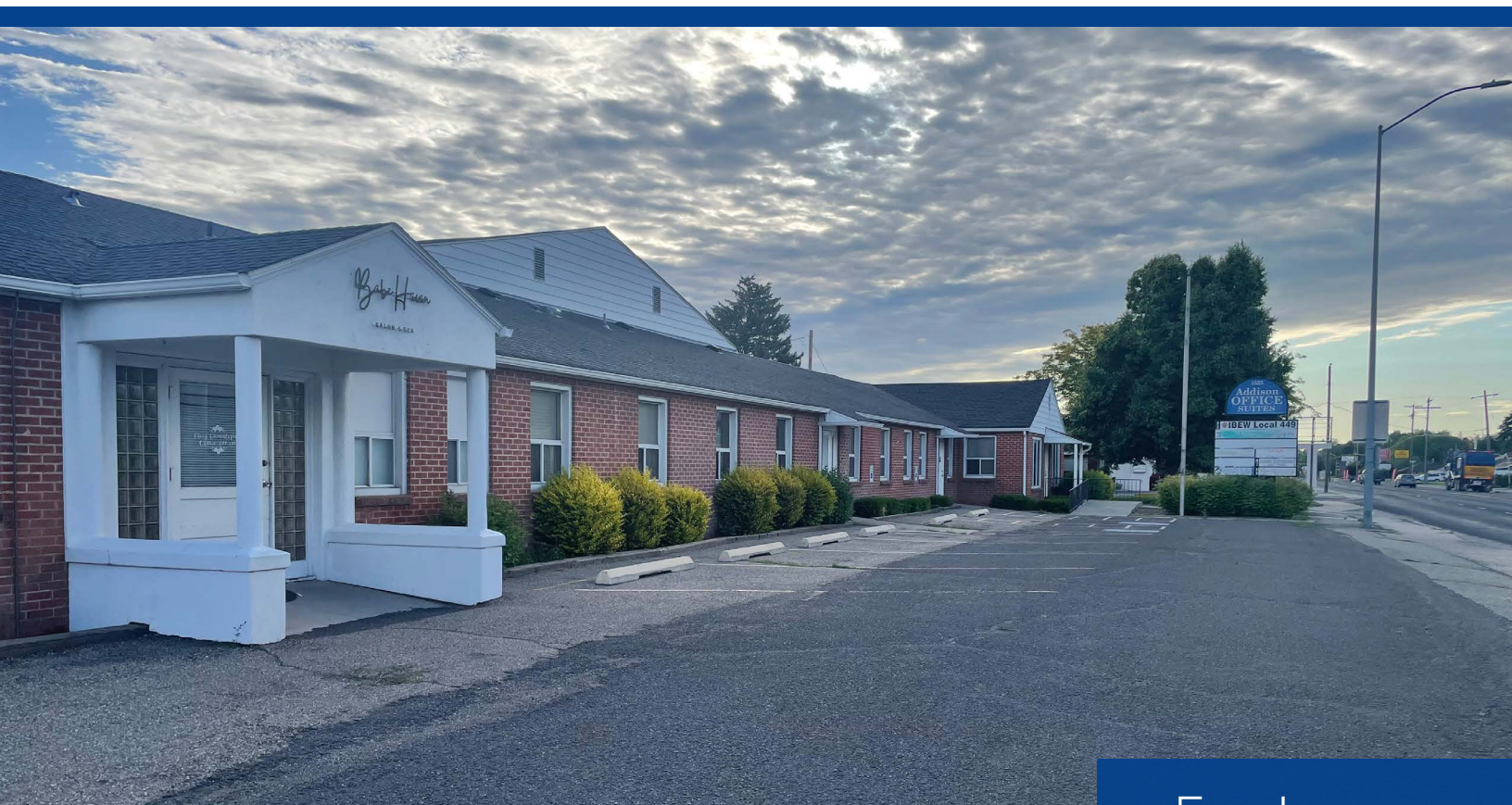


Addison Office Suites

1525 Addison Avenue E. | Twin Falls, ID



For Lease



Tami Walker
+1 208 420 4601
tami.walker@colliers.com

Jerrika Gonzalez
+1 208 420 3189
jerrika.gonzalez@colliers.com



For Lease

Highlights

- Available immediately!
- Pylon signage available to maximize exposure
- High visibility at a busy intersection
- Surrounded by commercial & residential properties
- Rates include all utilities and Wi-Fi
- Outside entrance and window

Space Available

Suite	Size	Rate/Month
D-3	156 SF	\$425.00
*D-1	88 SF	\$410.00
*C-8	713 SF	\$1,250.00
*A-8	205 SF	\$500.00

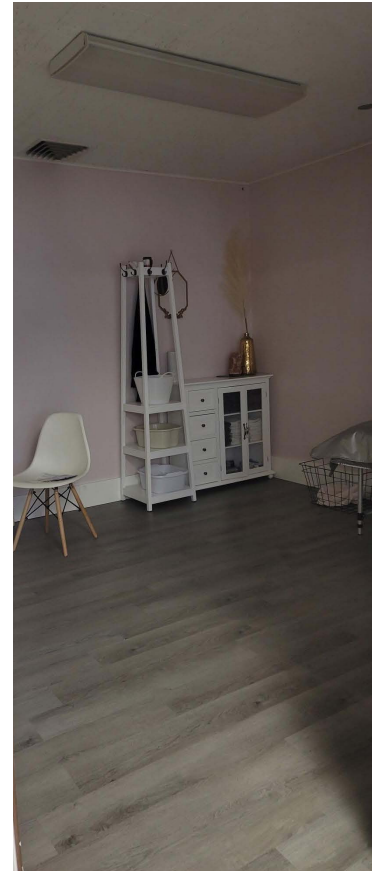
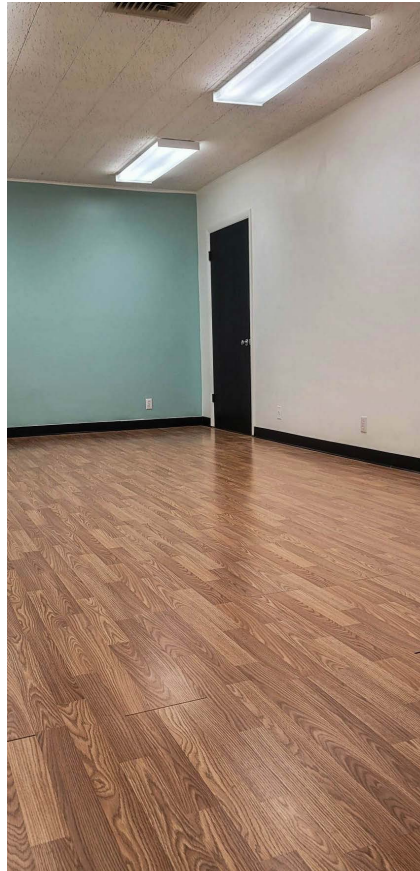
*Water Available

Property Information

Property Type	Office
Building Size	17,652 SF
Land Size	1.06 acres
Parking	Multiple private paved parking lots
Lease Type	Gross

Demos

	1 Miles	3 Miles	5 Miles
Population	15,522	53,240	64,397
Households	6,112	19,876	23,686
Avg. HH Income	\$73,530	\$79,085	\$81,761





Location



205 Shoshone Street N, Suite 201
Twin Falls, Idaho 83301
+1 208 910 2006
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Magic Valley, LLC.