

1,691 SF OFFICE SUITE FOR LEASE

705 John Adams Pkwy. | Idaho Falls, ID | 83401

SHANE MURPHY
Principal Broker
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VENTURE ONE PROPERTIES
COMMERCIAL REAL ESTATE

1,691 SF OFFICE SUITE FOR LEASE

705 JOHN ADAMS PARKWAY | IDAHO FALLS, ID | 83401

PROPERTY HIGHLIGHTS

- Glass-partitioned office area with dividing glass door
- Open, flexible lower-level workspace
- Built-in cabinetry and countertop space
- Kitchenette area with sink and storage cabinets
- Two private restrooms
- Functional layout suitable for a variety of professional office uses

OFFERING SUMMARY

Available SF:	1,691 SF
Upper Office:	547 SF
Lower Level:	1,144 SF
Lease Rate:	$1,095 per month (Full Service)

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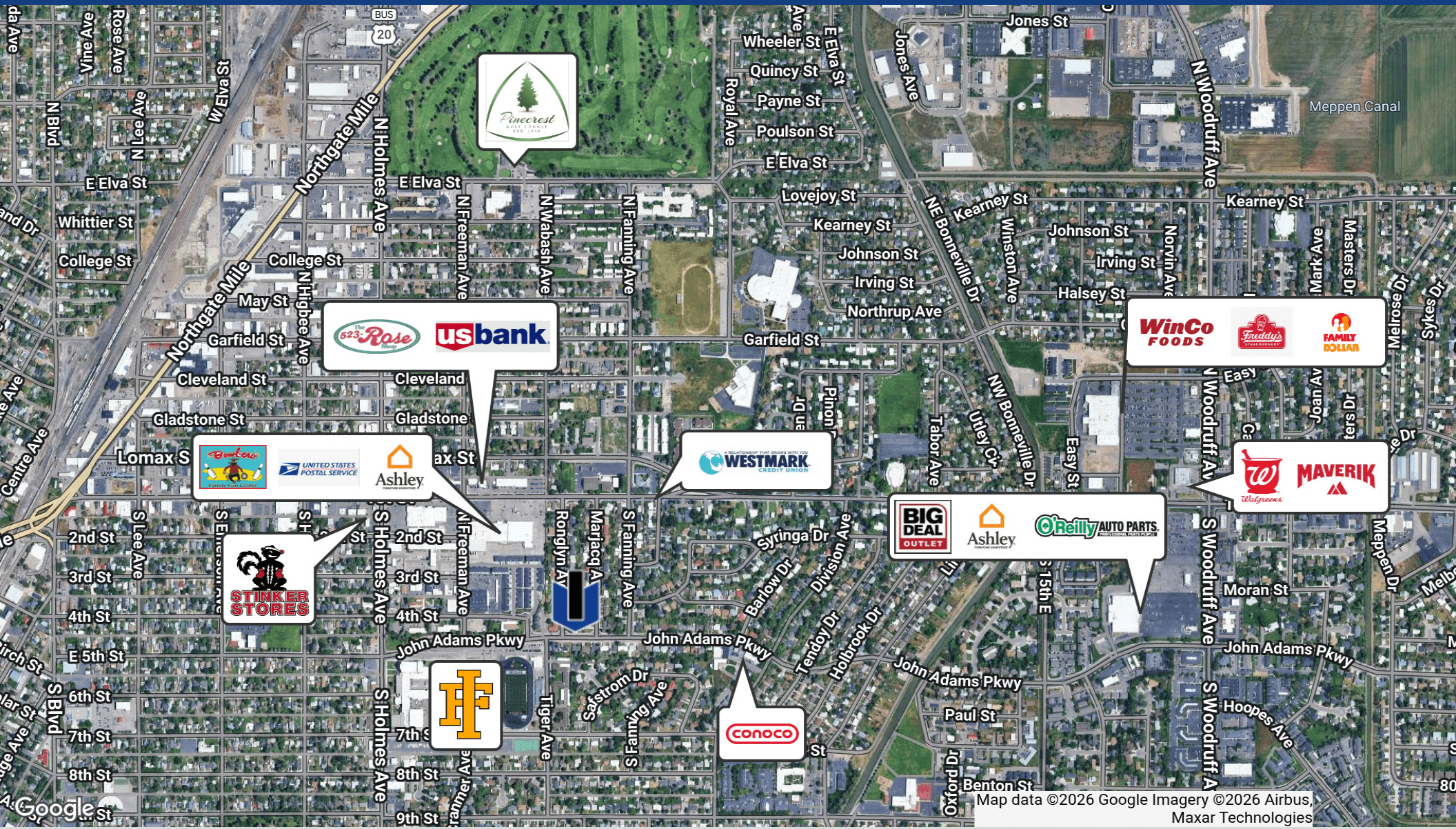
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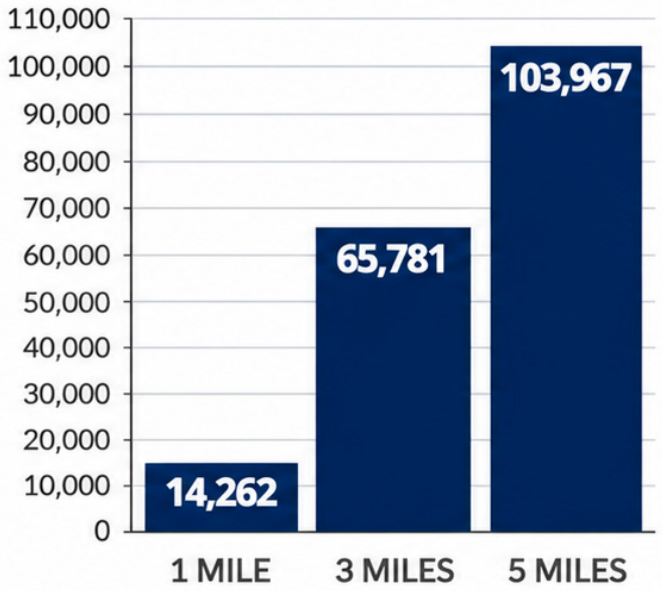
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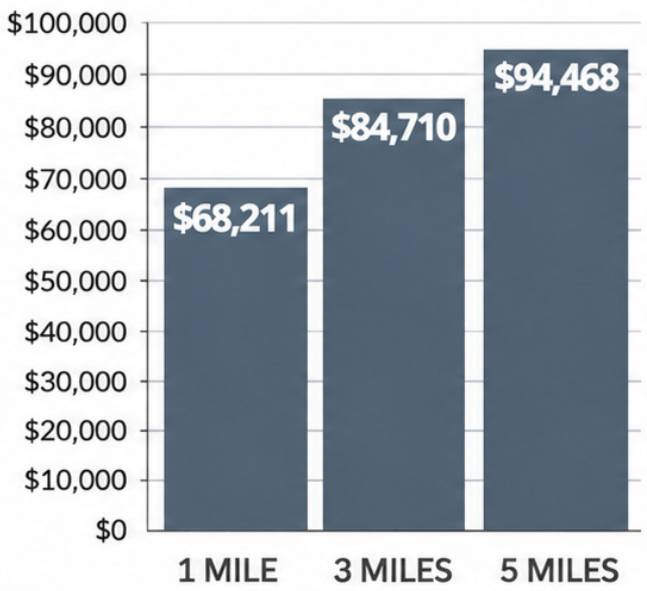
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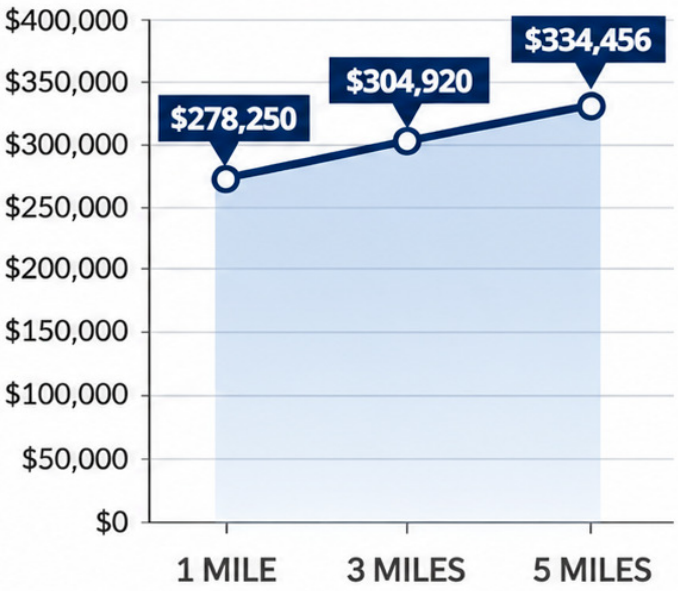
TOTAL POPULATION
WITHIN RADIUS



AVERAGE HOUSEHOLD INCOME



AVERAGE HOME VALUE



2023 American Community Survey (ACS)

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EASTERN IDAHO | MARKET & LIFESTYLE

IDAHO FALLS & THE REGIONAL MARKET

Idaho Falls is an economic and cultural hub for Eastern Idaho and Western Wyoming. The Snake River, scenic River Walk, vibrant downtown, regional airport, shopping, healthcare and entertainment support an exceptional quality of life. Nearby communities include Rexburg, Rigby, Shelley, Blackfoot and Pocatello.

DESTINATIONS WITHIN REACH

Jackson Hole & Grand Teton National Park • Yellowstone National Park & West Yellowstone • Island Park & Harriman State Park • Driggs, Victor & Grand Targhee • Sun Valley & Ketchum • Lava Hot Springs • Craters of the Moon National Monument.

OUTDOOR ADVENTURE

Enjoy renowned fly fishing on the Henry's Fork, Snake River and South Fork; hiking, biking, boating, camping, wildlife viewing and golf. Winter brings skiing and snowboarding at Kelly Canyon, Grand Targhee, Jackson Hole Mountain Resort and Sun Valley.

DINING, CULTURE & AMENITIES

Explore local restaurants and fine dining, boutique shops, cafés, galleries, performing arts, family attractions and riverfront events. Nearby mountain and resort communities add destination dining, spas, scenic retreats and year-round festivals.

MAJOR EMPLOYERS & CORPROATE PRESENCE

Idaho Falls anchors a diverse business economy supported by Idaho National Laboratory (INL) and its operating contractor, Battelle Energy Alliance; Melaleuca; Idahoan Foods (corporate office); Idaho Environmental Coalition; Mountain View Hospital; and Eastern Idaho Regional Medical Center. Research, healthcare, manufacturing and professional services drive regional opportunity.

THE EASTERN IDAHO ADVANTAGE

A strategic location, diverse employers, growing communities and access to celebrated national parks, mountain resorts and outdoor recreation make the region attractive to businesses, investors and residents.

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