

LEGACY PROFESSIONAL PARK

OFFICE SPACES FOR LEASE | 3456 E 17TH ST | AMMON, ID 83406



CONTACT

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HIGHLIGHTS

Single suites available: Flexible office spaces, perfect for a variety of business.

High-visibility location: Situated off of E 17th St, ensuring excellent exposure and accessibility.

Proximity to major retailers: Close to large retail stores, restaurants, and a variety of professional services.

Thriving business hub: Surrounded by a strong mix of office and business users.

DETAILS

| SPACE: | SIZE: | RATE: | AVAILABLE: |
|-----------|--------|--------------|-------------|
| Suite 295 | 172 SF | \$350.00/mo. | Immediately |

| | |
|--------------------|--------------------|
| BLDG. SIZE: | 9,117 SF |
| LEASE TYPE: | NNN |
| EST. NNN: | \$5.34 |
| ZONING: | Central Commercial |

UPDATED: 3.4.2026

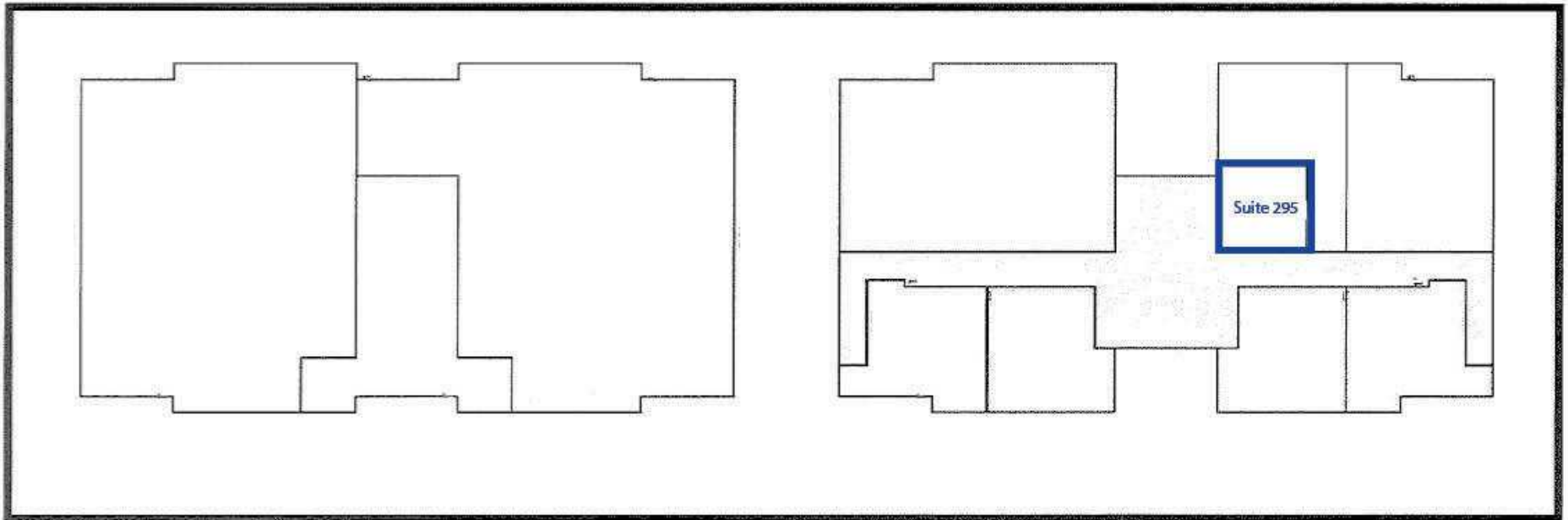
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AVAILABLE SPACE

| SPACE: | SIZE: | RATE: | AVAILABLE: |
|-----------|--------|--------------|-------------|
| Suite 295 | 172 SF | \$350.00/mo. | Immediately |



FLOOR PLAN

UPDATED: MARCH 04, 2026

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SANDCREEK COMMONS

Cabela's
petco
HOBBY LOBBY
Culver's
Wendy's
Broulim's
Orangetheory FITNESS

FIRMCMC
EASTERN IDAHO
REGIONAL MEDICAL CENTER
Mountain View
Hospital

GRAND TETON MALL

TARGET

HITTRD

17TH STREET

20,041 VPD

U-HAUL

17TH STREET

Walgreens

SITE

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