



OFFICE PROPERTY FOR SUBLEASE

1539 FILLMORE STREET

TWIN FALLS, IDAHO 83301

COMMERCIAL



EXCELLENT CENTRAL LOCATION

FOR LEASE | 7,588 SQUARE FEET

PROPERTY INFORMATION:

Submarket: Twin Falls	# of Floors: 2
Bldg Type: Office	Year Built: 1996
Bldg Size: 7,588 SF	Available: Immediately
Parking: 46 Surface Spaces	

SUBLEASE TERMS:

Leasable Space:	7,588 SF Total
	6,460 SF Main Level
	1,128 SF Mezzanine Office
Sublease Rate:	\$12.00/SF
Sublease Type:	NNN
Est. NNN & Cams:	\$3.50/SF

LISTING HIGHLIGHTS:

Well maintained, fully built-out for professional office services

Functional office layout including reception area, conference rooms, and copy room

Convenient, central location just off Pole Line surrounded by retail, services and development

Shadow anchored by Winco, Target, and Holiday Inn Express.

Primary commercial trade area

CONTACT:

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MAGIC VALLEY MALL

- BARNES & NOBLE
- DICK'S SPORTING GOODS
- PETCO
- TJ-MAXX
- DOWNEAST home & clothing
- HOBBY LOBBY
- JCPenney
- SPORTSMAN'S WAREHOUSE
- BEST BUY
- ULTA BEAUTY
- BED BATH & BEYOND
- Michaels Where Creativity Happens
- ROSS DRESS FOR LESS

- TARGET
- Office DEPOT
- Hampton Inn
- ZURCHERS
- Chick-fil-A
- WinCo FOODS
- KeyBank
- Walmart Express
- LOWE'S



Hwy 93

Fillmore Street

N College Rd

Poleline Rd

