



## CONTACT

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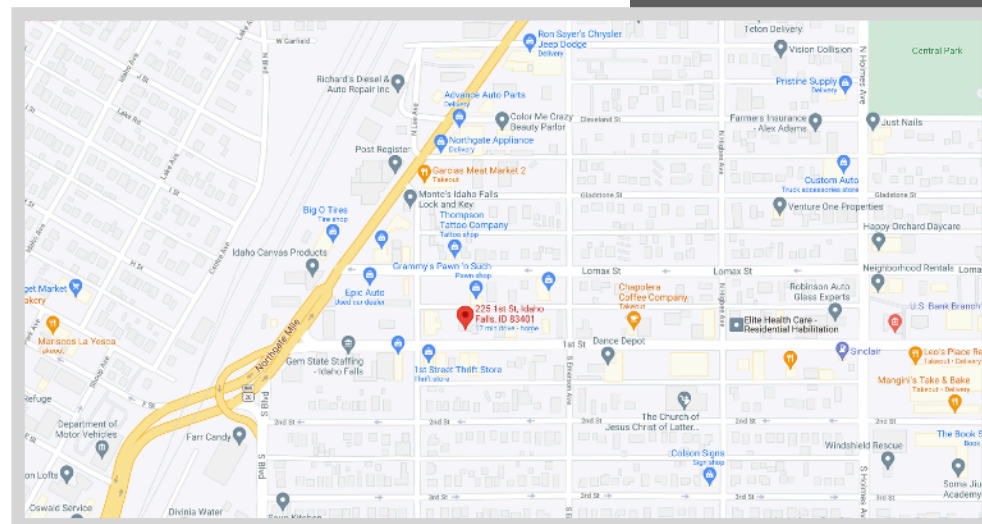
brent@idahobp.com

Office: 208.881.9694

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## THE PROPERTY:

Spacious open office or studio-like space ideally situated immediately off 1st Street in Idaho Falls. The building features large front windows facing south for maximum lighting, beautiful laminated wooden beams on the high ceilings, and a versatile floor plan to accommodate multiple user types. Onsite parking, a dividing wall allowing for a separate work area, and 2 convenient bathrooms add to the flexibility of this 3000 SF space.





## Property Features:

- Versatile open floor plan configuration
- Ideal for educational institution, or office user using cubicle configuration
- Double pass-through doors accessing rear alley
- Nearly free span design accommodating multiple end users
- Large retail windows facing 1st Street for retail applications
- Onsite parking located at front of building
- Movable demising wall creating separate backroom work area
- 2 lavatories

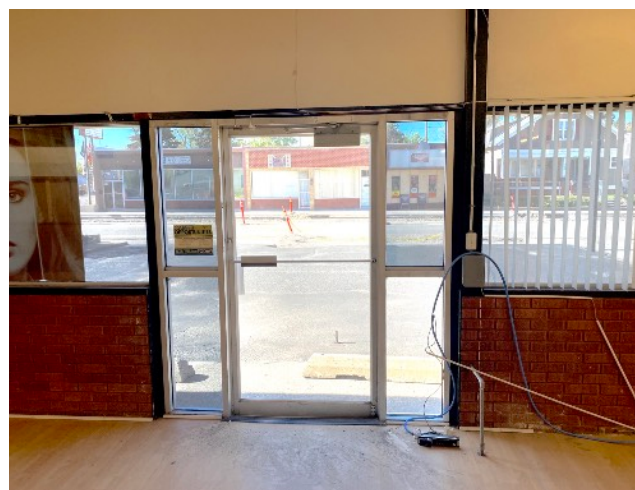
## Property Information:

**Property Type:** Retail / Office / Open Studio

**Building Size:** 3,000 SF

**Lot Size:** .14 Acres

**Other:** 12' Interior ceiling height

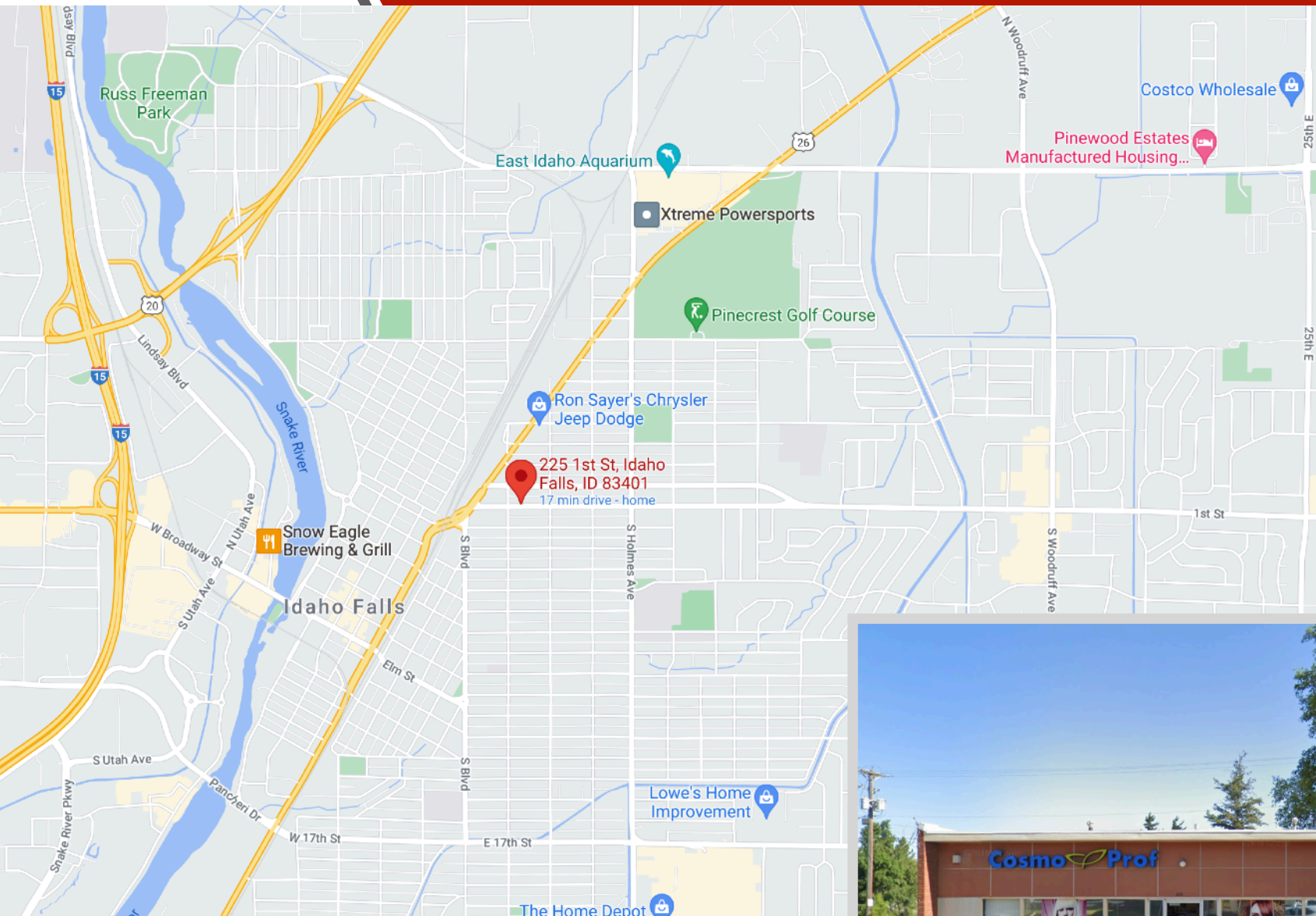


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## LOCATION:

Located just off North Yellowstone Hwy 26, on 1st Street





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