



OFFICE SUITES FOR SALE | LEASE

WOODRUFF PROFESSIONAL PLAZA

3242 S WOODRUFF AVE | IDAHO FALLS 83404

COMMERCIAL



TURN-KEY MEDICAL OFFICE

FOR LEASE OR SALE
8,946 SF AVAILABLE

PROPERTY INFORMATION

Submarket:	South Idaho Falls	Parking:	Ample On-Site
Bldg Type:	Office	Available:	Immediately
Bldg Size:	8,946 SF		
Divisible:	To 4,042 SF		

TERMS

SPACE	SIZE	RATE
Suite A	4,042 SF	Contact Agent
Suite B	4,464 SF	for Lease Rates

Sale Price: \$1,870,000 | \$209/SF

CONTACT

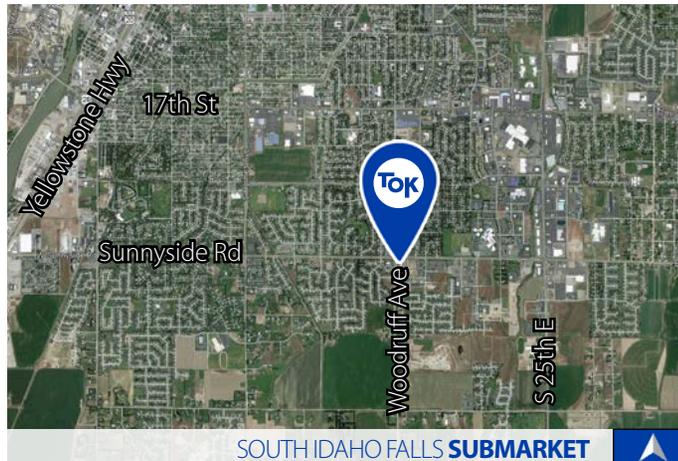
Brian Wilson

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Brent Wilson, CLS

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208.227.8148



SOUTH IDAHO FALLS SUBMARKET

LISTING COMMENTS

Located at signalized hard corner.

Excellent access and visibility.

Monument signage on the corner of Sunnyside and Woodruff Ave.

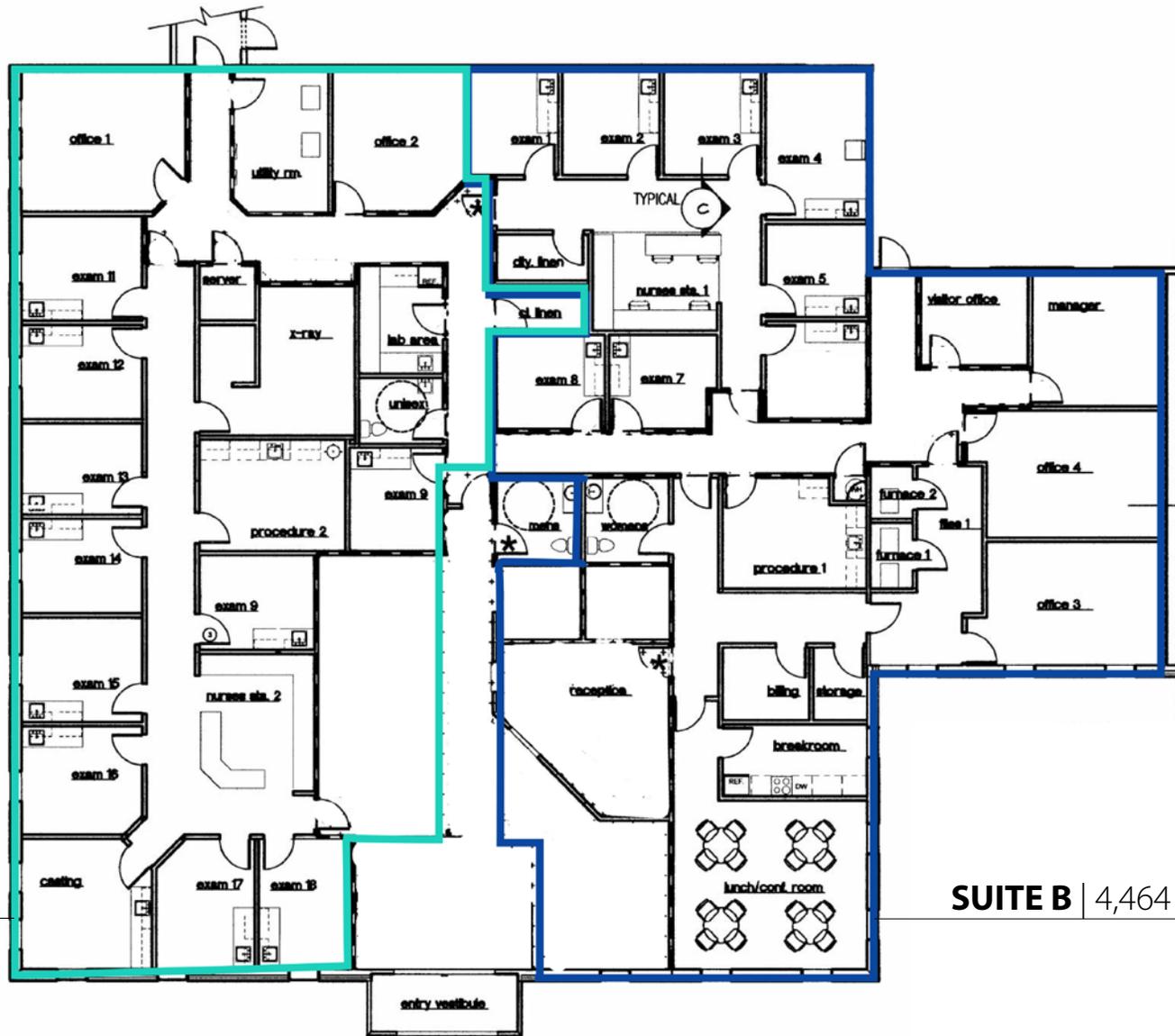
Traffic counts of 26,000 vpd.

Turn-key medical office space.

Ample parking.

FLOOR PLAN

SUITE A | 4,042 SF



SUITE B | 4,464 SF



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PROPERTY PHOTOS
INTERIOR



Updated October 26, 2020

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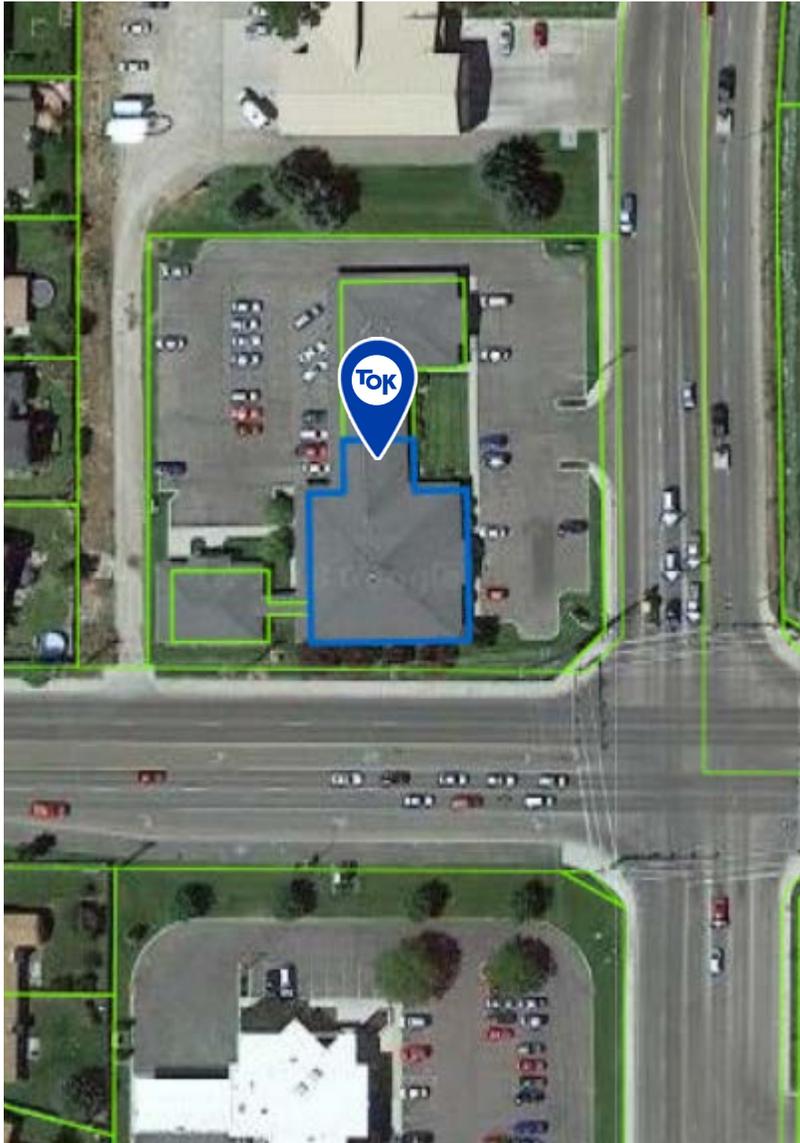
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PROPERTY PHOTOS EXTERIOR



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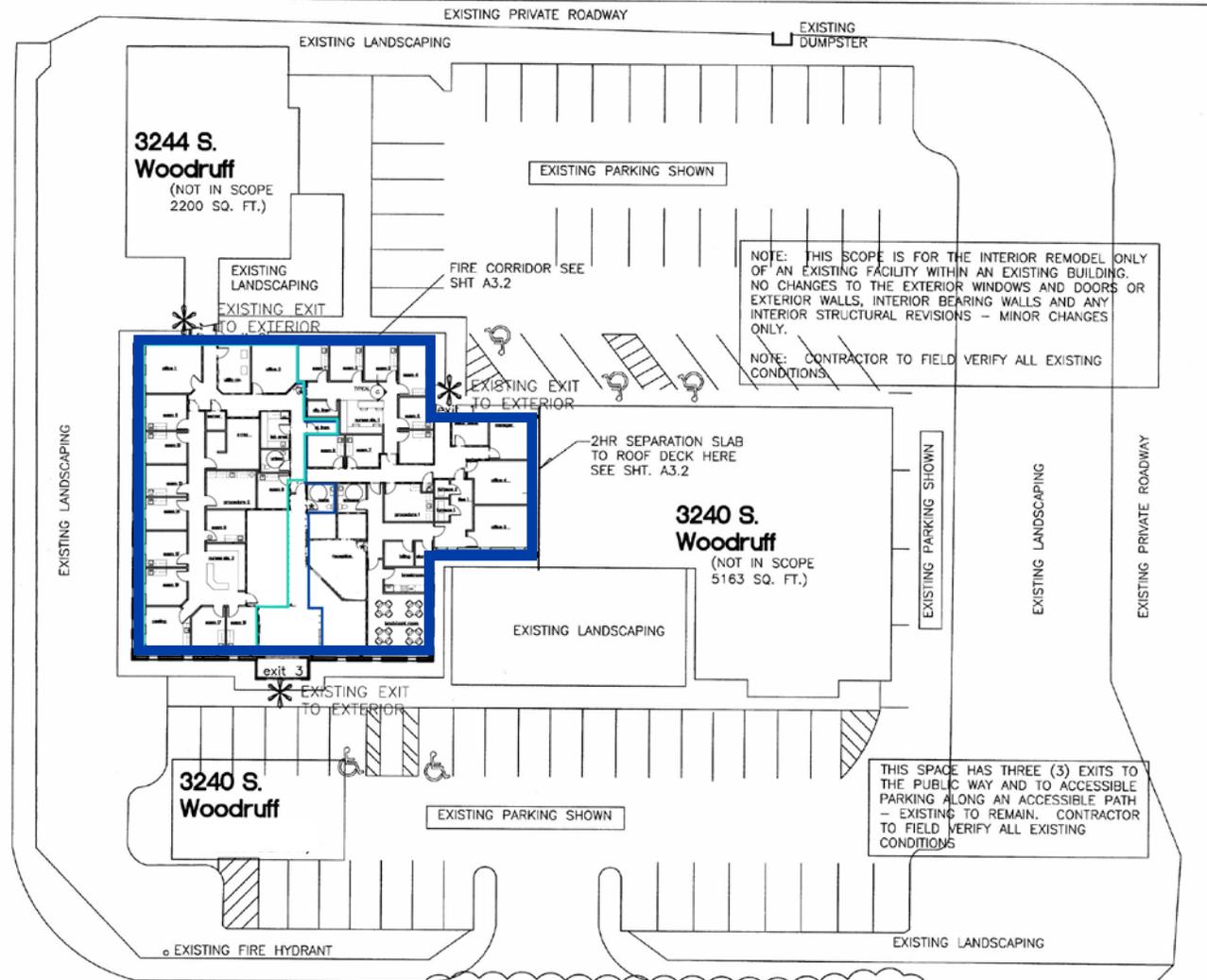


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SITE PLAN





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