

# TOK

COMMERCIAL

# WOODRUFF PROFESSIONAL PLAZA

OFFICE SPACE FOR LEASE | 3242 S. WOODRUFF AVENUE | IDAHO FALLS, 83404



## CONTACT

**BRIAN WILSON, CCIM**  
208.656.2271  
brian@tokcommercial.com

**BRENT WILSON, CLS**  
208.656.2270  
brent@tokcommercial.com

## HIGHLIGHTS

Well-positioned office space with excellent visibility and access at a signalized hard corner.

Monument signage opportunities provide prominent tenant exposure.

Abundant on-site parking supports both staff and client needs.

Tenant improvement packages available and negotiable.

## DETAILS

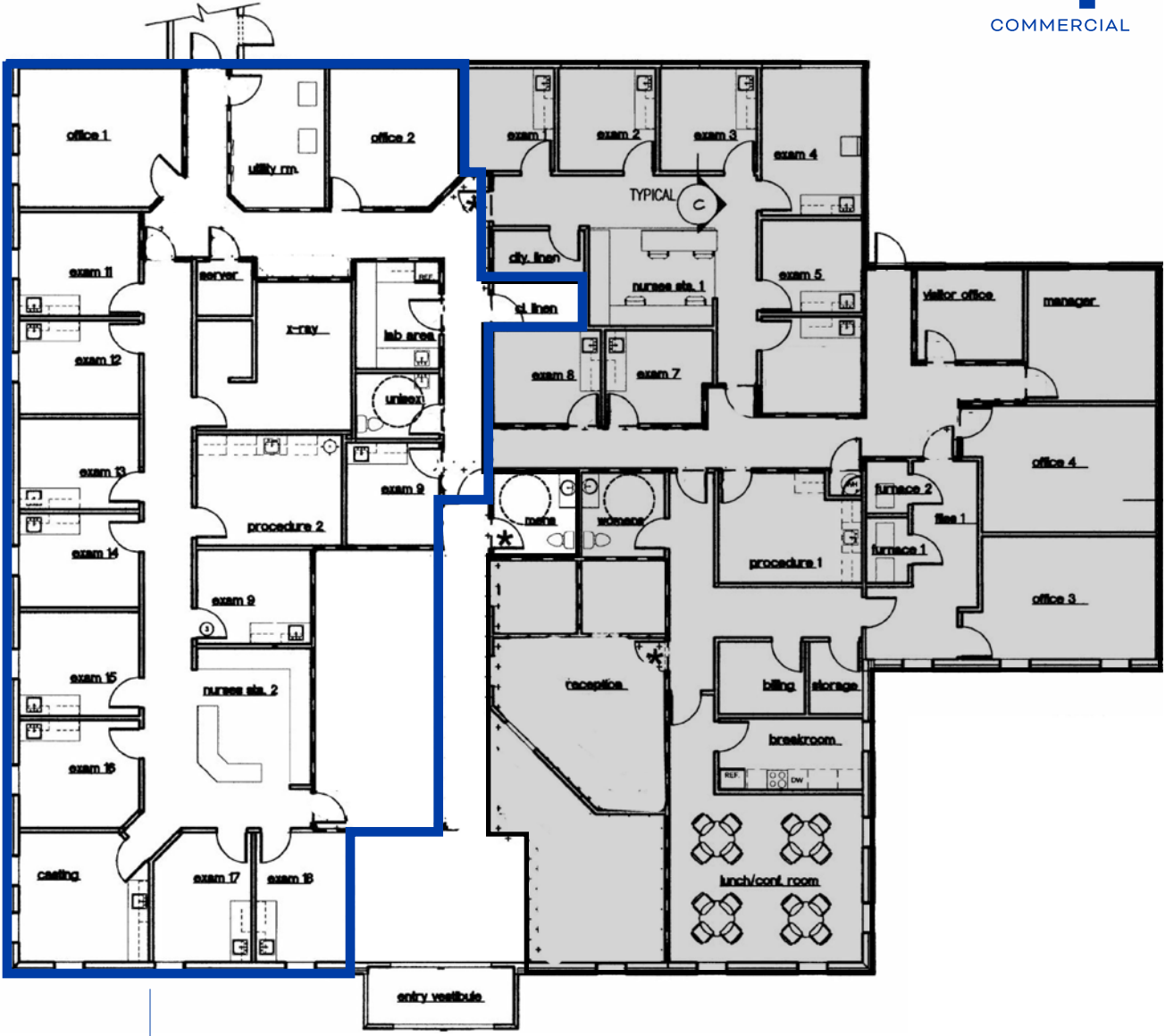
<b>SUBMARKET:</b>	South Idaho Falls
<b>PROPERTY TYPE:</b>	Office
<b>AVAILABLE SPACE:</b>	4,337 SF
<b>LEASE RATE:</b>	Contact Agent
<b>LEASE TYPE:</b>	NNN
<b>PARKING:</b>	Ample, On-Site

UPDATED: 1.20.2026

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MAVERIK SUBWAY Planet fitness Pizza Hut  
WinCo FOODS Freddy's STEAKBURGER O'Reilly's Jiffy lube  
Jack in the box FAMILY DOLLAR PAPA JOHN'S

GROCERY OUTLET Pardon My Past noodles DISCOUNT TIRE  
Cappelli's carter's ANYTIME FITNESS  
SUBWAY PAPA MURPHY'S Walmart Supercenter  
target Panda Express McDonald's SONIC BIG O TIRES  
CAJUN SANDWICHES Staples Albertsons ACE  
TEXACO MEN'S WEARHOUSE

Arby's BURGER KING Sizzler ADVANCE AUTO PARTS Red Robin  
Pizza Hut Little Caesars DOLLAR TREE Michaels  
DOWNEAST Carls Jr.

SUBWAY DOLLAR TREE TACO BELL  
NATURAL GROCERS Albertsons EXON HARBOR FREIGHT  
Lowe's LES SCHWARZ Kentucky Fried Chicken  
THE HOME DEPOT McDonald's O'Reilly's SHERWIN-WILLIAMS

Buckle GREASE MONKEY COTTON:ON  
THEATRES Hampton DOWNEAST TORRID  
Perkins ROSS DRESS FOR LESS JCPenney Dillard's  
SUBWAY THE CHILDREN'S PLACE maurices  
AÉROPOSTALE PACSUN AMERICAN EAGLE  
VICTORIA'S SECRET OLD NAVY PETS MART

Costa Vida CLUB PILATES Jersey Mike's WINGSTON  
Famous Dave's MOD PIZZA jiffy lube LAQUINTA INNGIA SUITES Shell  
Carino's Cafe Rio TJ-maxx KOHL'S FIVE GUYS  
EDWARDS THEATRES TACO BELL GOLD STAR Chick-fil-A IHOP

Broulim's petco HOBBY LOBBY  
Calver's OrangeTheory FITNESS DQ F45 Red Bull

## CENTRAL TO RETAIL, SERVICES, & SCHOOLS

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