

Professional Offices ***for Lease***
1st Month Free!

Newly Remodeled Office

150 Main Ave S. | Twin Falls, ID 83301

The signage on the windows of this building is conceptual and does not accurately represent the current state of the property

Colliers

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150 MAIN AVE S.

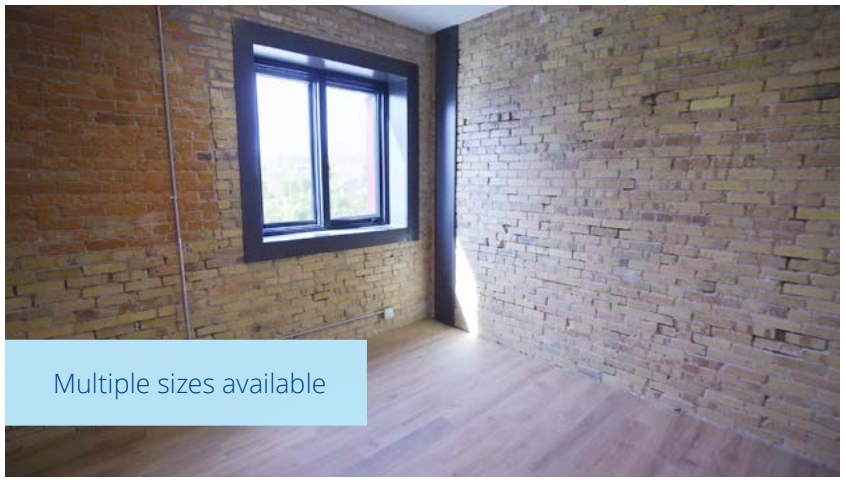
Property Information

HIGHLIGHTS

- Newly remodeled
- Professional shared office space
- Prime downtown location
- Conference Rooms available
- Break Room

PROPERTY DETAILS

Property Type	Office
Building Size	2,592 SF
Available SF	+/- 779 SF
Parking	Public



Multiple sizes available

AVAILABLE SPACE

UPPER LEVEL

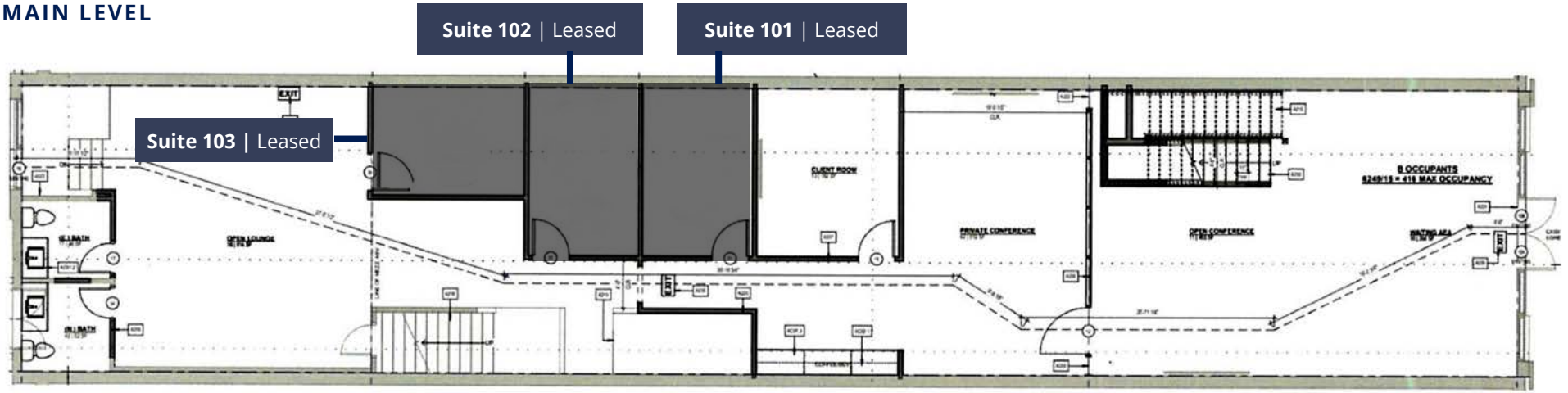
Suite #	Lease Rate	Share of CAM Fees
208	$900/month	$39.45
209	$750/month	$28.18
210	$1,250/month	$46.96

See a walkthrough of the space

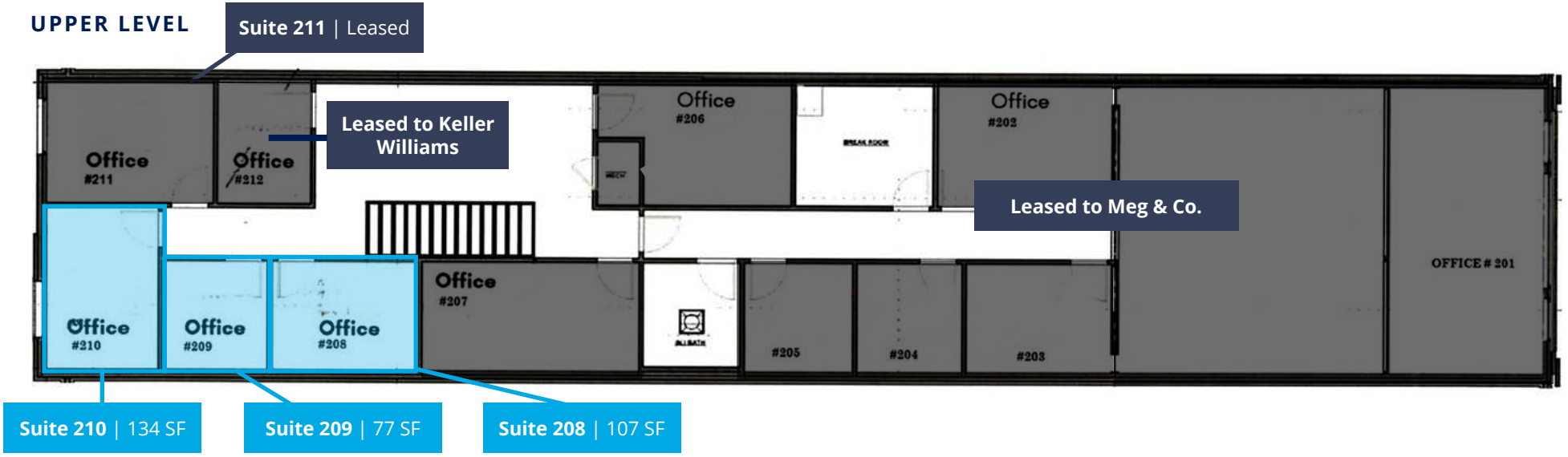
150 MAIN AVE S.

Floor Plans

MAIN LEVEL



UPPER LEVEL



150 MAIN AVE S.

Photo Gallery



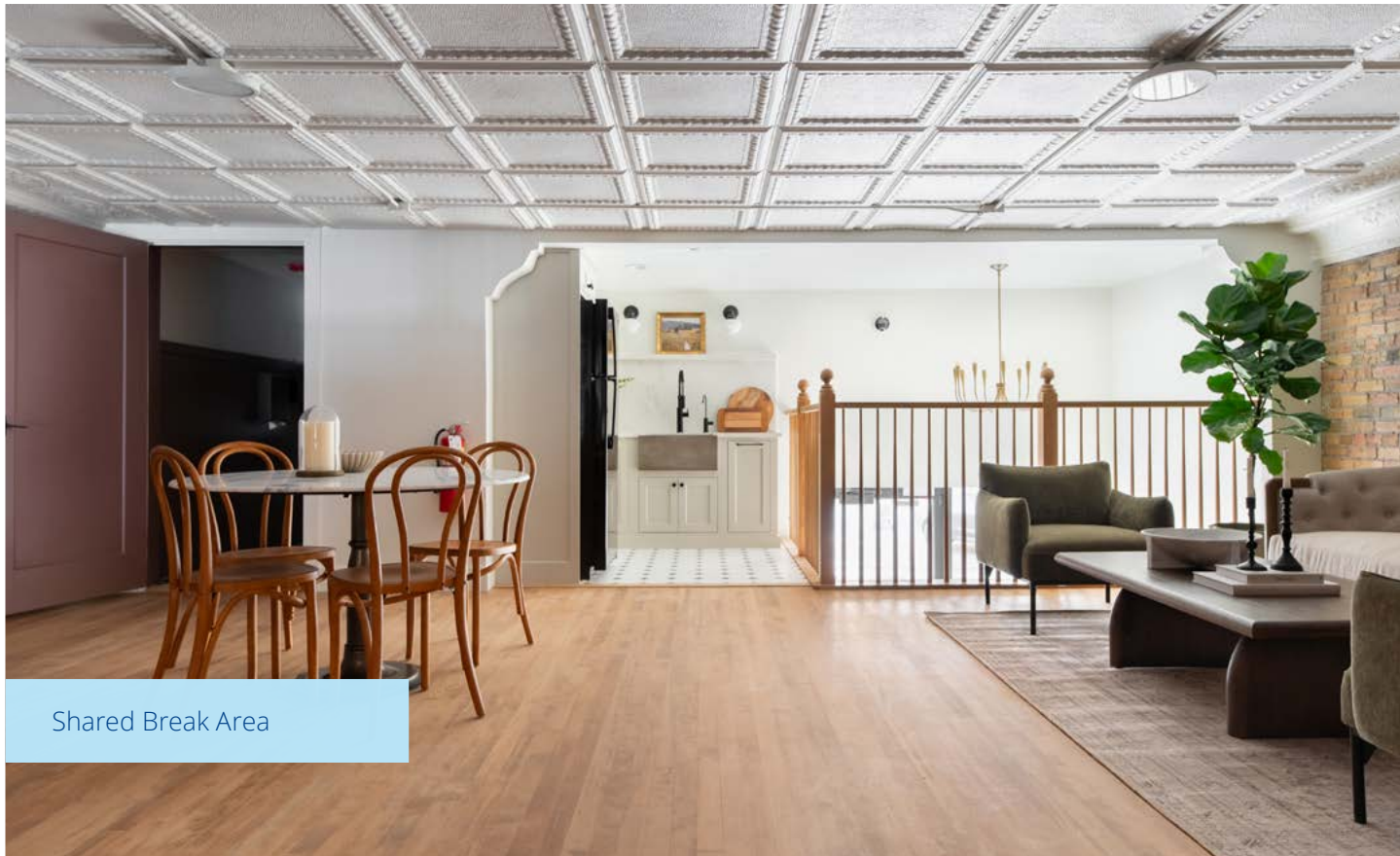




Shared Conference Area



Private Shared Conference Room



Shared Break Area

Local Overview | Twin Falls, ID

Twin Falls is the hub community of the seven-county south-central Idaho region known as the Magic Valley. Twin Falls combines the best of small-town living with the retail, commercial and support services necessary for meeting individual and family needs. The community lies on the edge of the spectacular Snake River Canyon with the Snake River running over 500 feet below. Spanning the mighty Snake is the renowned Perrine Bridge, one of the world's top spots for year-round BASE jumping.

Abundant natural resources, cultural events and a pro-business environment have drawn major employers like Chobani, Clif Bar and Glanbia Nutritionals to the region. A strong job market, downtown redevelopment and job creation support continued growth.

Resources:

www.visitsouthidaho.com

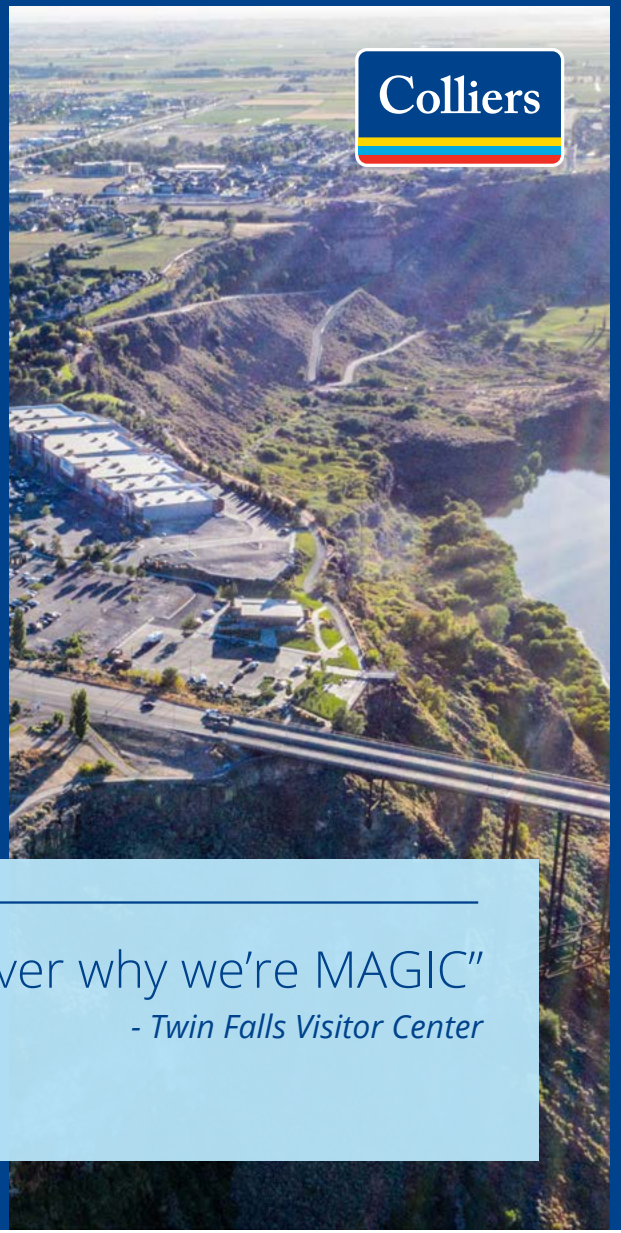
2024 population
55,471

Unemployment Rate
2.7%

2024 Average Household Income
$86,049

Average Weather
63°

#5
Best Performing Small City - Twin Falls
FEB 2024
MILKEN INSTITUTE



"Discover why we're MAGIC"
- Twin Falls Visitor Center

Major Employers

Amalgamated Sugar
Chobani
CONAGRA BRANDS

Academic Institutions Near Twin Falls

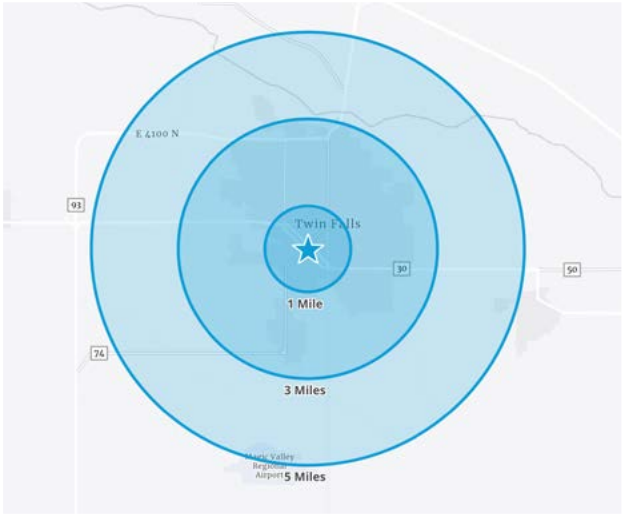
CSI College of Southern Idaho
Idaho State University (Twin Falls Extension)

150 MAIN AVE S.

Location

Google Map Street View

DEMOGRAPHICS | 2026



	1 Mile	3 Miles	5 Miles
Population	11,800	55,984	65,777
Households	4,778	21,230	24,451
Med. Income	$59,763	$65,145	$67,309

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