

▶ **ONE MONTH FREE RENT**

AVAILABLE ON ALL LEASES OF ONE YEAR OR LONGER SIGNED IN MAY, JUNE, OR JULY!



241 OFFICE SUITES

241 4TH AVE N, TWIN FALLS, ID 83301 | FOR LEASE

DAVE NIXON
208.404.8647
dave@tokcommercial.com

HIGHLIGHTS

- Recently updated office/retail space featuring new LVP flooring throughout
- New doors with individually locking handles
- Fresh interior paint and updated lighting
- New shared ADA-compliant restroom
- Demised into eight (8) separately available office/retail suites
- Flexible floor plan — suites shown on following pages can be combined to accommodate your business needs
- Dedicated parking located at the rear of the building with alley access
- Main entrance at the front of the building with ample street parking available
- Conveniently located just three blocks from the downtown core, shopping, and dining

LEASE INFORMATION (SEE PAGE 2)

SUITE	SIZE	MONTHLY RATE
Suite 100 - 800	67 - 253 SF	\$300 - \$880

DETAILS

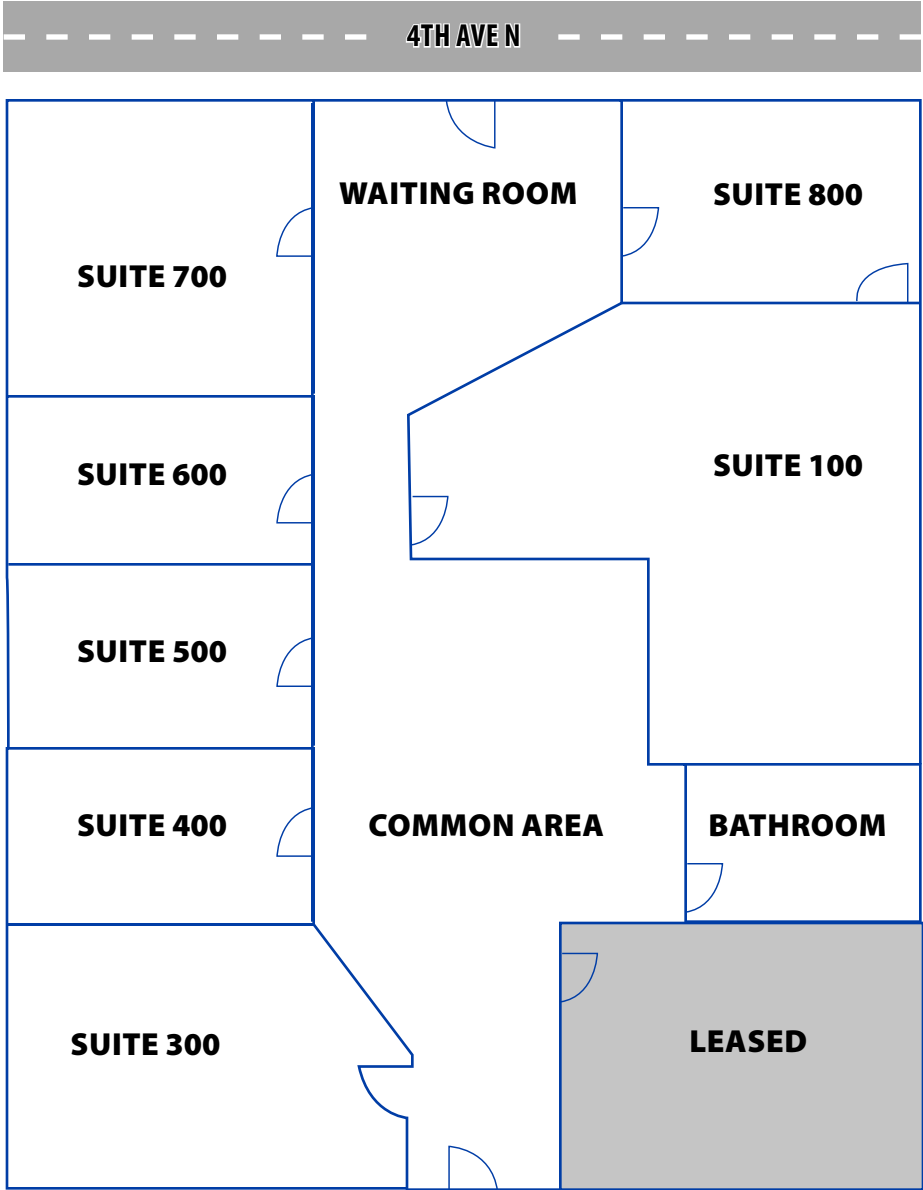
SUBMARKET	Twin Falls	PARKING	Ample
YEAR BUILT	1925	LEASE TYPE	Full Service
ZONING	C-B	AVAILABLE	Immediately

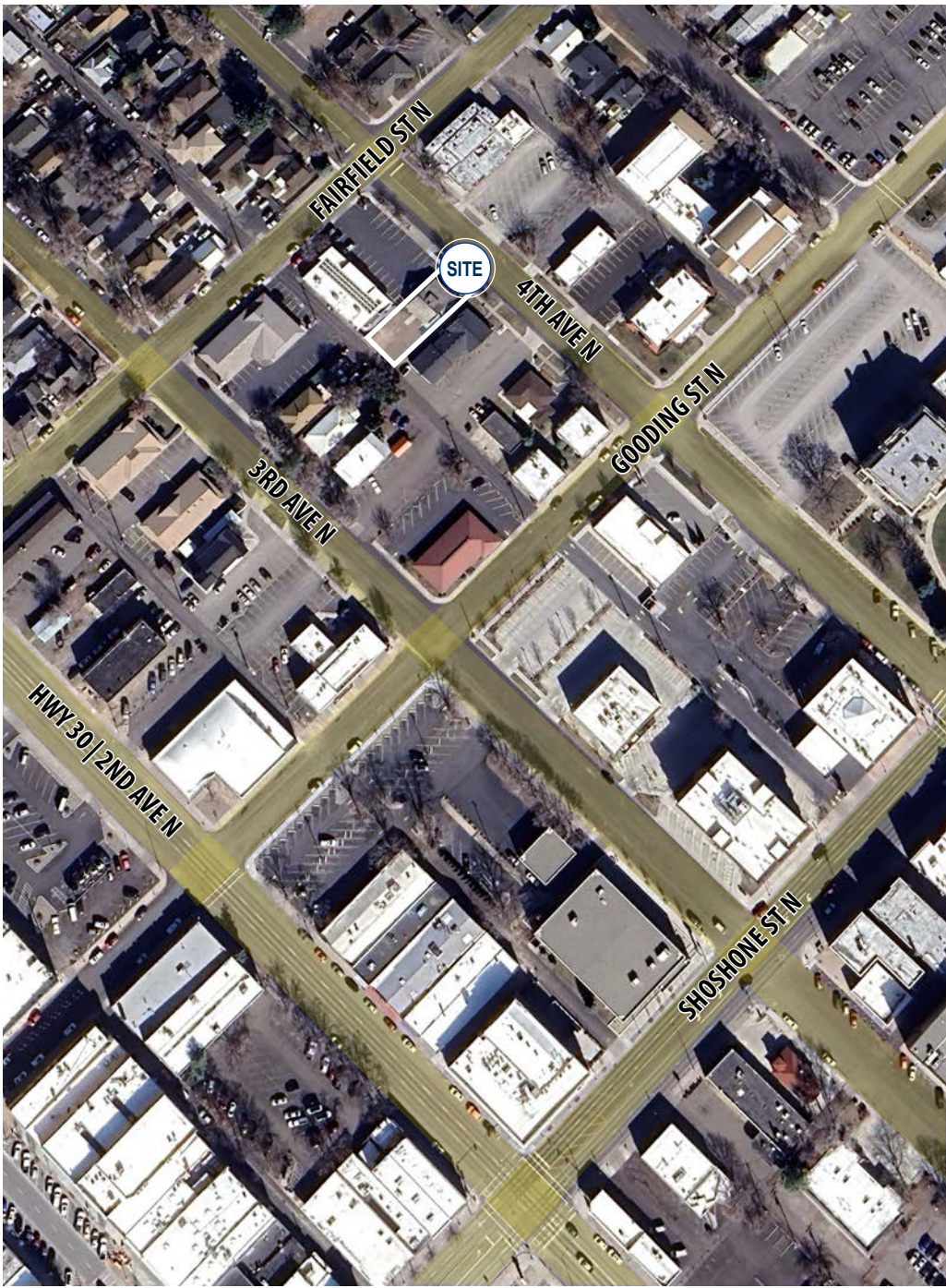
CONTACT



FLOOR PLAN | 241 OFFICE SUITES

SUITE:	RSF:	MONTHLY RATE:
Suite 100	253 SF	\$880
Suite 200	87 SF	LEASED
Suite 300	89 SF	\$390
Suite 400	67 SF	\$300
Suite 500	65 SF	\$300
Suite 600	76 SF	\$340
Suite 700	115 SF	\$490
Suite 800	78 SF	\$350





241 4TH AVE N

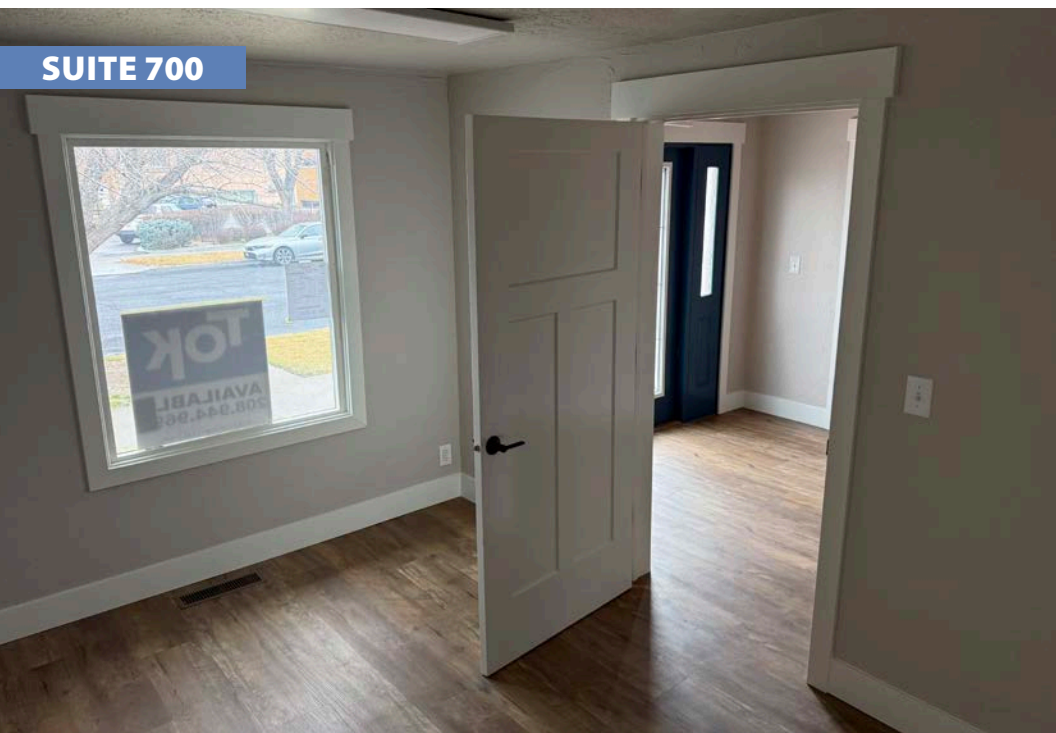
COMMON AREA



LOBBY



SUITE 700



SUITE 100



SUITE 300



SUITE 500



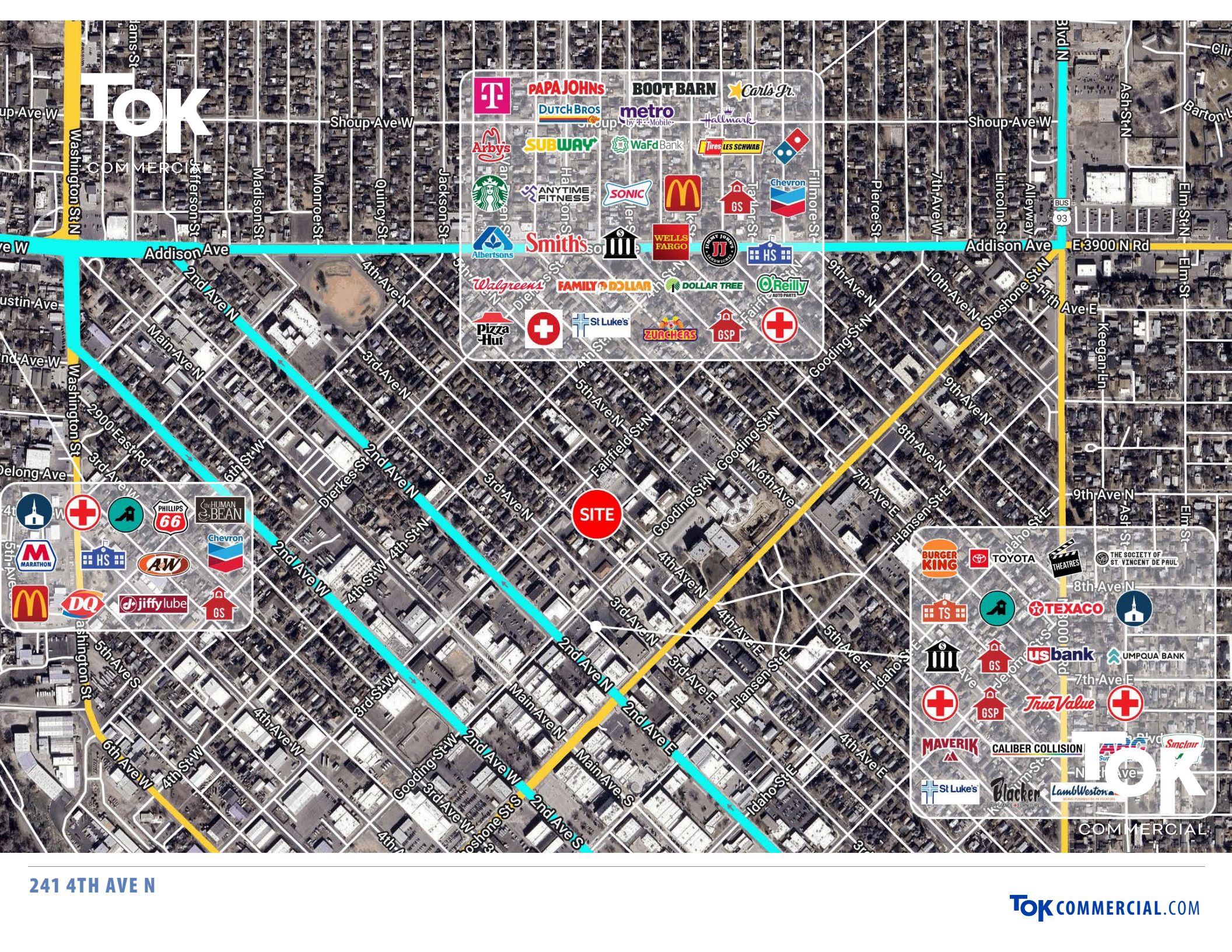
SUITE 600



LOFT/BREAK ROOM



TOK



Commercial District 1:

- PAPAJOHNS
- BOOT BARN
- Carl's Jr.
- DUTCH BROS
- metro by T-Mobile
- Hallmark
- Arbys
- SUBWAY
- WafD Bank
- Tires LES SCHWAB
- Starbucks
- ANYTIME FITNESS
- SONIC
- McDonald's
- GS
- Chevron
- Albertsons
- Smith's
- WELLS FARGO
- HS
- Walgreens
- FAMILY DOLLAR
- DOLLAR TREE
- O'Reilly
- Pizza Hut
- St Luke's
- Zurchers
- GSP

Commercial District 2:

- Phillips 66
- Human Bean
- Chevron
- Marathon
- HS
- AW
- McDonald's
- DQ
- Jiffy Lube
- GS

Commercial District 3:

- BURGER KING
- TOYOTA
- THEATRES
- THE SOCIETY OF ST. VINCENT DE PAUL
- TS
- TEXACO
- us bank
- UMPQUA BANK
- GS
- True Value
- MAVERIK
- CALIBER COLLISION
- Blacker
- Lamb Weston
- St Luke's
- TOK
- Smclair

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