



NEW OFFICE SPACE FOR LEASE

THE KNOLLS AT SNAKE RIVER LANDING

SNAKE RIVER PARKWAY | IDAHO FALLS, ID 83402

COMMERCIAL



AVAILABLE JANUARY 2021

UP TO 16,036 SF FOR LEASE

PROPERTY INFORMATION

Submarket:	Idaho Falls - River	Lease Term:	5 years
Bldg Type:	Office	Lease Type:	NNN
Bldg Size:	60,000 SF	Est. NNN:	\$4.85
Parking:	4/1000	TI Allowance:	\$55.00/SF Above Gray Shell
Available:	January 2021		

AVAILABLE SPACE

SPACE	RSF	RATE
First Floor	Up to 16,036 SF*	\$24.00/SF NNN
Second Floor	Up to 2,323 SF	\$24.00/SF NNN

*Divisible to 2,000 SF

CONTACT

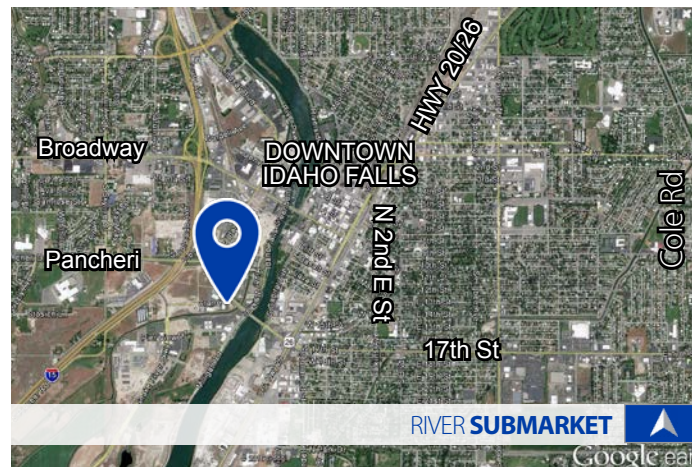
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LISTING COMMENTS

New Class A Office building in master-planned community.

Adjacent to hotels, restaurants, Greenbelt and major employers.

Office suites can be finished to suit tenant's specs.

Convenient access to I-15, Highway 20/26 and airport.



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August 6, 2020

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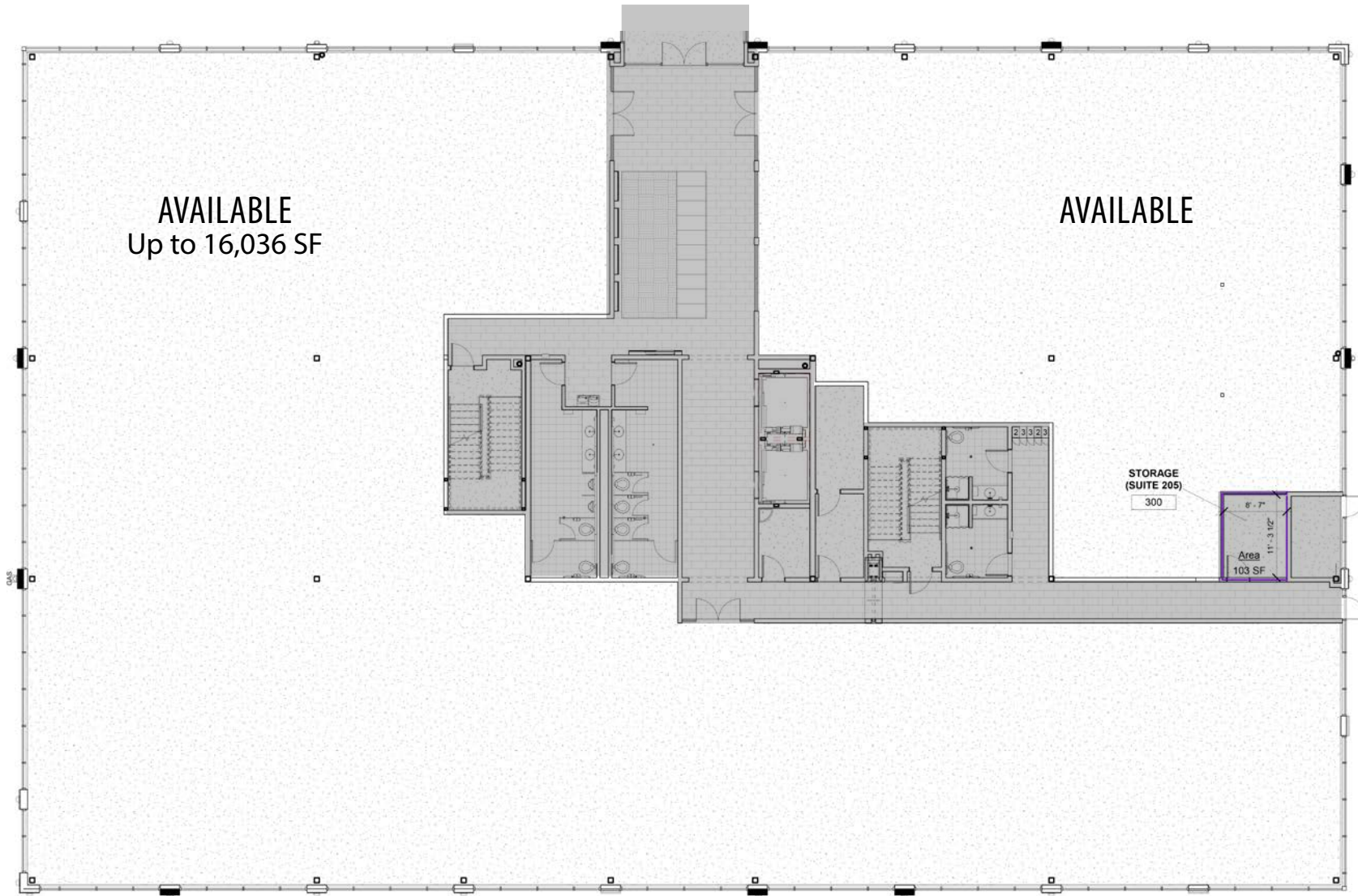
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FIRST LEVEL FLOORPLAN

Up to 16,036 SF available
Divisible by 2,000 SF





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SECOND LEVEL FLOORPLAN

Up to 2,323 SF available

**AVAILABLE
2,323 SF**



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MASTER PLAN

