

TOK

COMMERCIAL

358 CHENEY DRIVE

MEDICAL OFFICE SPACE FOR LEASE / TWIN FALLS, ID 83301

AVAILABLE



**NEW CONSTRUCTION
MEDICAL OFFICE SPACE
FOR LEASE!**

High quality, new construction medical office space.

Conveniently located just off of Pole Line Road, in the area's most rapidly developing corridor.

Centrally located near St. Luke's Hospital, Walmart, and Canyon Ridge High School.

Ample employee and client parking.

Surrounded by restaurants, retailers, and services, including; First Federal Bank, Blue Cross of Idaho, Intermountain Embryonics, Willamette Dental, CPAP Now, Interpath Laboratory, Capriotti's Sandwich Shop and more!

SPACE	RSF	RATE
Ste. 101a	2,632 SF	\$19.00/SF, NNN
Ste. 101b	2,988 SF	\$19.00/SF, NNN
Ste. 101	Total 5,620 SF	\$19.00/SF, NNN

SUBMARKET	Canyon - TF	PARKING	Ample On-Site
BLDG. SIZE	9,610 SF	YEAR BUILT	T.I.'s Completed 2022
AVAILABLE	Immediately	LEASE TERM	3-5 Years

CONTACT

GRAYSON STONE

208.948.0808

grayson@tokcommercial.com

AL MARINO

208.947.0811

al@tokcommercial.com

HIGHLIGHTS



DETAILS

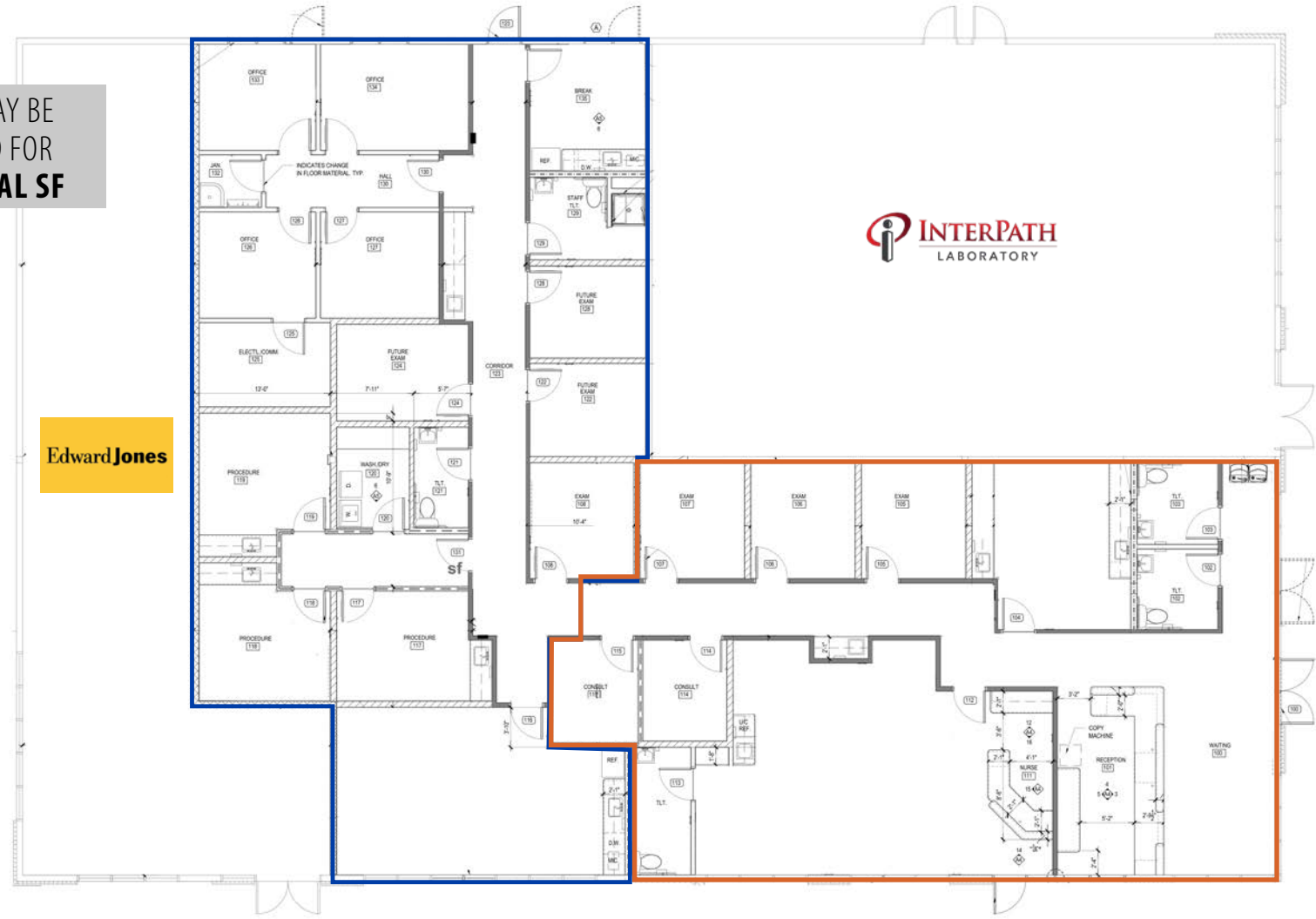




FLOOR PLAN

SUITE 101B / **2,988 SF**

SPACES MAY BE COMBINED FOR **5,620 TOTAL SF**



Edward Jones

SUITE 101A / **2,632 SF**

CHENEY DR W







SITE



**CANYON RIDGE
HIGH SCHOOL**

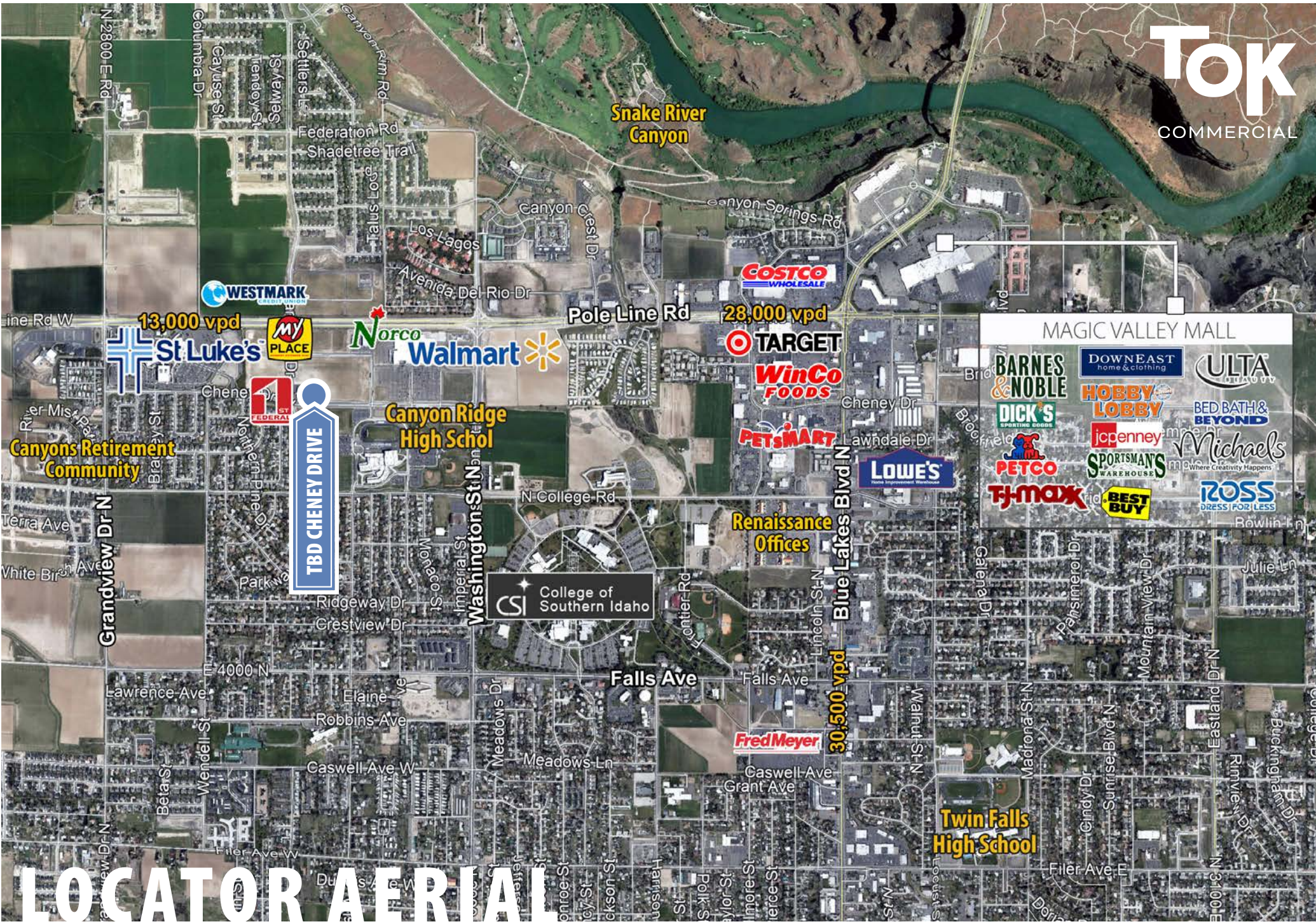
BILLIAR ST

POLE LINE RD

CHENEY DRIVE

PARKVIEW DR

TBD CHENEY DRIVE



TBD CHENEY DRIVE

LOCATOR AERIAL

TBD CHENEY DRIVE