

TOK

COMMERCIAL

WINCHESTER BUILDING

OFFICE/RETAIL SPACE FOR LEASE | 3630 S 25TH E, IDAHO FALLS, IDAHO 83404



CONTACT



BLAKE PHIPPEN
208.932.3332
blake@tokcommercial.com

BRADLEY NICOLL
208.243.8036
bradley@tokcommercial.com

MARK BOUCHARD
801.643.9711
mark@tokcommercial.com

DARREN PUETZ
208.656.2273
darren@tokcommercial.com

HIGHLIGHTS



Landlord is open to demising the space to a minimum of approximately 1,350 SF.

4,245 SF of versatile, Class A office/retail space with a high-end, professional office buildout.

Prominent building signage opportunity on 25th E (Hitt Road) frontage.

High exposure location on Idaho Falls' main retail corridor - visible to over 66,000 vehicles per day at nearby intersection.

Close proximity to major retailers including Cabela's, Hobby Lobby, Honey Baked Ham, Tropical Smoothie Café, Crispy Cones, and more!

Furniture shown has been removed and is not included.

DETAILS



PROPERTY TYPE: Office/Retail
BLDG. SIZE: 16,570 SF
AVAILABLE SPACE: Up to 4,245 SF
LEASE RATE: Contact Agent
LEASE TYPE: NNN
YEAR BUILT: 2021
BUILDING CLASS: A

UPDATED: 6.30.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

COMMERCIAL.COM



UPDATED: 6.30.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



UPDATED: 6.30.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

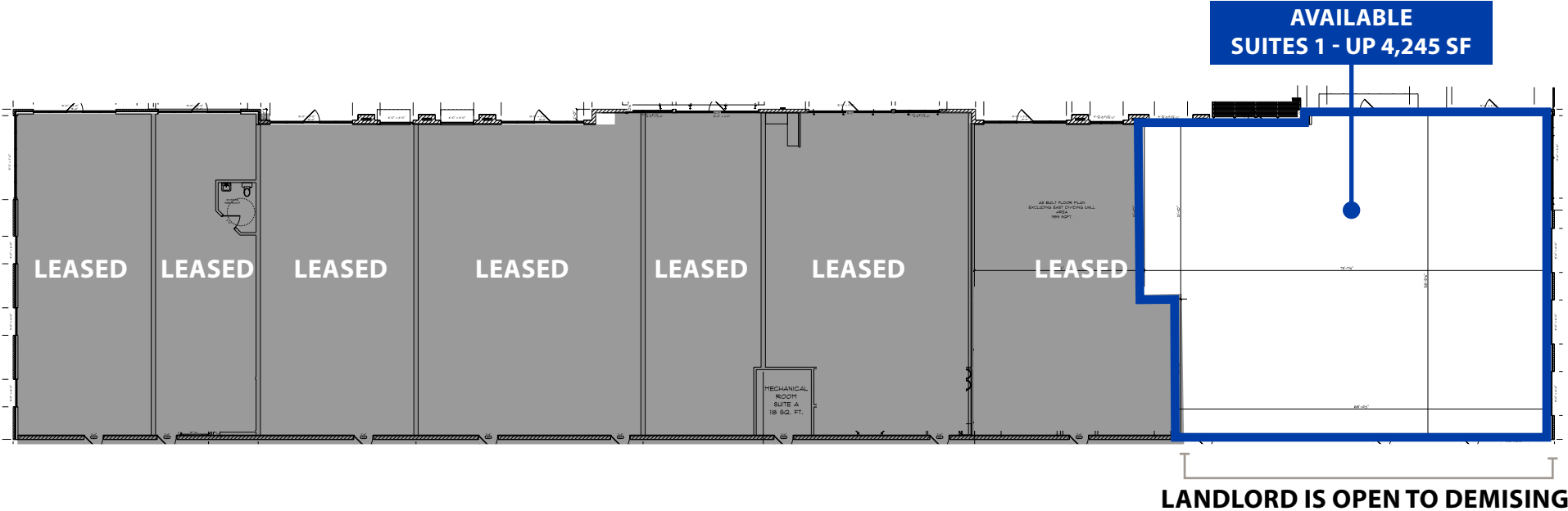
TOKCOMMERCIAL.COM



UPDATED: 6.30.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

FLOOR PLAN



UPDATED: 6.30.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



EASTERN IDAHO REG. MED. CTR.

PERFORMING ARTS CENTER

comfort care dental
ADVENTURE ORTHODONTICS
MACHEN FAMILY MEDICINE
ASPEN HEALTHCARE

Orang
CUPBOP
CLEAN JUICE
Just 4 Kids URGENT CARE
MorningStar SENIOR LIVING
MA THNASIUM
little gym
GRAND PEAKS DENTAL - BEHAVIORAL HEALTH

SITE

**LOCATED ON A PRIMARY CORRIDOR
NEAR MAJOR INTERSECTION HOSTING 66,512 VEHICLES PER DAY!**

TOK
COMMERCIAL

UPDATED: 6.30.2026
THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



AREA DEMOGRAPHIC SUMMARY

POPULATION	HOUSEHOLDS	AVG. HH INCOME	EMPLOYEES
1 MI 6,152	1 MI 2,209	1 MI \$113,120	1 MI 5,722
3 MI 59,889	3 MI 21,634	3 MI \$108,393	3 MI 17,681
5 MI 104,042	5 MI 37,325	5 MI \$102,482	5 MI 40,581

UPDATED: 6.30.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
 This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.