

- NOW LEASING -
PROFESSIONAL SPACE

**440 E. Clark Suite A
POCATELLO, IDAHO**

Dale's Inc Commercial Real Estate Services - www.DalesInc.biz - 208-232-6886 - 2055 Garrett Way - Pocatello, Idaho

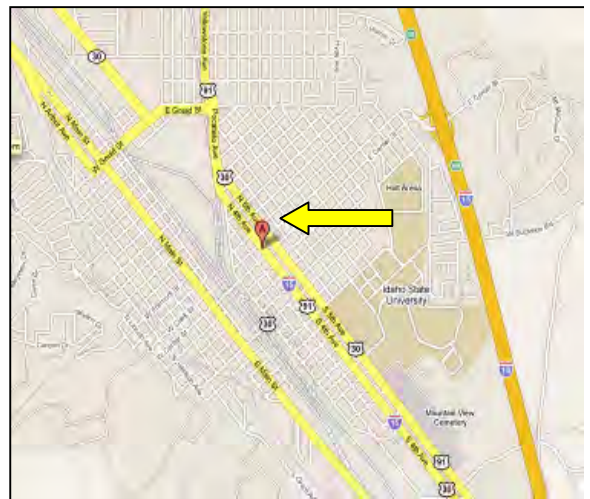


CLASS 'A' OFFICE SPACE!

The space features 2,80 sf nicely decorated, custom built, office space in a superior location in Pocatello. 1 block from the court house and close to historic downtown. Located on the very prominent corner of 4th and Clark St., 1 block from Jack-in-the-Box. The space has 6 private offices plus a conference room. Must see to appreciate!

**FOR MORE INFORMATION AND PHOTOS VISIT
www.DalesInc.Biz**

Property Address: 440 E. Clark Suite A
Property Type: Commercial / Office
Suite Size: 2,280 sf 38'x60'
Property Size: 5 lots, 150' x 180'
Building Size: 10,000 sf (strip mall 4 suites)
Zoning: Commercial
Current or last use: Mortgage Company
Access to Interstate: <1 mile
Lease Rate: \$2,250 / month, \$1 sf
Lease Type: Triple Net
Lease Terms: 5 years
Parking info: Shared with other Tenants
Electricity & Phase: 120/240 1ph 200 amps
Gas: Natural (Intermountain Gas)
Water & Sewer: City
Traffic Count: 25,000 (estimate)
Average gas bill (2 yrs): unknown
Average Power Bill (2 yrs): unknown
Taxes: \$120 per month



Dale's Inc.
**COMMERCIAL REAL
ESTATE SERVICES**

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Property Leasing & Management Services

208-232-6886

**P.O. Box 4026 -2055 GARRETT WAY, BUILDING 1, SUITE 2
POCATELLO, IDAHO 83201**