

TOK

CONSTITUTION PLAZA

OFFICE/RETAIL PROPERTY FOR SALE OR LEASE | 357 CONSTITUTION WAY | IDAHO FALLS, ID 83402

COMMERCIAL



CONTACT

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HIGHLIGHTS

Award winning historic preservation and redevelopment of an urban building (City of Idaho Falls, 2014).

Abundant parking with both surfaced and secured subterranean lots.

Prepared redevelopment concepts for adjacent lot.

Highly visible in growing downtown submarket.

Completely remodeled throughout with high ceilings, exposed brick, a large break area, and professional kitchen.

Leasing space is demisable to 8,324 SF.

47 private off-street parking spaces, plus adjacent free public parking.

DETAILS

PROPERTY TYPE:	Office/Retail
BLDG SIZE:	16,648 SF
SPACE SIZE:	16,648 SF
LOT SIZE:	± 0.45 AC
SALE PRICE:	Contact Agent
LEASE RATE:	\$13.50/SF + NNN
LEASE TYPE:	NNN
IMPROVEMENTS:	Remodeled 2013
ZONING:	Downtown

UPDATED: 8.9.2024

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OFFICE SPACE IN THE HEART OF DOWNTOWN



MAIN LEVEL



FLOOR PLAN

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SECOND FLOOR

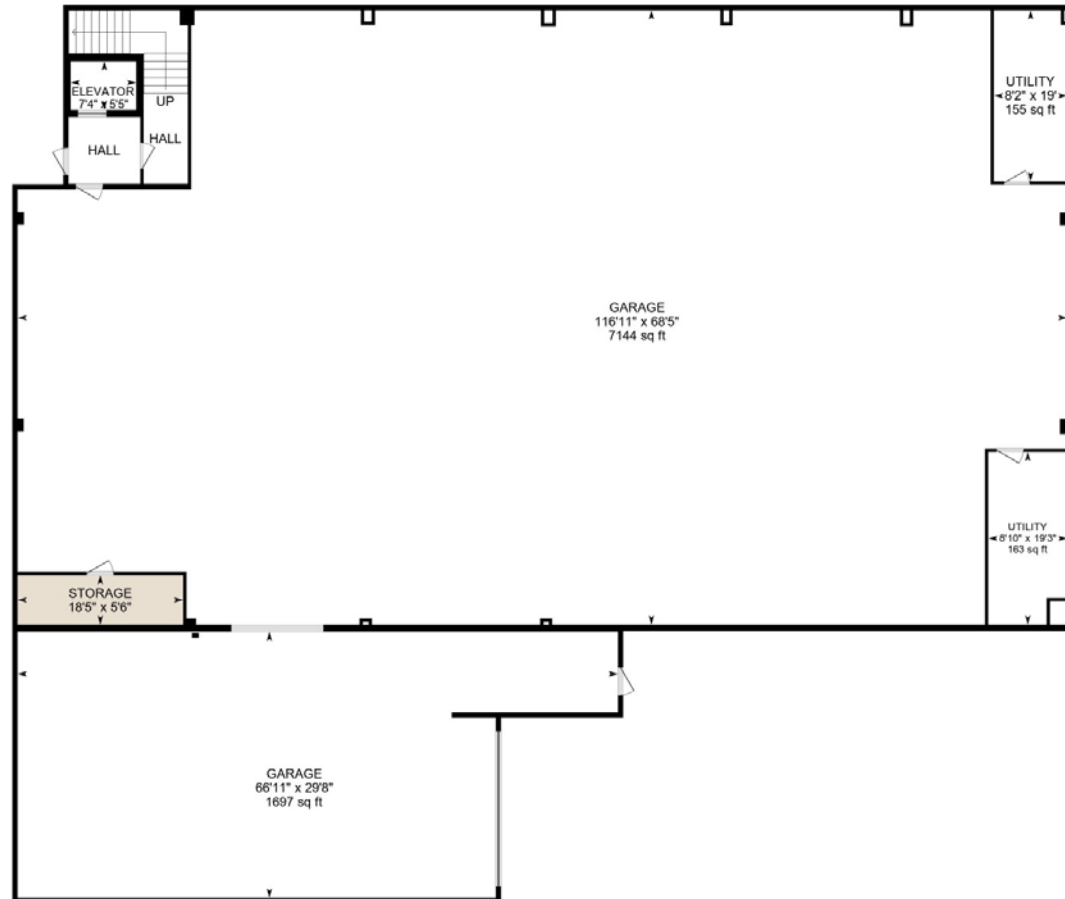


FLOOR PLAN

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PARKING GARAGE

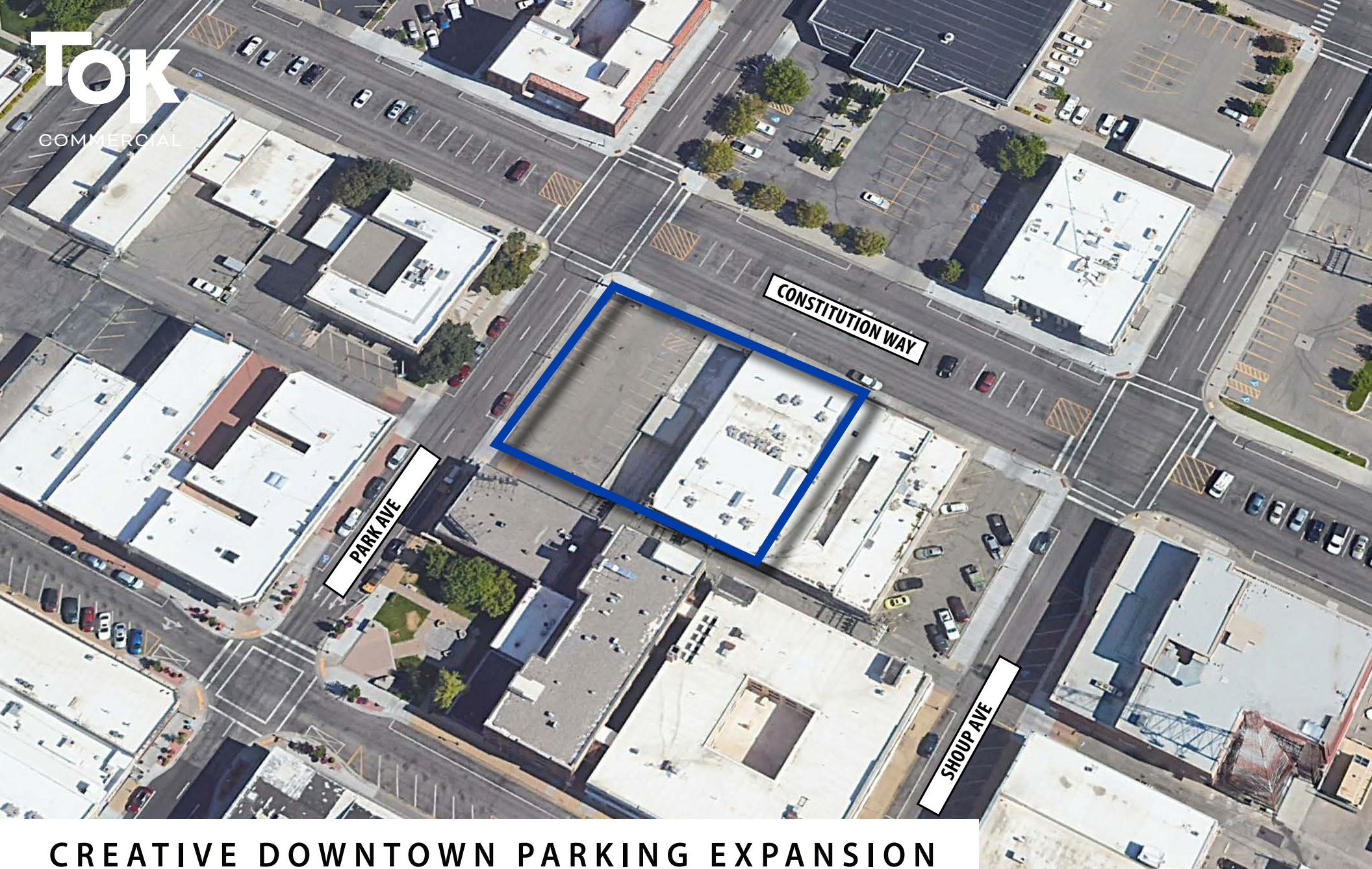


FLOOR PLAN

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CREATIVE DOWNTOWN PARKING EXPANSION

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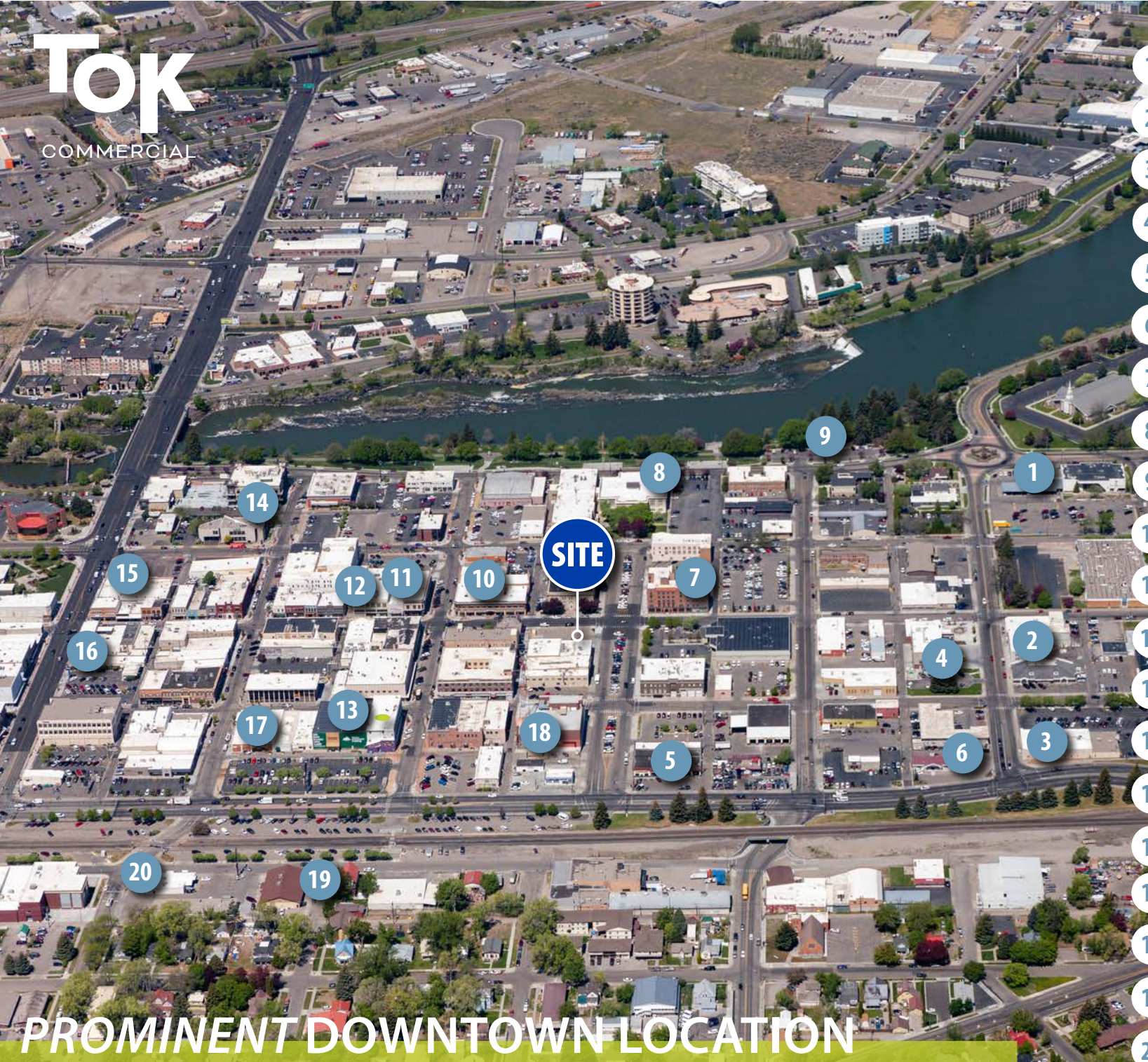


REDEVELOPMENT CONCEPTS FOR ADJACENT LOT



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- 1 **US POSTAL OFFICE**
- 2 **IDAHO FALLS RESCUE MISSION**
- 3 **COUNTY ELECTIONS**
- 4 **IFFD STATION NO. 1**
- 5 **LES SCHWAB TIRE CENTER**
- 6 **DIAMOND SALON**
- 7 **IDAHO FALLS CITY HALL**
- 8 **BONNEVILLE COUNTY COURTHOUSE**
- 9 **VETERANS WAR MEMORIAL**
- 10 **CARDAMOM INDIAN**
- 11 **CENTRE THEATRE**
- 12 **MARCELLAR'S VINTAGE WINES**
- 13 **IDAHO MOUNTAIN TRADING**
- 14 **THE BROADWAY**
- 15 **MELALEUCA RETAIL STORE**
- 16 **ALTAVITA**
- 17 **HOT SPRING PHO**
- 18 **HAPPY CHINESE**
- 19 **D'RAILED**
- 20 **MANWARING CHEESE & GELATO**

PROMINENT DOWNTOWN LOCATION

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Snake River

Walmart



BROADWAY AVE

VPD 20,784

SPRINGHILL SUITES BY MARRIOTT

DOWNTOWN IDAHO FALLS



NORTHGATE MILE

VPD 19,169

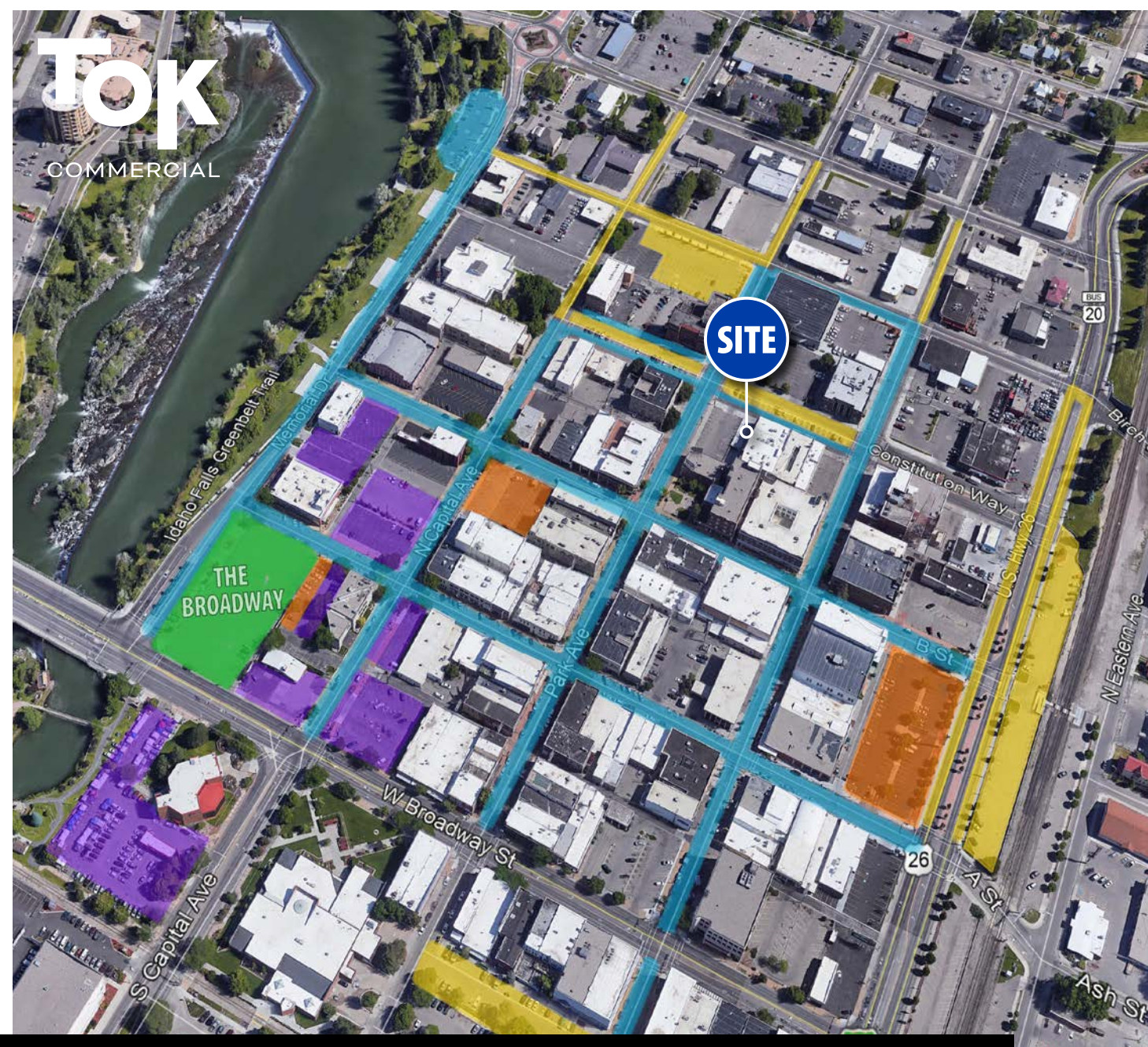
MUSEUM OF IDAHO

YELLOWSTONE HWY

AERIAL LOCATOR MAP

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DOWNTOWN PARK IF

Free All Day Parking

Select lots and on-street

On-Street Parking

Select lots and on-street. 2-hour parking
8 a.m. - 6 p.m. Open parking after 6 p.m.

Pay to Park Lots

Pay to park at the Smart Meter; you will need to know your license plate #. \$1 per hour or \$5 for a one Day Pass. Free parking with validation. No over night parking allowed.

After 6 p.m. Parking

Private parking lots open to public parking after 6 p.m.

Broadway Parking Garage

Pay to park. \$2/hour with a daily max of \$12. Validation available. No over night parking allowed.

We are not responsible for loss or damage to vehicles, persons or contents by fire, theft, collision or any other damage or claims not caused by our own negligence or misconduct or beyond our control. If there is damage or injury caused by our negligence, etc., as stated above, said damage must be reported to us before the car is taken from the parking area. We are not responsible for articles left in vehicles.



Idaho Falls
Downtown Development
381 Shoup Avenue, Suite 207
208.535.0399

DOWNTOWN PARKING DETAILS

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