



# OFFICE SPACE FOR SALE | LEASE 722 N COLLEGE ROAD

TWIN FALLS, ID 83301

COMMERCIAL



## PROPERTY INFORMATION

<b>Submarket:</b>	Twin Falls	<b>Parking:</b>	Ample
<b>Bldg Type:</b>	Office	<b>Year Built:</b>	2006
<b>Bldg Size:</b>	12,822 SF	<b>Available:</b>	TBD
<b>Parcel Size:</b>	1.354 Acres	<b>Lease Type:</b>	NNN

## LEASE/SALE TERMS

SPACE	RSF	LEASE RATE
Suite	6,411-12,822	\$14.00/SF

SPACE	SIZE	SALE PRICE
Entire Building	12,822 SF	\$2,625,000

## CONTACT

**Grayson Stone**

208.948.0808

✉ grayson@tokcommercial.com

**Brent Wilson, CLS**

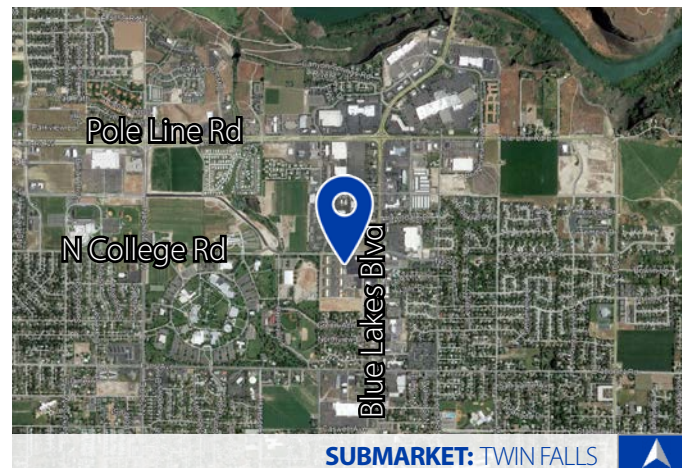
208.227.8148

✉ brent@tokcommercial.com

**Brian Wilson**

208.227.8148

✉ brian@tokcommercial.com



## LISTING COMMENTS

Class A Office space located in the Emerald Corridor.

Great location just off Blue Lakes Boulevard.

Ample employee and client parking.

Fully built-out office space with functional layout.

Located half-a-mile from College of Southern Idaho.



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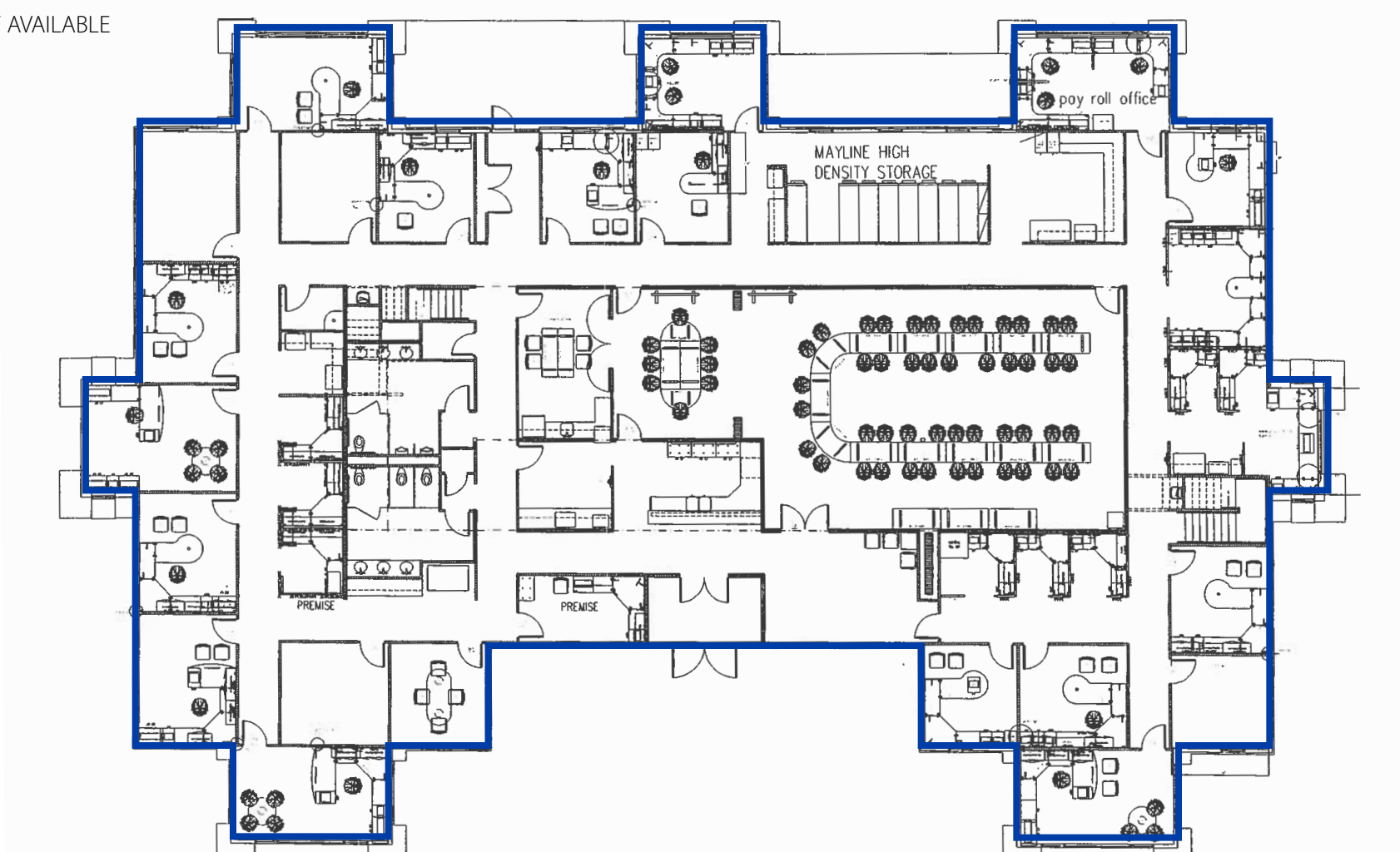
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### FLOOR PLAN

6,411 - 12,822 SF AVAILABLE

Final Layout TBD





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## 722 N COLLEGE ROAD

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OFFICE SPACE FOR SALE | LEASE  
**722 N COLLEGE ROAD**

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