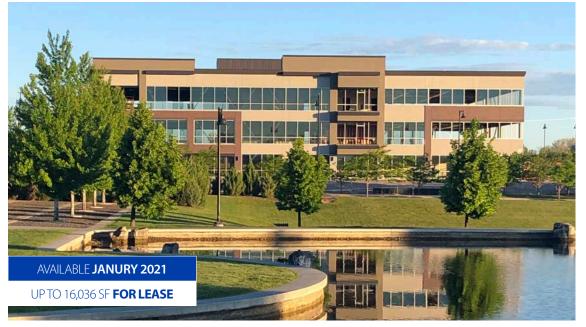


NEW OFFICE SPACE FOR LEASE

THE KNOLLS AT SNAKE RIVER LANDING

SNAKE RIVER PARKWAY | IDAHO FALLS, ID 83402



PROPERTY INFORMATION

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

Available: January 2021

Above Gray Shell

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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Brent Wilson, CLS

brent@tokcommercial.com

208.227.8148



LISTING COMMENTS

New Class A Office building in master-planned community.

 $\label{lem:continuous} Adjacent\ to\ hotels,\ restaurants,\ Greenbelt\ and\ major\ employers.$

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

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

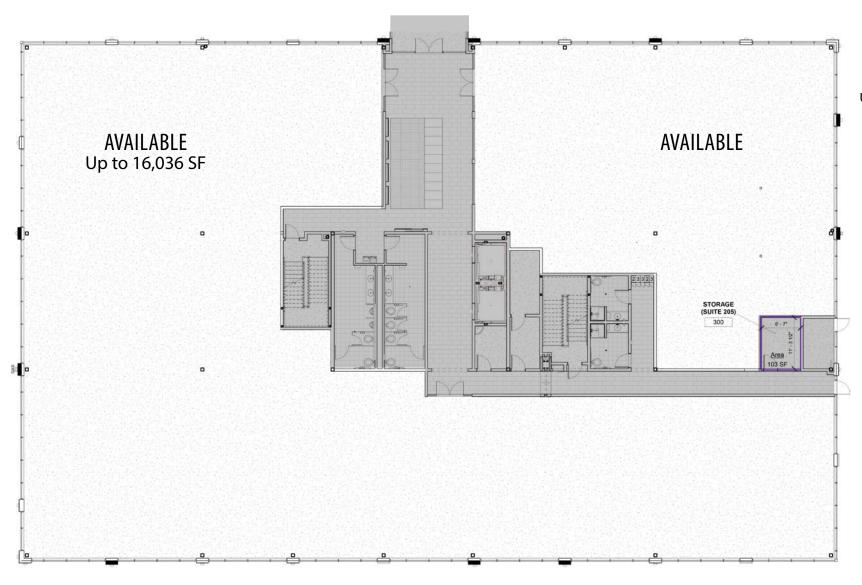


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FIRST LEVEL FLOORPLAN

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



THE KNOLLS AT SNAKE RIVER LANDING

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SENIOR (1) OFFICE CONF. OFFICE OFFICE OFFICE EX. OFFICE EX. OFFICE 207 OFFICE OFFICE OFFICE 296 2084 4 OFFICE OFFICE OFFICE OFFICE 297 OFFICE 226 225 210 211 222 223 224 STOR. 295 SUITE 202 206 SUITE 201 221 2 2188 SF 2546 SF OFFICE OFFICE OFFICE BKRM. **EB2 OFFICE** 212 204 202 213 OFFICE OFFICE OFFICE 230 RECEPTION RECEPTION 294 WAITING 10-1 PRIVATE 10 - 0 SENIOR (4) 203 OFFICE 290 OFFICE OFFICE OFFICE OFFICE AVAILABLE PIGE I CONF 283 2,323 SF BULL-PEN SUITE 205 STOR. 13'-0" RKRM SENIOR (2) OFFICE COPY / SUPPLY 279 0 263 261 OFFICE 262 RECEPTION / WAITING 278 OFFICE 276 RECEPTION / SUITE 204 277 3279 SF EB1 OFFICE 000 CONF CONF. 25 0 271 EX. OFFICE OFFICE EX. OFFICE EX. OFFICE OFFICE 273 Area 268 267 272 215 SF 0000000000

SECOND LEVEL FLOORPLAN

Up to 2,323 SF available



NEW OFFICE SPACE FOR LEASE

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