

MEG & CO.

DESIGNER HOMES

150

MULTI-TENANT
**OFFICES
FOR LEASE**

- Prime Downtown Location
- Conference Rooms Available
- Professional Shared Space

OFFICES AVAILABLE

PRIVATE
**OFFICE
SUITES**

- CONFERENCE ROOMS
- SHARED AMENITIES
- DOWNTOWN TWIN FALLS

AVAILABLE SUITES

- 101 AVAILABLE 104 SF
- 102 AVAILABLE 102 SF
- 103 AVAILABLE 102 SF
- 208 AVAILABLE 101 SF
- 209 AVAILABLE 71 SF
- 210 AVAILABLE 104 SF
- 211 AVAILABLE 100 SF
- 212 LEASED

For Lease

Newly Remodeled Office

150 Main Ave S. | Twin Falls, ID 83301

The signage on the windows of this building is conceptual and does not accurately represent the current state of the property



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**Professional Offices
1st Month Free!**

150 MAIN AVE S.

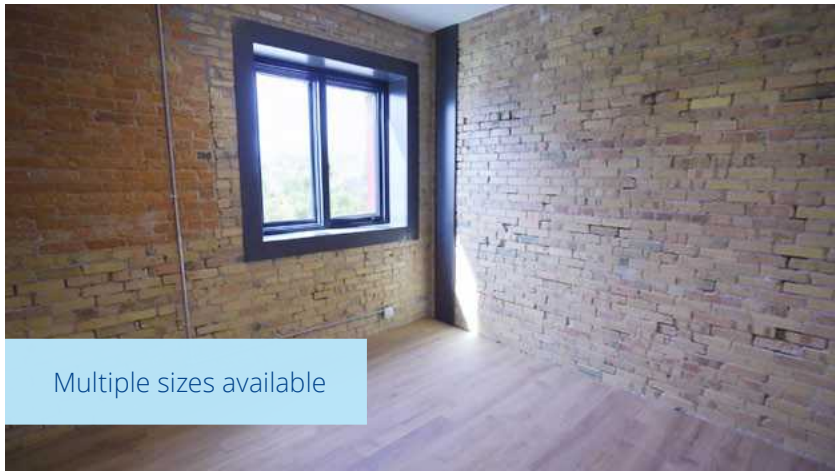
Property Information

HIGHLIGHTS

- Newly remodeled
- Professional shared office space
- Prime downtown location
- Conference Rooms available
- Break Room

PROPERTY DETAILS

Property Type	Office
Building Size	2,592 SF
Available SF	+/- 891 SF
Parking	Public



AVAILABLE SPACE

MAIN LEVEL

Suite #	Lease Rate	Share of CAM Fees
101	\$900/month	\$52.60
102	\$900/month	\$52.60
103	\$900/month	\$44.14

UPPER LEVEL

Suite #	Lease Rate	Share of CAM Fees
208	\$900/month	\$39.45
209	\$750/month	\$28.18
210	\$1,250/month	\$46.96
211	\$1,250/month	\$70.44

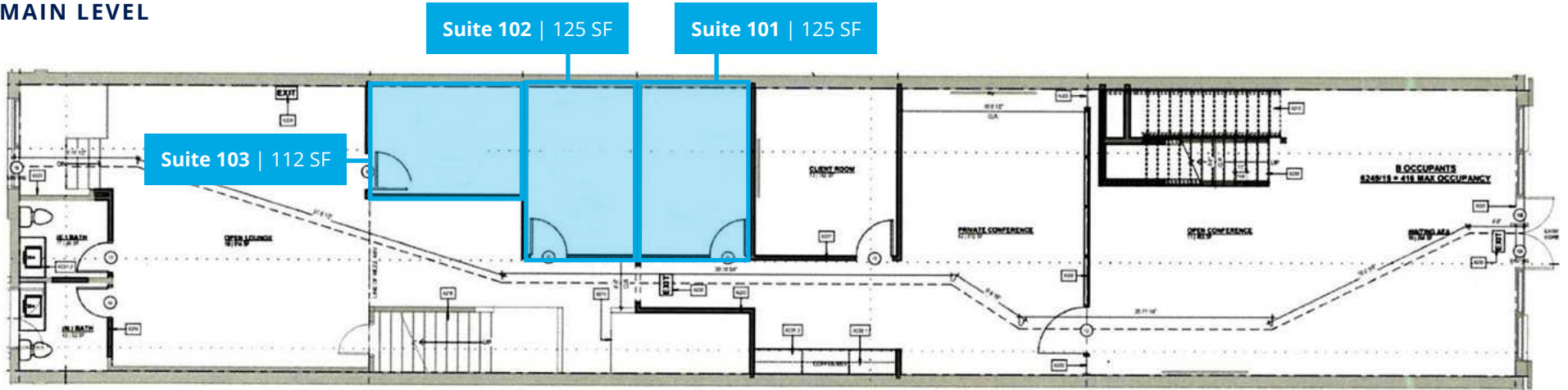


*See a walkthrough
of the space*

150 MAIN AVE S.

Floor Plans

MAIN LEVEL



UPPER LEVEL



150 MAIN AVE S.

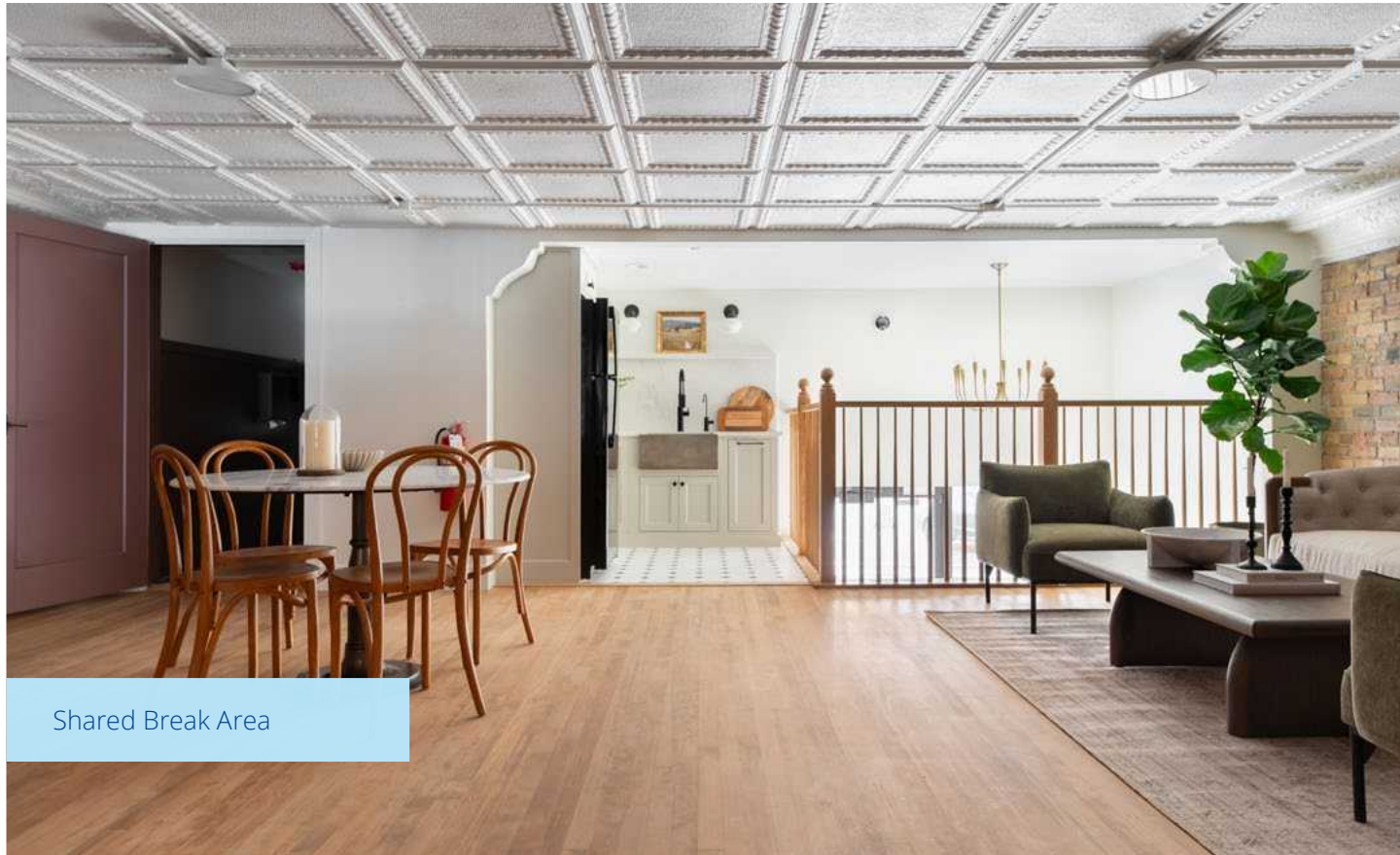
Photo Gallery



Shared Conference Area



Private Shared Conference Room



Shared Break Area

Local Overview | Twin Falls, ID

Twin Falls is the hub community of the seven-county south-central Idaho region known as the Magic Valley. Twin Falls combines the best of small-town living with the retail, commercial and support services necessary for meeting individual and family needs. The community lies on the edge of the spectacular Snake River Canyon with the Snake River running over 500 feet below. Spanning the mighty Snake is the renowned Perrine Bridge, one of the world's top spots for year-round BASE jumping.

Abundant natural resources, cultural events and a pro-business environment have drawn major employers like Chobani, Clif Bar and Glanbia Nutritionals to the region. A strong job market, downtown redevelopment and job creation support continued growth.

Resources:

www.visitsouthidaho.com



2024
population

55,471



Unemployment
Rate

2.7%



2024 Average Household
Income

\$86,049



Average
Weather

63°

#5

Best Performing Small
City - Twin Falls

FEB
2024



Colliers

"Discover why we're MAGIC"

- Twin Falls Visitor Center

Major Employers



Chobani®



Academic Institutions Near Twin Falls



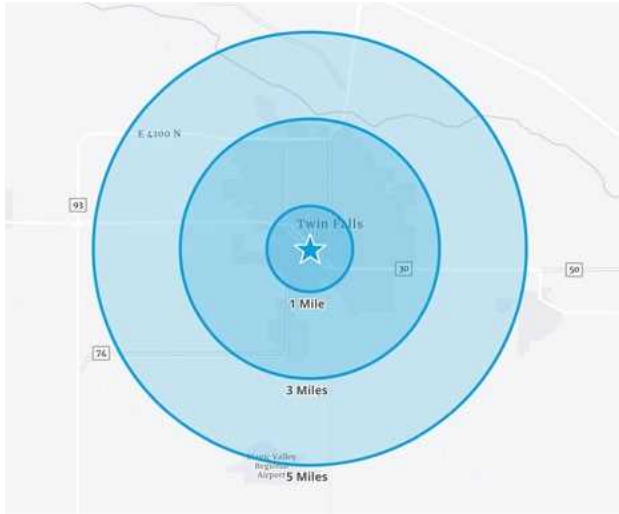
150 MAIN AVE S.

Location

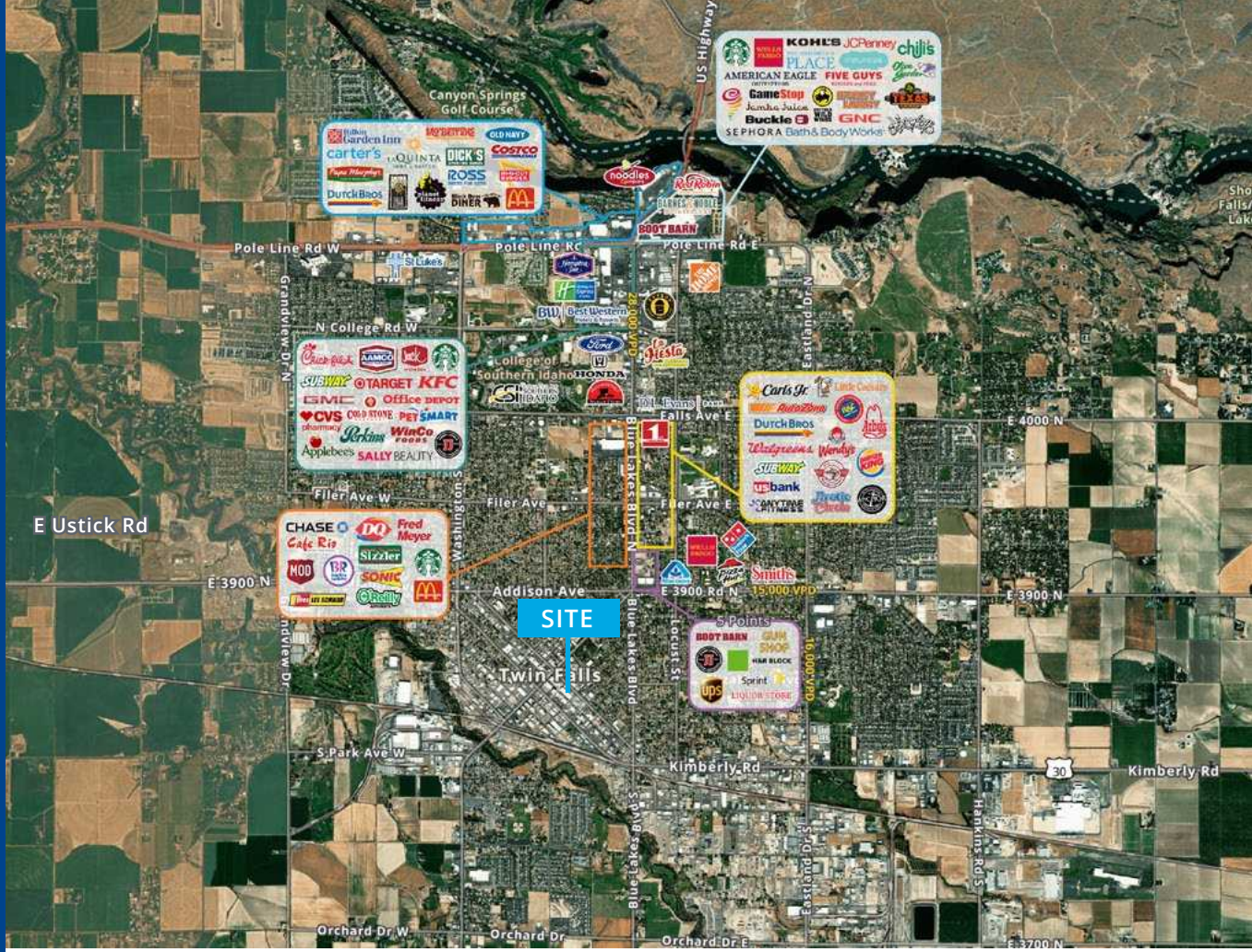
 [Google Map](#)

 [Street View](#)

DEMOGRAPHICS | 2026



	1 Mile	3 Miles	5 Miles
Population	11,800	55,984	65,777
Households	4,778	21,230	24,451
Med. Income	\$59,763	\$65,145	\$67,309



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