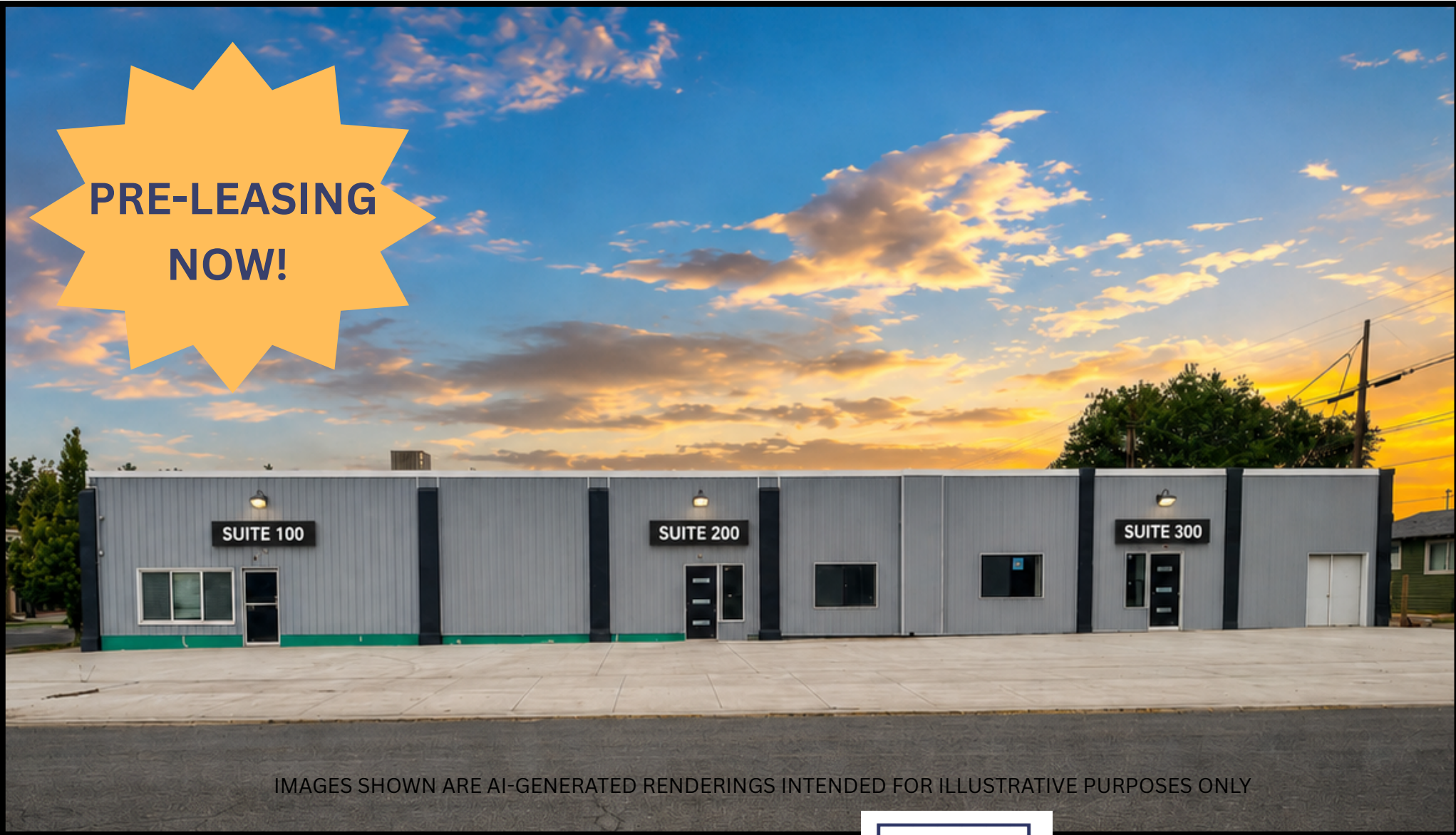


FOR LEASE

561 MAIN AVE E AVE | TWIN FALLS

**PRE-LEASING
NOW!**



IMAGES SHOWN ARE AI-GENERATED RENDERINGS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY

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equity
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FOR LEASE

Suite 100

LEASING INFO

- LEASE RATE: \$1.00 SF/MO.
- EST NNN \$0.33 SF/MO
- AVAILABLE SPACE: ± 1,436SF

SIGNAGE

- BUILDING SIGNAGE

ZONED CB

- PROFESSIONAL OFFICE
- SERVICE BUSINESS
- OTHER PERMITTED USE

FEATURES

- 3 LARGE OFFICES
- DEDICATED PARKING
- SEPARATELY METERED
- RENOVATED 2026

Suite 200

LEASING INFO

- LEASE RATE: \$1.00 SF/MO.
- EST NNN \$0.33 SF/MO
- AVAILABLE SPACE: ± 1,873 SF

SIGNAGE

- BUILDING SIGNAGE

ZONED CB

- PROFESSIONAL OFFICE
- SERVICE BUSINESS
- OTHER PERMITTED USE

FEATURES

- OPEN OFFICE SPACE
- 1 PRIVATE OFFICE
- DEDICATED PARKING
- SEPARATELY METERED
- RENOVATED 2026

Suite 300

LEASING INFO

- LEASE RATE: \$1.00 SF/MO.
- EST NNN \$0.33 SF/MO
- AVAILABLE SPACE: ± 1,685SF

SIGNAGE

- BUILDING SIGNAGE

ZONED CB

- PROFESSIONAL OFFICE
- SERVICE BUSINESS
- OTHER PERMITTED USE

FEATURES

- OFFICE SPACE
- WAREHOUSE SPACE
- OVERHEAD DOOR
- FENCED YARDSPACE
- DEDICATED PARKING
- SEPARATELY METERED
- RENOVATED 2026

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COMMON AREA



SUITE 200



SUITE 300



SUITE 100



SUITE 200



SUITE 300



SUITE 100



SUITE 200



YARDSPACE

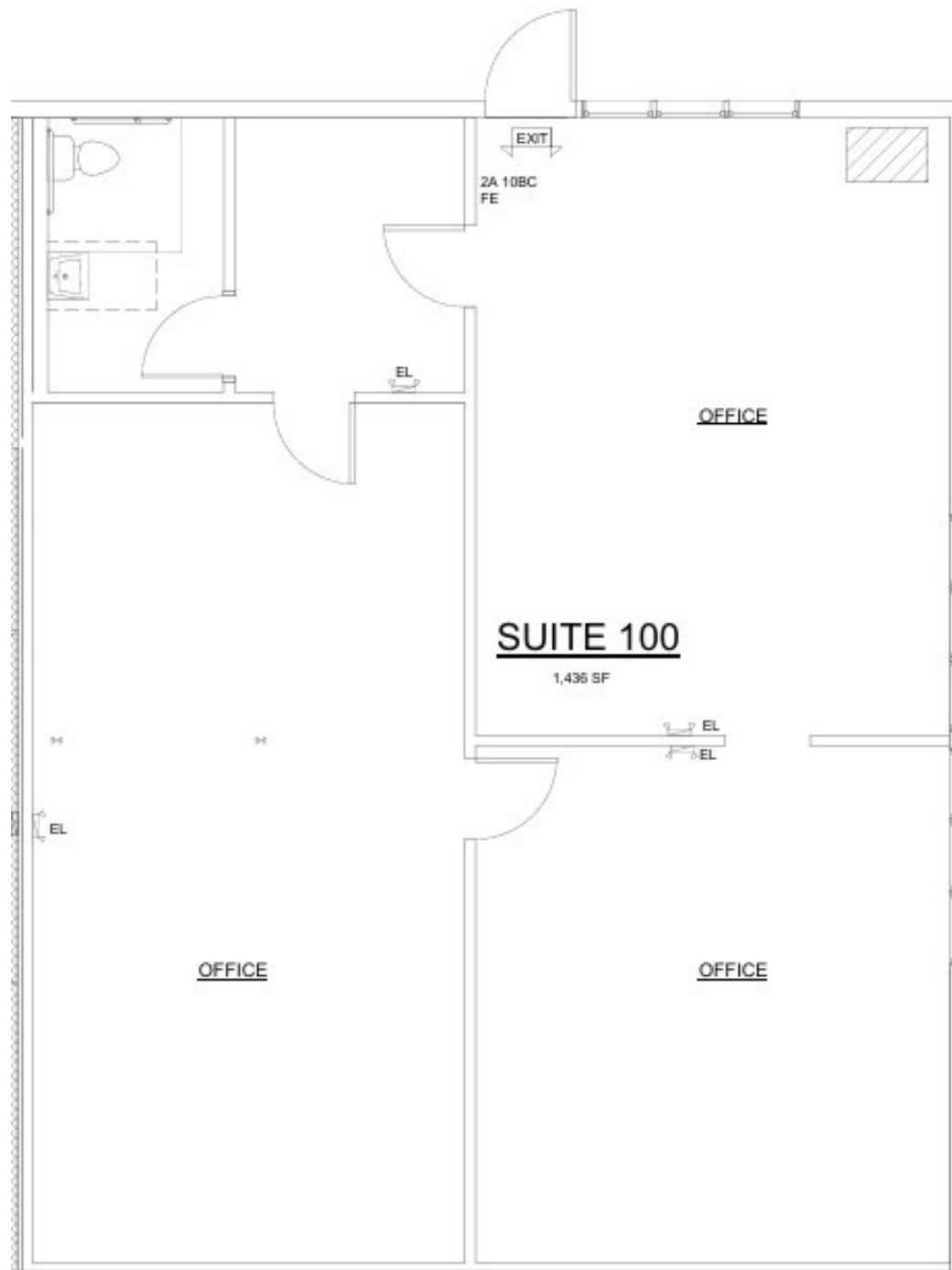
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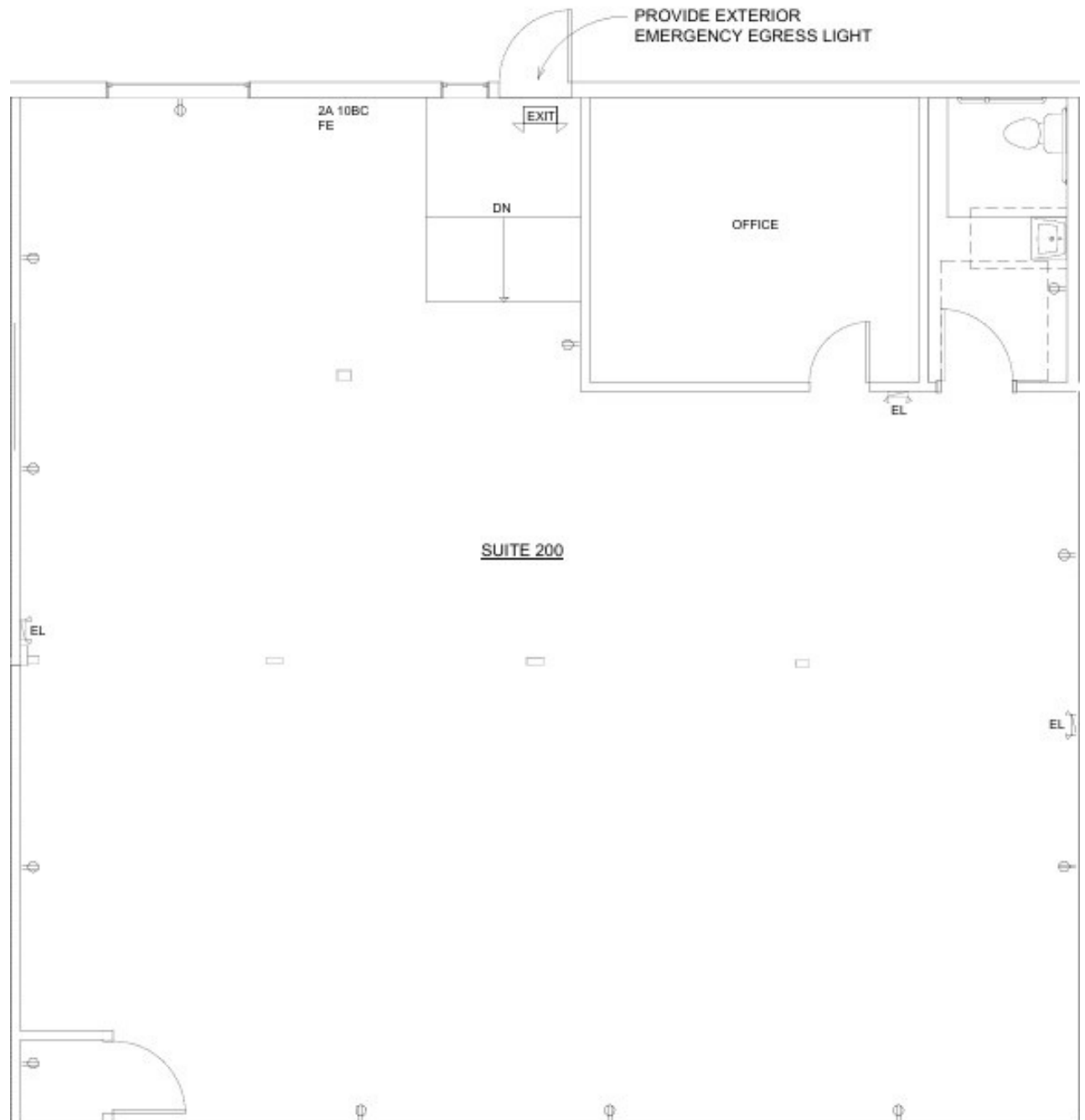
Suite 100

± 1,436 SF



Suite 200

± 1,873 SF



Suite 300

± 1,685 SF

