



For Lease

Tami Walker

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484 Eastland Drive South Suites 105, 106 & 109

Twin Falls, Idaho 83301

Highlights:

- Newly painted interior
- Located on a high-traffic route
- Ample parking

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

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Property Information

Property Type Office

Land Size 1.73 Acres

Parking Ample

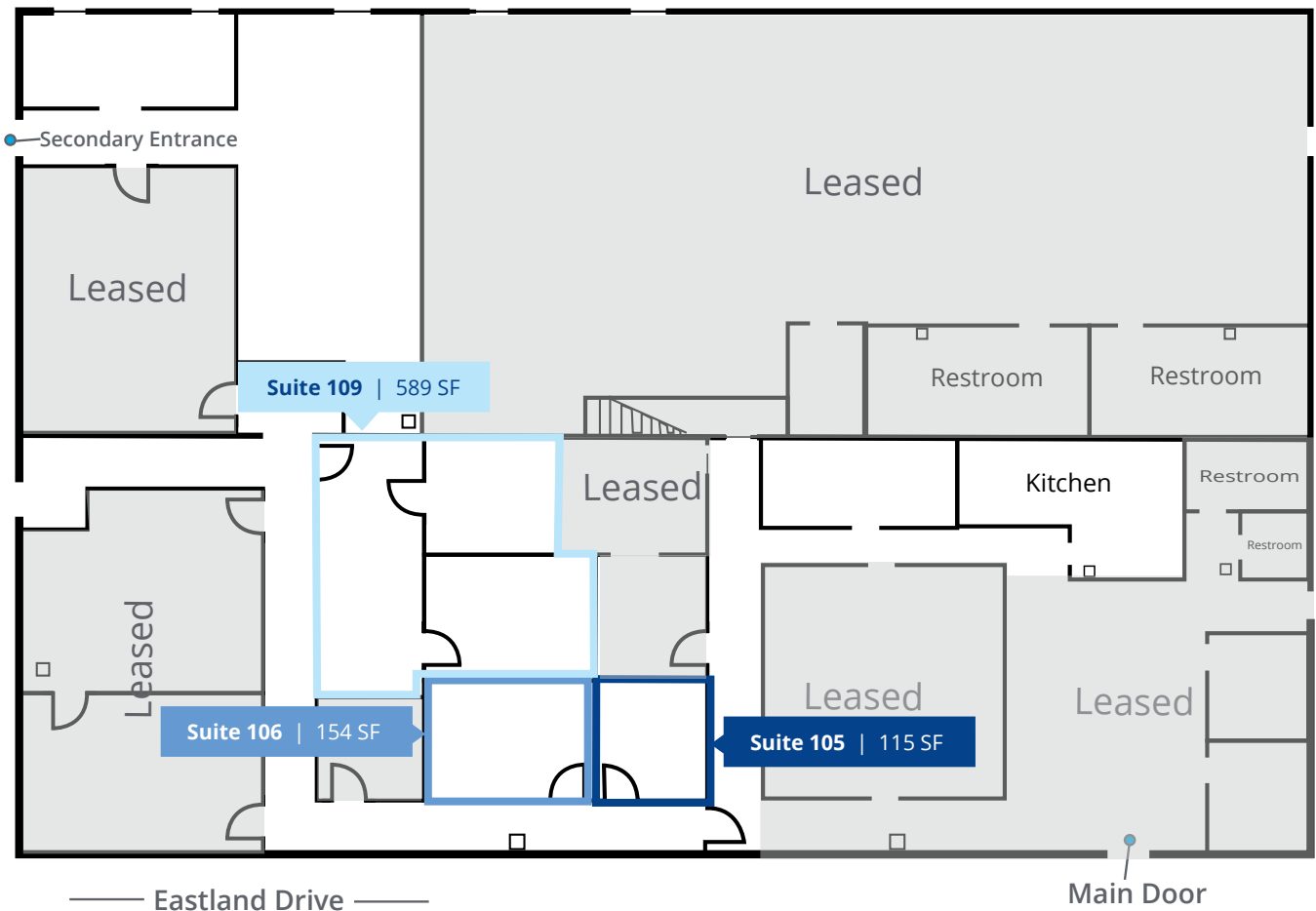
Lease Type Gross



Space Available

Suite	Size	Rate
105	115 SF	\$350
106	154 SF	\$400
109	589 SF	\$975

Floor Plan



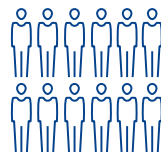


Local Area Overview - Twin Falls

Home to the “Niagara of the West”, Twin Falls offers great scenic views and diverse recreation opportunities. At 212 feet tall, Shoshone Falls is higher than Niagara Falls and a beautiful site to enjoy. Pack a picnic lunch and take in views of the massive Snake River Canyon or grab a bite at one of the great local restaurants. Tee off surrounded by canyon walls and dazzling waterfalls or rent a paddleboard or kayak and explore the Snake River. Make a stop at the Twin Falls Visitor Center to enjoy magnificent views and a snapshot of local history.



- The city has grown by 17% in the last 10 years boosted by a low cost of living, good quality of life and huge growth from the business sector
- Twin Falls is the regional medical, educational, retail and service hub for over 250,000 people in the surrounding area
- The City of Twin Falls hosts some of the largest food processors such as Cliff Bar, Glanbia Cheese, Amalgamated Sugar Company and ConAgra. It is also home of the largest yogurt manufacturing facility in the world, part of the growing Chobani Greek Yogurt company.



2023 MSA population

119,578



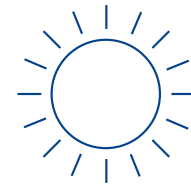
Best State - Idaho
U.S. News & World Report, 2023

#3



Unemployment Rate

1.9%

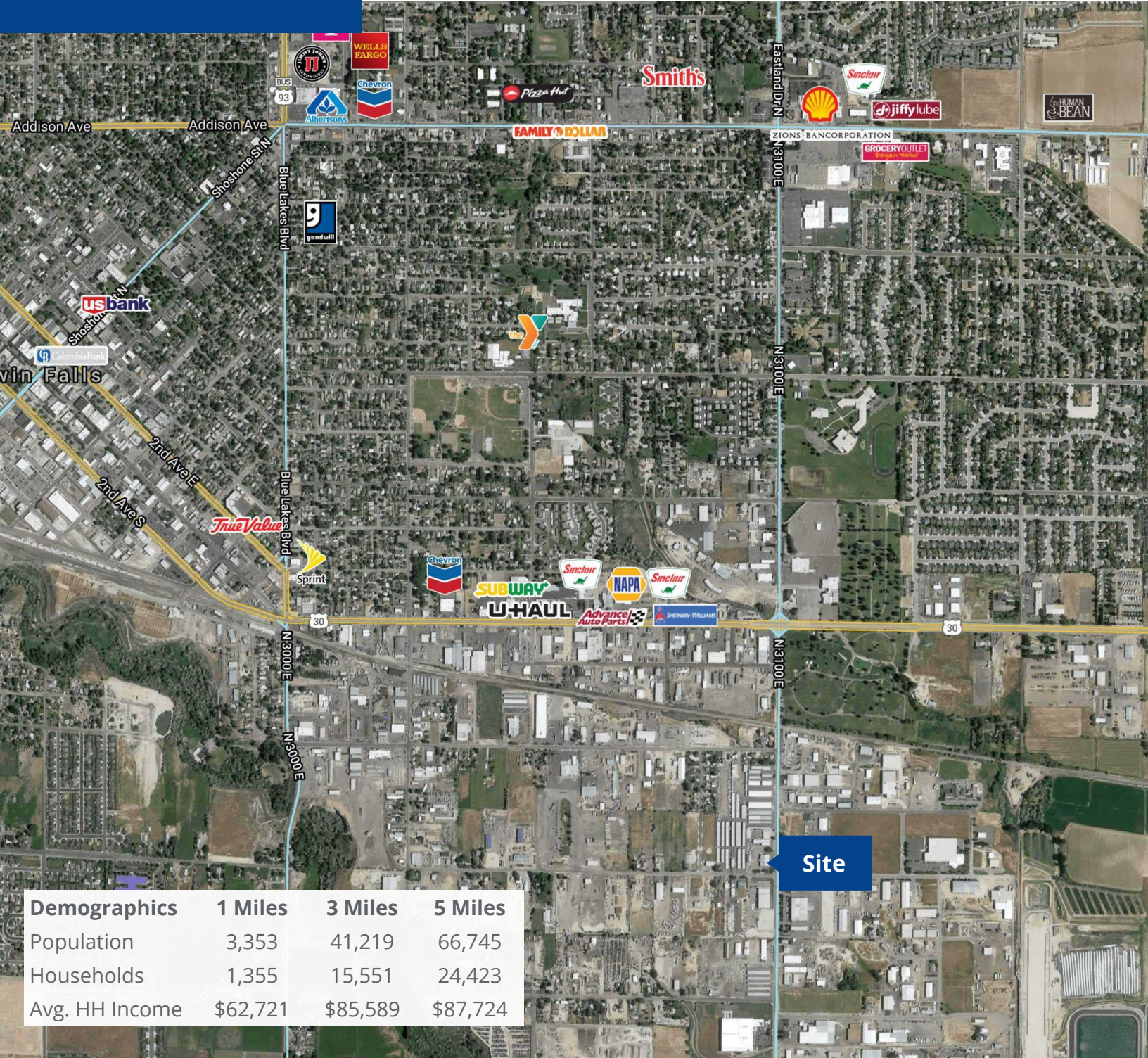


Average Weather

63



Location



Demographics	1 Miles	3 Miles	5 Miles
Population	3,353	41,219	66,745
Households	1,355	15,551	24,423
Avg. HH Income	\$62,721	\$85,589	\$87,724



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