TOK COMMERCIAL

THE KNOLLS

OFFICE SPACE FOR LEASE | 2194 SNAKE RIVER PARKWAY | IDAHO FALLS, ID



CONTACT

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HIGHLIGHTS

Premier office setting with modern architecture, expansive windows, and professional common areas.

Two available spaces ranging from 2,323 SF to 8,000 SF plus.

Large third-floor office space with access to outdoor patio areas.

Near the Snake River Greenbelt, with scenic walking trails and outdoor recreation.

Surrounded by dining, retail, and entertainment, including Snake River Landing and the Mountain America Center.

Convenient access to I-15, downtown Idaho Falls, and the Idaho Falls Regional Airport.

DETAILS

SPACE:	SIZE:	RATE:
Ste. 203	2,323 SF	Contact Agent
Ste. 300	8,000+ SF	Contact Agent

LEASE TYPE: FS / MG

BLDG SIZE: 61,330 SF

LEASE TERM: Contact Agent

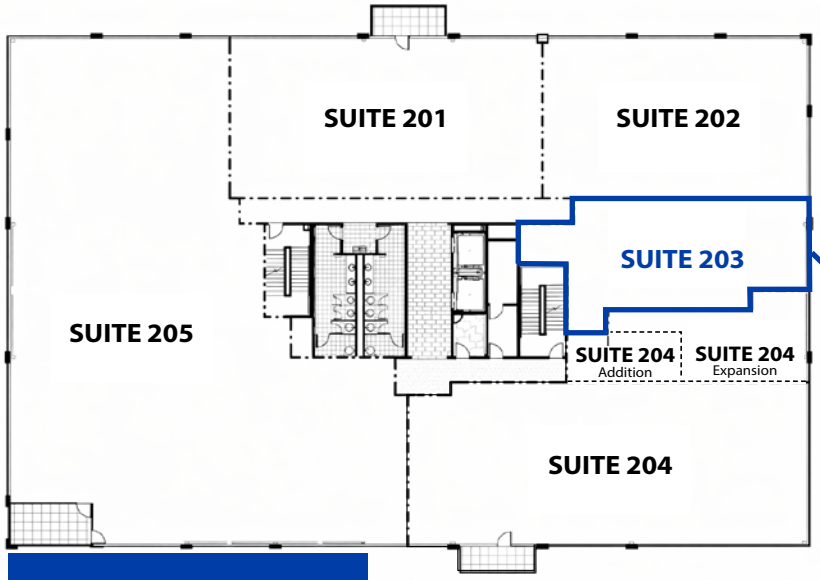
AVAILABLE: Immediately

UPDATED: 10.28.2026

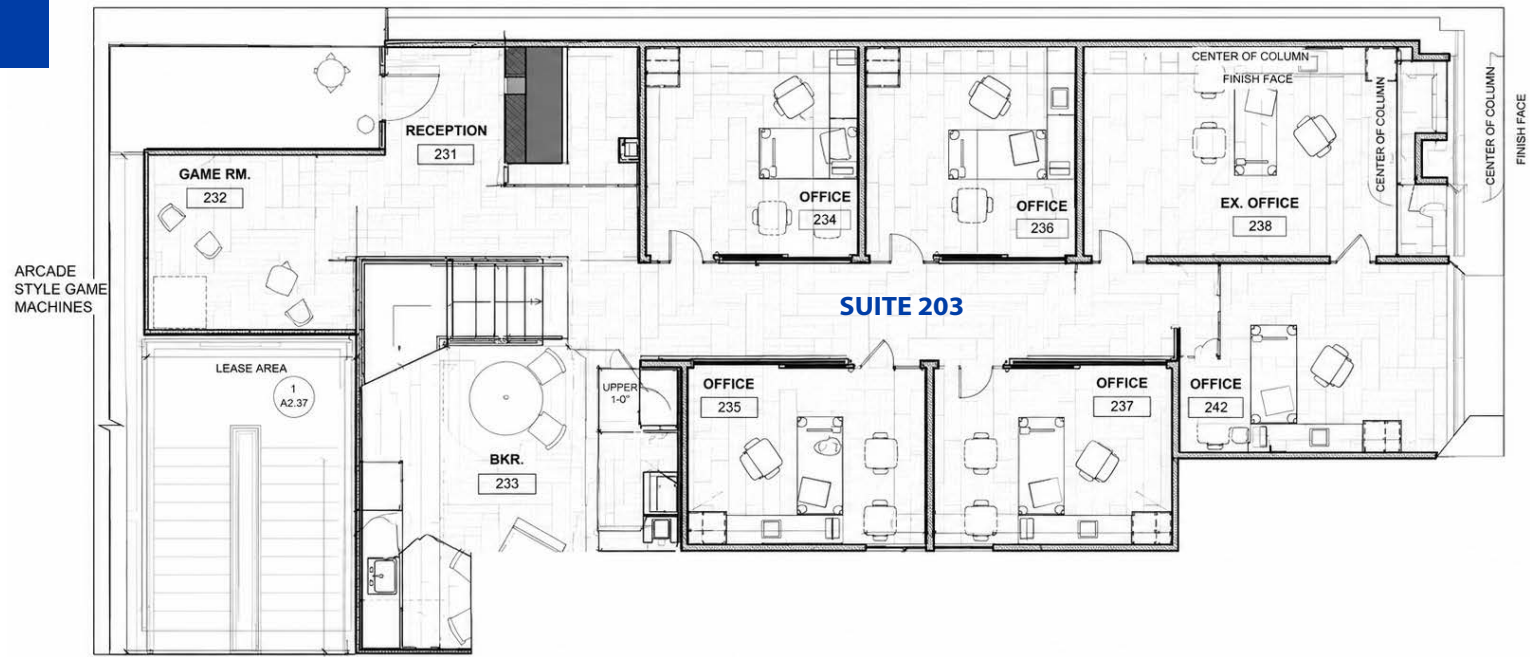
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AVAILABLE SPACE

SPACE:	SIZE:	RATE:
Ste. 203	2,323 SF	Contact Agent



Level 2



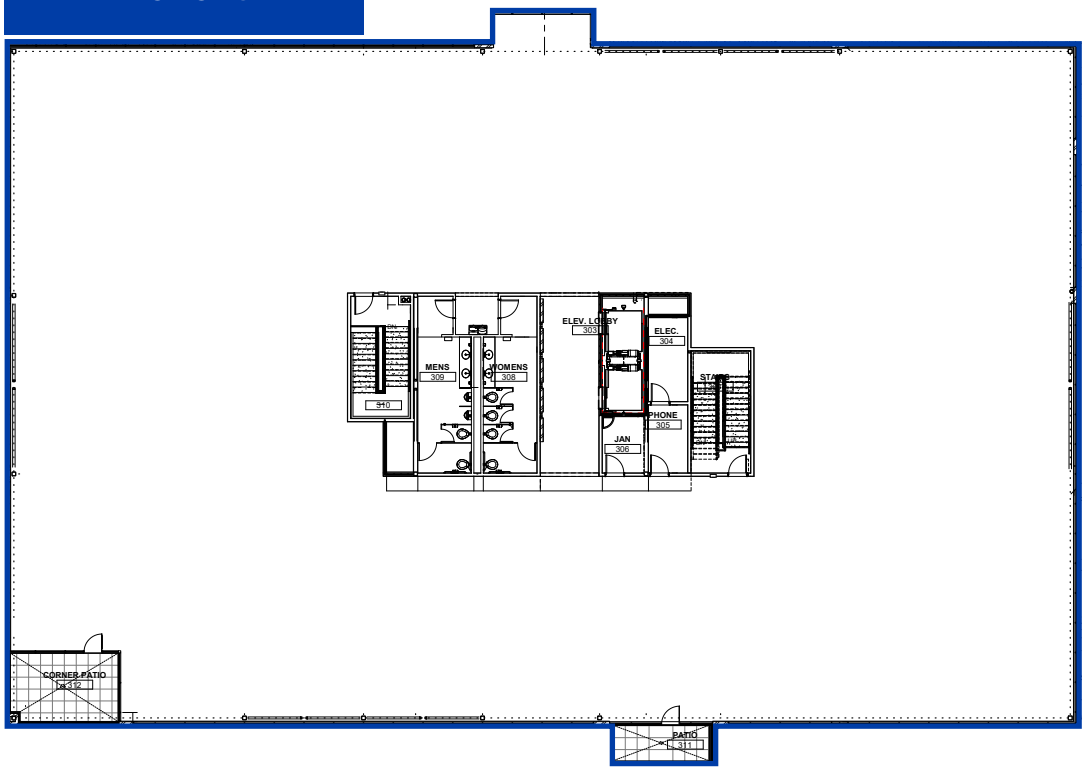
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AVAILABLE SPACE

SPACE:	SIZE:	RATE:
Ste. 300	8,000+ SF	Contact Agent

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Level 3

















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AREA DEMOGRAPHIC SUMMARY

POPULATION	HOUSEHOLDS	MED. INCOME	EMPLOYEES
1 MI | 5,596	1 MI | 2,272	1 MI | $86,710	1 MI | 6,429
3 MI | 56,622	3 MI | 21,690	3 MI | $97,206	3 MI | 23,953
5 MI | 88,817	5 MI | 33,471	5 MI | $99,407	5 MI | 40,802



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