

## The "Kingsborough" Retail Center



Presented by Skidmore Inc.



**208-529-3672**

GENERAL CONTRACTOR      WWW.SKIDMOREINC.COM  
3920 E SUNNYSIDE RD • IDAHO FALLS, ID 83406



Brett Skidmore

Randy Skidmore

Richard Skidmore

Dave Skidmore

208-589-2960

208-681-2199

208-390-6576

208-681-1299

[brett@skidmoreinc.com](mailto:brett@skidmoreinc.com)

[ras@skidmoreinc.com](mailto:ras@skidmoreinc.com)

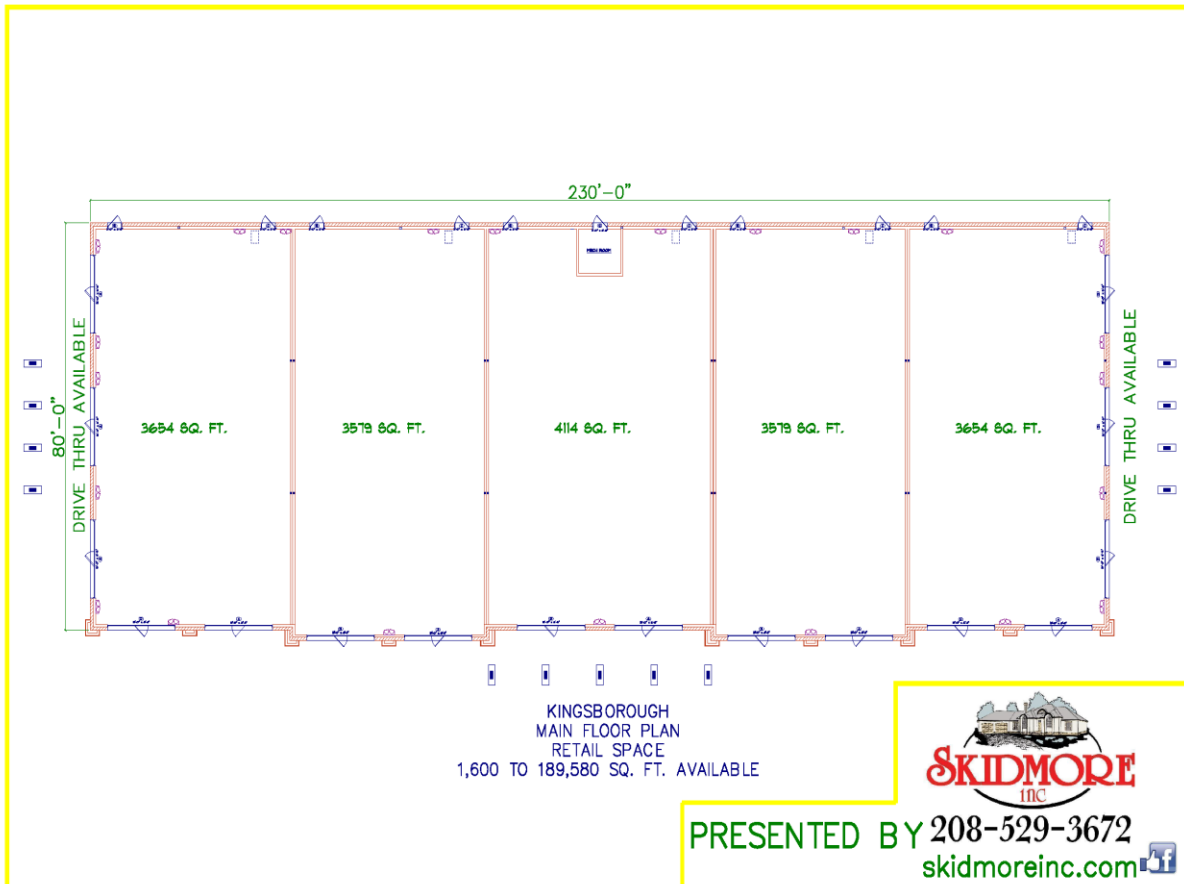
[bdf@msn.com](mailto:bdf@msn.com)

[dave@skidmoreinc.com](mailto:dave@skidmoreinc.com)

# Location 3430 S. 25<sup>th</sup> E. Idaho Falls, ID



## Floor Plan



## Property Highlights

**Available: 1,600-18,580 Sq. Ft.**

**Lease info: End caps \$24 per Sq. Ft. per year, center units \$20 per Sq. Ft.**

**Tenant Improvements (TI) \$24 per Sq. Ft. with min. 5 year lease**

**Common Fee's (CAM) \$4 per Sq. Ft. per year**

**Drive Thru available on both End Caps, with custom Floor Plan design**



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## Features

- **Fastest Growing Area in Idaho falls, Great for Office, Restaurant and Retail**
- **Located Across from Cabela's, Hobby Lobby and Broulim's**
- **Close to Grand Teton Mall, Edward's Theater, Eastern Idaho Reginal Medical Center and Local Medical Offices**
- **Centrally Located Around Various Restaurants, Financial Institutions Retailers, and Professional Services**
- **High Visibility on E. 25<sup>th</sup> S. and Sunnyside Rd.**
- **Construction Under Way, Contact Skidmore Inc. for Lease Info, Completion Dates, Custom Floor Plan Layouts, Uses and Tenant Improvements**

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