

# TOK

COMMERCIAL

# WINCHESTER BUILDING

OFFICE/RETAIL SPACE FOR LEASE | 3630 S 25TH E, IDAHO FALLS, IDAHO 83404



## CONTACT

### BLAKE PHIPPEN

208.932.3332

blake@tokcommercial.com

### MARK BOUCHARD

801.643.9711

mark@tokcommercial.com

### DARREN PUETZ

208.656.2273

darren@tokcommercial.com

## HIGHLIGHTS



Landlord is open to demising the space to a minimum of approximately 1,350 SF.

4,245 SF of versatile, Class A office/retail space with a high-end, professional office buildout.

Prominent building signage opportunity on 25th E (Hitt Road) frontage.

High exposure location on Idaho Falls' main retail corridor - visible to over 66,000 vehicles per day at nearby intersection.

Close proximity to major retailers including Cabela's, Hobby Lobby, Honey Baked Ham, Tropical Smoothie Café, Crispy Cones, and more!

Furniture shown has been removed and is not included.

## DETAILS



**PROPERTY TYPE:** Office/Retail

**BLDG. SIZE:** 16,570 SF

**AVAILABLE SPACE:** Up to 4,245 SF

**LEASE RATE:** Contact Agent

**LEASE TYPE:** NNN

**YEAR BUILT:** 2021

**BUILDING CLASS:** A

UPDATED: 8.24.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

COMMERCIAL.COM



**UPDATED: 8.24.2026**

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



UPDATED: 8.24.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**TOK**COMMERCIAL.COM

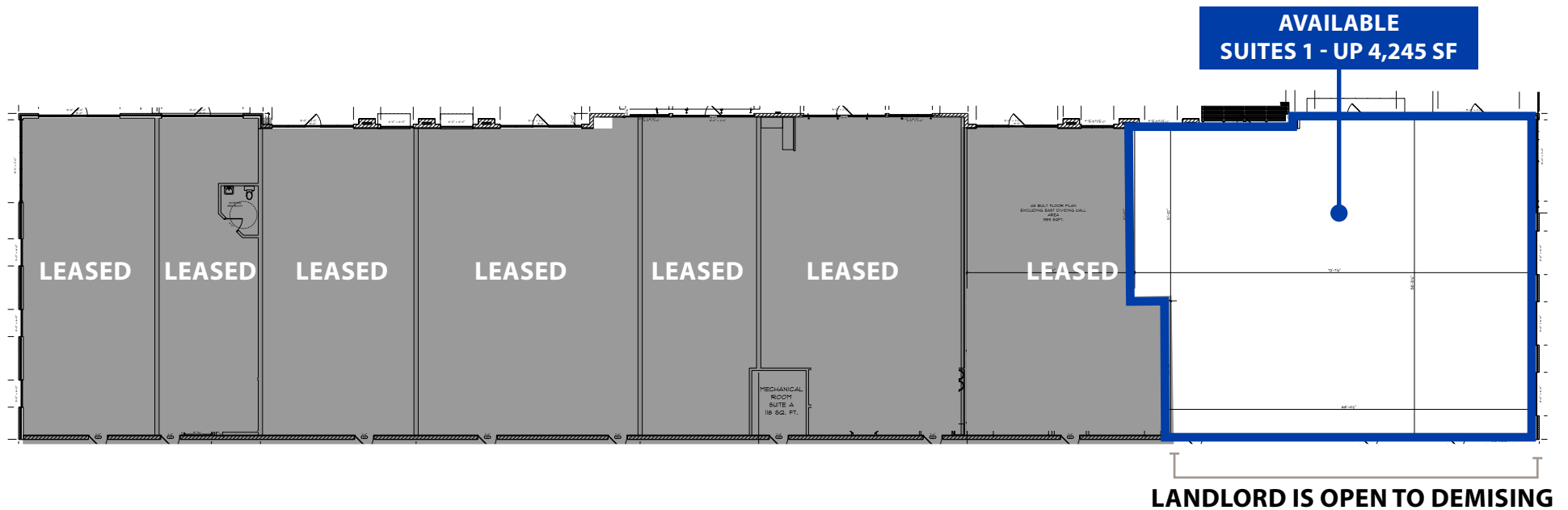


**UPDATED: 8.24.2026**

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

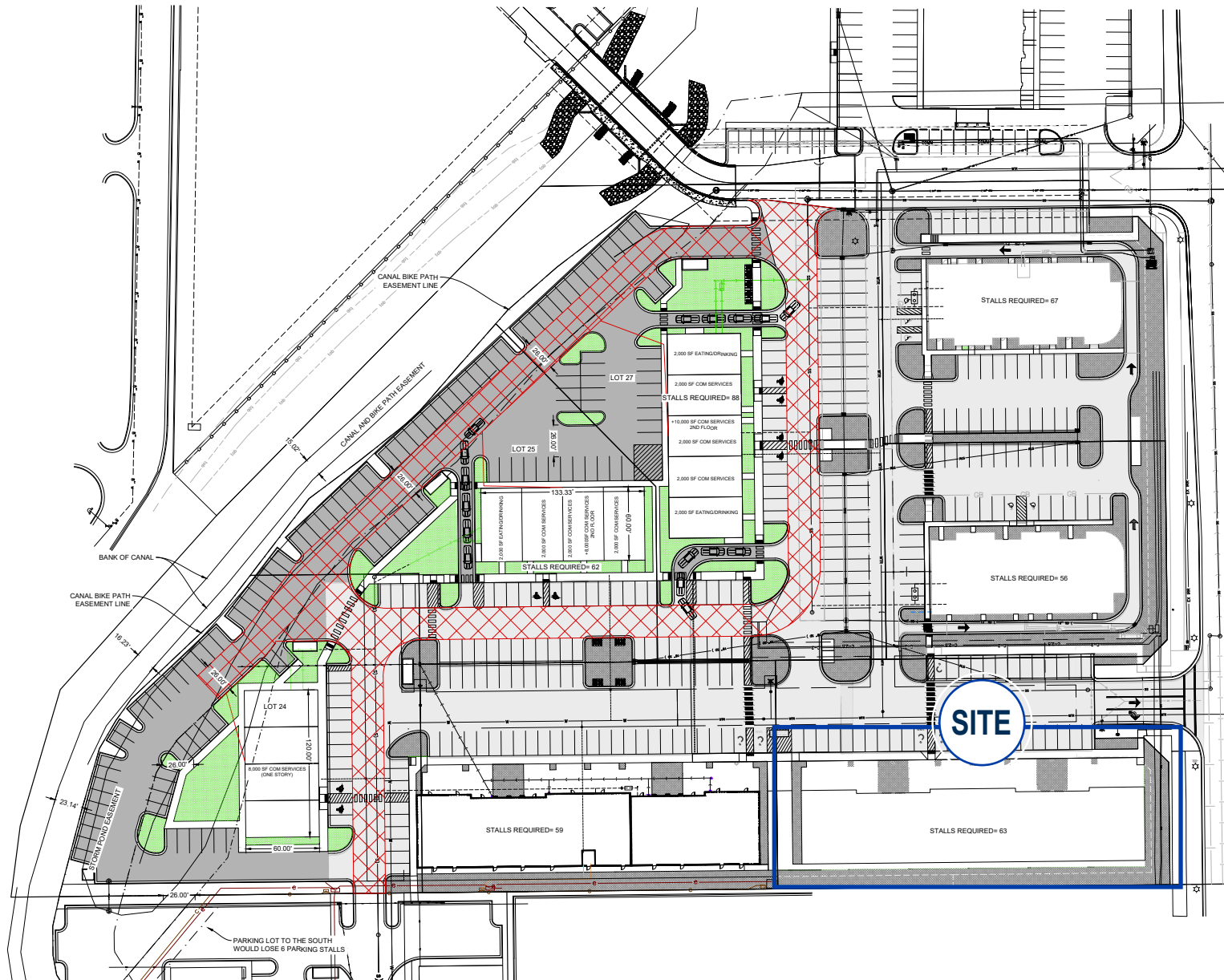
# FLOOR PLAN



UPDATED: 8.24.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

# SITE PLAN | BTS OPPORTUNITY



UPDATED: 8.24.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



**LOCATED ON A PRIMARY CORRIDOR**

**NEAR MAJOR INTERSECTION HOSTING 66,512 VEHICLES PER DAY!**

UPDATED: 8.24.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**TOK** COMMERCIAL.COM



UPDATED: 8.24.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.