

Long-Term NNN • Credit Tenant • Strong Cash Flow

68,350 SFT. GOVERNMENT SINGLE TENANT INVESTMENT PROPERTY

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402



See 360° Aerial



Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy
434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

PROPERTY OVERVIEW

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402



VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy

434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

PROPERTY OVERVIEW

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402

OFFERING SUMMARY

Sale Price:	\$10,900,000
Land:	4.88 Acres
Building(s) Size:	68,350 SF
Cap Rate:	6.75%
NOI:	\$732,865
Current Lease:	10 Years
Year Renovated:	2022
Zoning:	HC-1

PROPERTY HIGHLIGHTS

- Climate Controlled Data Room
- City Fiber
- Building meets all Government Specifications
- 200 parking stalls
- Large outside Compound Area
- Adjacent to Hotels, Restaurants, City Center and River Walk Greenbelt
- Directly off Interstate I-15 in the INL Campus District

PROPERTY OVERVIEW

765 Lindsay Blvd.- 32,350 SQ. FT.

- 9,000 sft Two Story Office
- 23,350 sft R&D Center w/31' ceiling height

775 Lindsay Blvd. - 36,000 SQ. FT.

- 6,589 sft Common Area
- 29,411 sft Professional Office Space

Tenant-

- Battelle Energy Alliance
- 8 of the 10 year lease remaining
- Over 4 million dollars of TI's made in 2022, paid by Tenant



Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy
434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

AREA INFORMATION

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402

EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,524. At the heart of this region lies Idaho Falls, the largest city, acting as an economic hub for Eastern Idaho and substantial portions of Western Wyoming. Renowned for its Snake River Greenbelt gracing the city center, Idaho Falls is celebrated for world-class fishing along the Snake River. Notably, National Geographic has recognized it among the top "100 Best Adventure Towns" in the U.S. The city is further enriched by its proximity to iconic destinations like Yellowstone National Park, Grand Teton National Park, and the charming Jackson Hole.

GROWTH AND COMMERCIAL

Idaho experiences robust commercial growth and diverse opportunities beyond its agricultural fame. The state boasts a dynamic economic landscape, thriving in high-tech healthcare, education, transportation, service, tourism, and retail sectors. Eastern Idaho, home to entities like Idaho National Laboratory, Melaleuca, Battelle Energy Alliance, CenturyLink, National HUB for Homeland Security, and consistently earns recognition as a prime business location. Office development is on the rise near the river at Taylor Crossing and Snake River Landing business parks, characterized by impressive Class A office buildings. Idaho Falls has outpaced state and national growth rates, offering a 14% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.

TENANT

As one of 17 national labs in the U.S. Department of Energy complex, Idaho National Laboratory is home to more than 5,900 researchers and support staff focused on innovations in nuclear research, renewable energy systems and security solutions that are changing the world. Battelle is the largest independent nonprofit applied science and technology organization in the world.



Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy
434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

TENANT INFORMATION

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402



As one of 17 national labs in the U.S. Department of Energy complex, Idaho National Laboratory is home to more than 6,100 researchers and support staff focused on innovations in nuclear research, renewable energy systems and security solutions that are changing the world.

From discoveries in advanced nuclear energy to carbon-free energy options and to protecting our nation's most critical infrastructure assets, our talented team at INL is constantly pushing the limits to redefine what's possible.



Battelle oversees approximately 45,000 employees at nine national laboratories. These U.S. Department of Energy and Department of Homeland Security labs deliver unmatched capabilities that drive scientific discovery, inspire innovation and solve what matters most.

As a contract manager of National Laboratories under the Government-Owned Contractor-Operated (GOCO) governance model, Battelle emphasizes the value and relevance of these laboratories. We're successful in our role of lab management because we apply the Battelle philosophy of Simultaneous Excellence™.



Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy
434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

LOCATION OVERVIEW

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402



VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy

434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

PROPERTY PLAT

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402



VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy

434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

SITE AERIAL

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402

INTERSTATE 15

HIGHWAY 20

LINDSAY BLVD.



VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy

434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

PROPERTYAERIAL

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402

Idaho Falls
Regional
Airport



Grandview Dr



Shilo Inn
Lindsay Blvd
"Affordable Excellence"



SUBJECT
PROPERTY



15



1st St

S Blvd

S Holmes Ave



VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

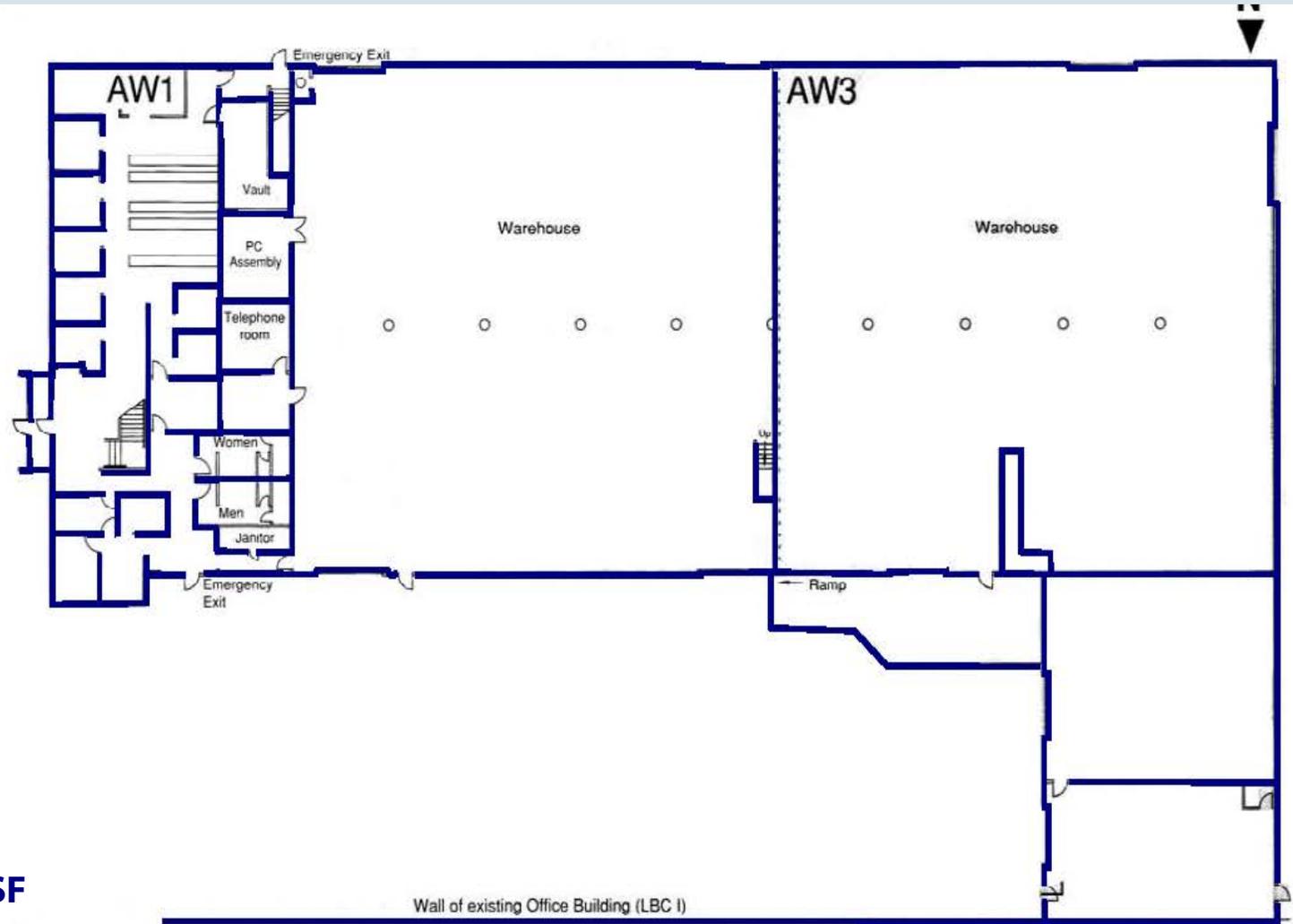
Shane Murphy
434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

FLOOR PLAN

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402



2nd Floor Plan



Building Total = 32,350 SF



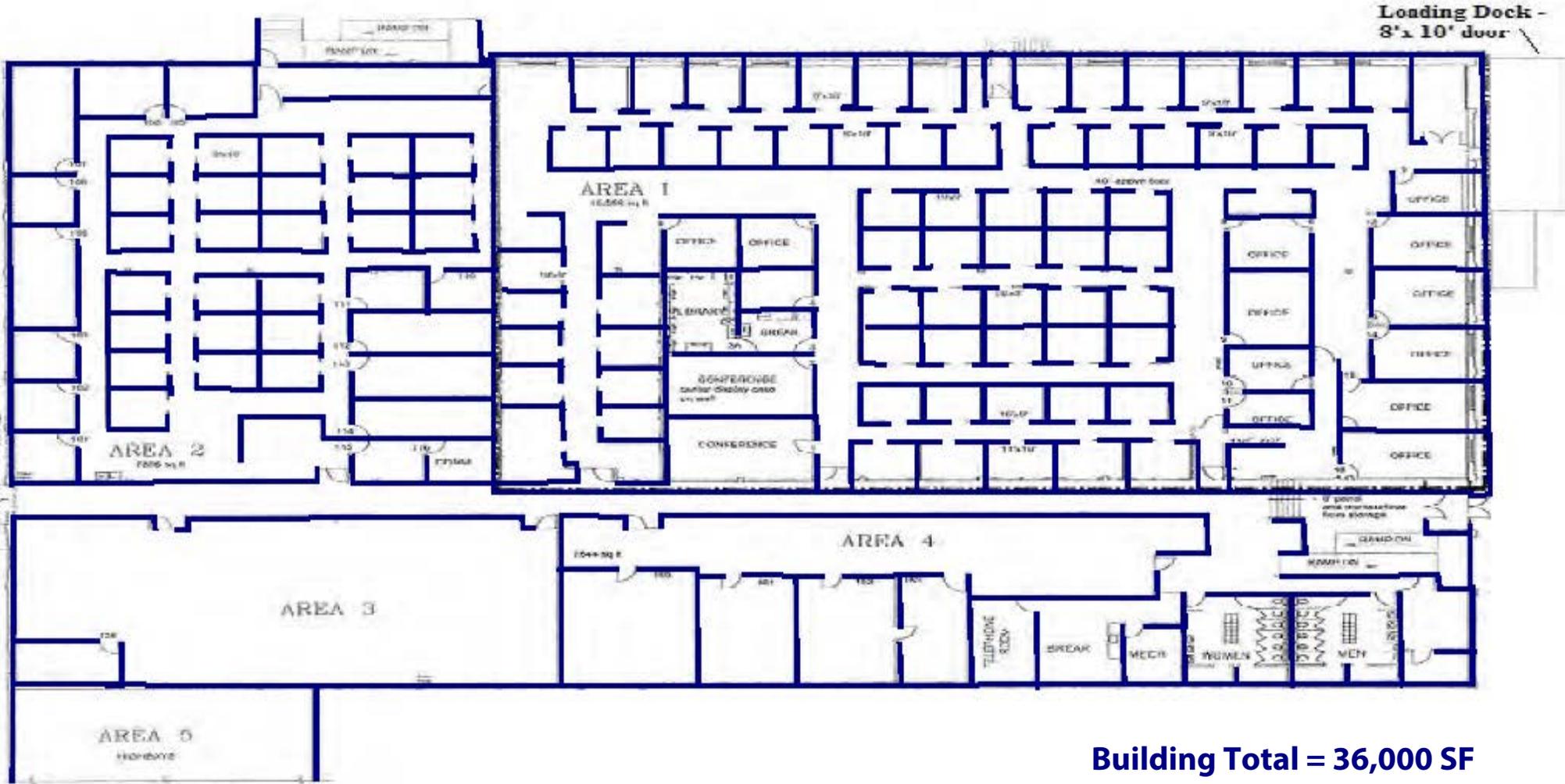
VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy
434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

FLOOR PLAN

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402



VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy
434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

PROPERTY PHOTOS

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402



VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy

434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

PHOTOS

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402



Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy
434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

PHOTOS

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402

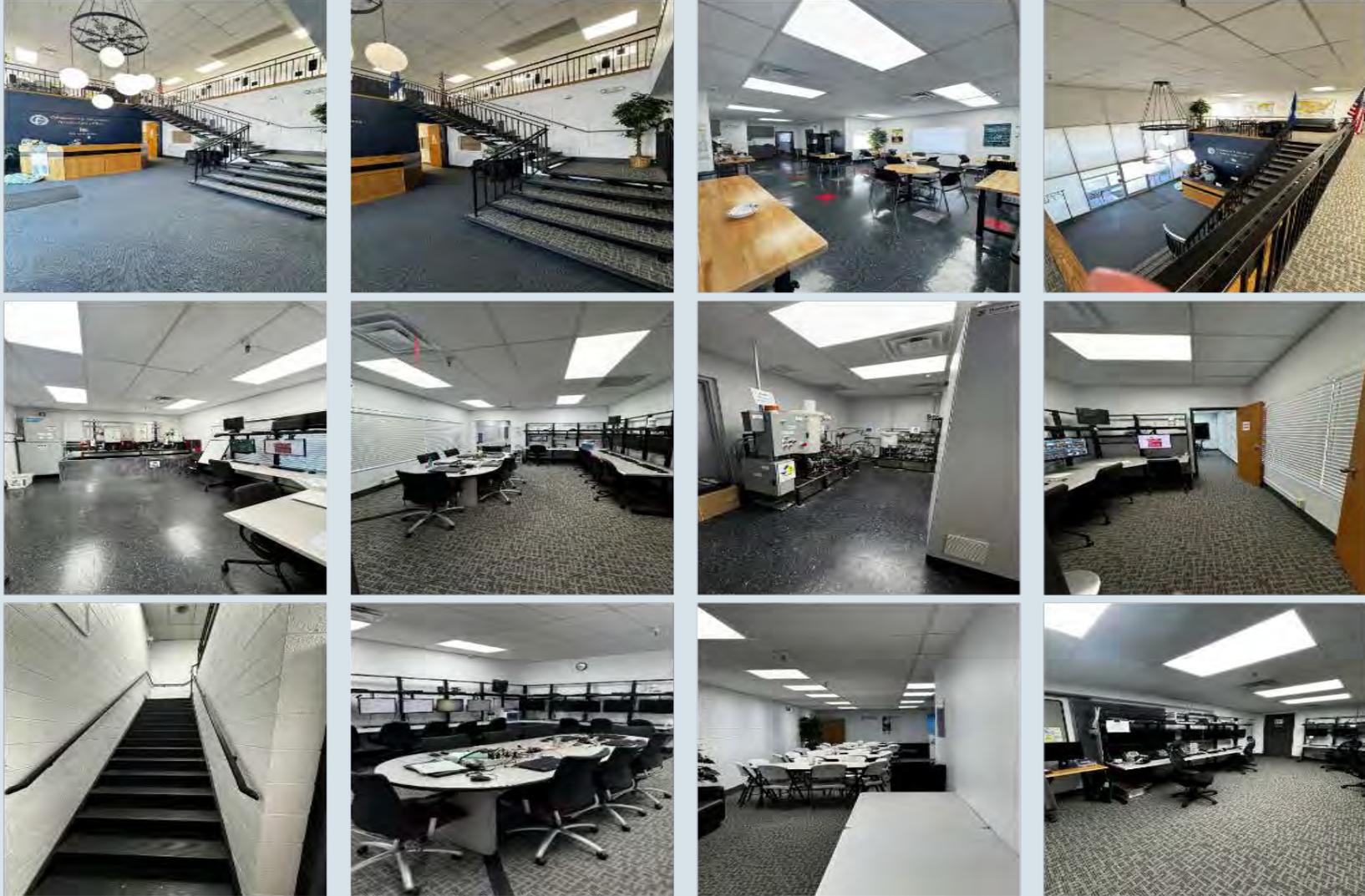


Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy
434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

PHOTOS

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402



Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy
434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

PHOTOS

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402



Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy
434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

PHOTOS

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402

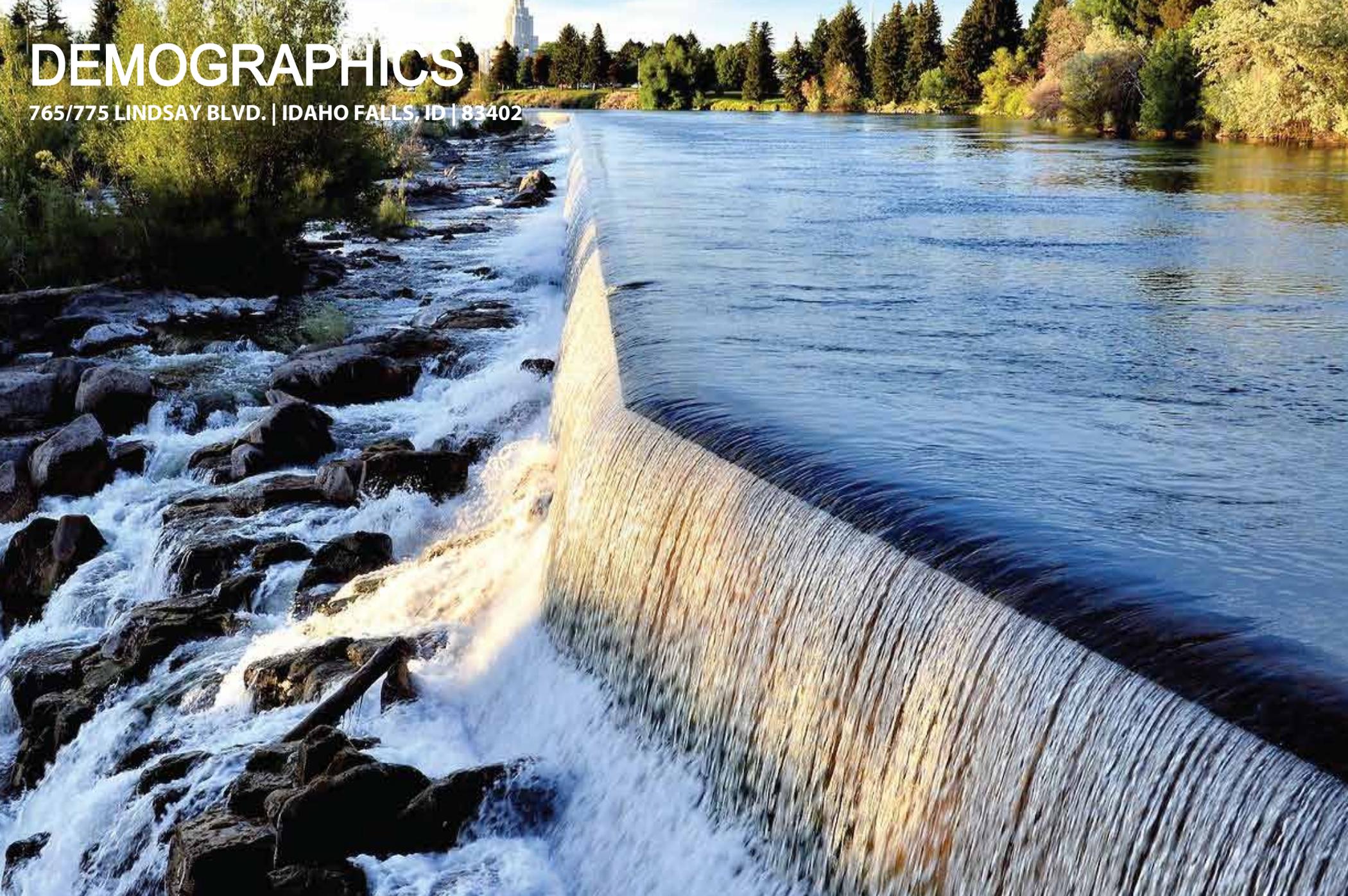


Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy
434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

DEMOGRAPHICS

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402



VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

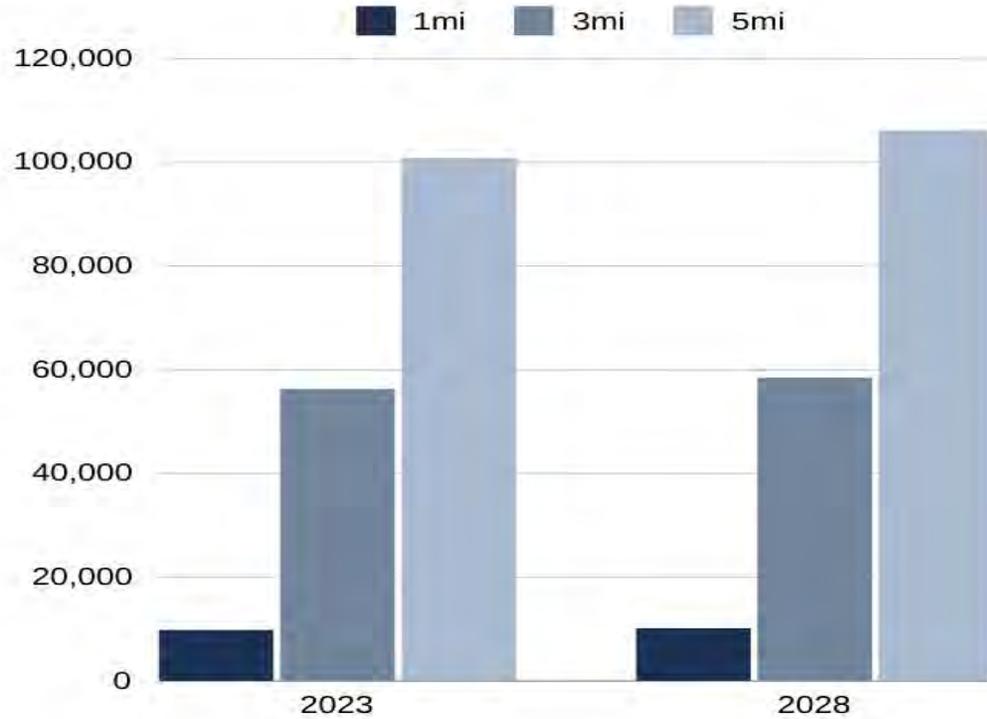
Shane Murphy

434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

POPULATION

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402

Population - 2023



Population - 2023

	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Population	9,875	10,200	56,366	58,554	100,850	106,141
Workday Population	14,847	--	59,434	--	96,335	--
Population Growth: Current to 5YR	--	3.291%	--	3.882%	--	5.246%



VENTURE ONE
 PROPERTIES
 COMMERCIAL REAL ESTATE

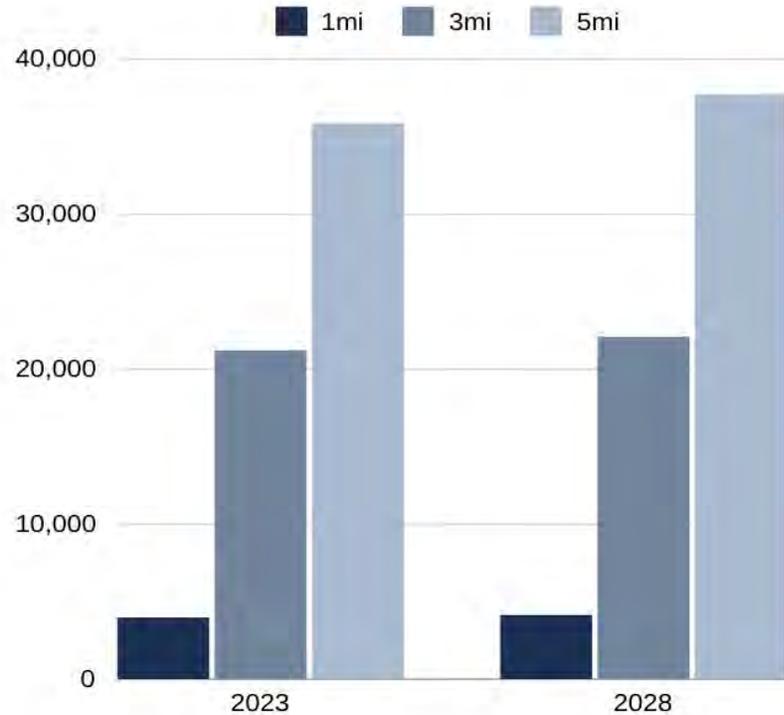
Principal/Broker
 208.542.7979 Office
 208.521.4564 Cell
 shane@ventureoneproperties.com
 ventureoneproperties.com

Shane Murphy
 434 Gladstone St.
 P.O. Box 2363
 Idaho Falls, ID 83403

HOUSEHOLDS

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402

Households - 2023



Households - 2023

	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Total Households	4,002	4,154	21,233	22,086	35,869	37,720
Nonfamily Households	--	--	--	--	--	--



VENTURE ONE
 PROPERTIES
 COMMERCIAL REAL ESTATE

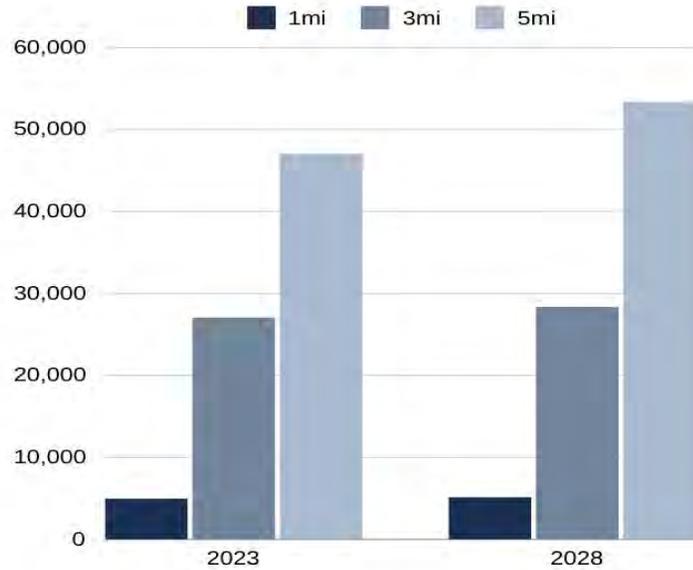
Principal/Broker
 208.542.7979 Office
 208.521.4564 Cell
 shane@ventureoneproperties.com
 ventureoneproperties.com

Shane Murphy
 434 Gladstone St.
 P.O. Box 2363
 Idaho Falls, ID 83403

LABOR FORCE

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402

Labor Force - 2023



Labor Force - 2023

	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Civilian Labor Force- Employed	4,977	5,156	27,090	28,385	47,075	50,372
Civilian Labor Force- Unemployed	212	224	1,032	1,093	1,822	1,969
Armed Forces	2	2	14	16	14	16
Not In Labor Force	2,462	2,569	15,026	15,811	26,544	28,435
% Civilian Labor Force Unemployed	4%	4%	4%	4%	4%	4%



VENTURE ONE
 PROPERTIES
 COMMERCIAL REAL ESTATE

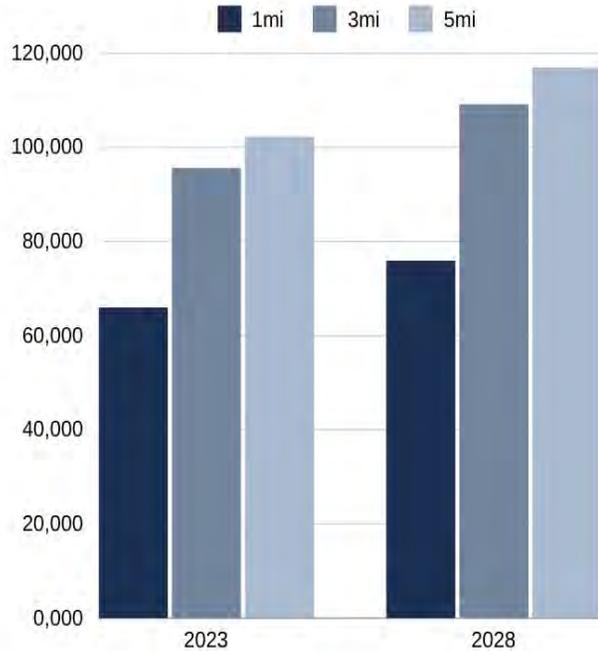
Principal/Broker
 208.542.7979 Office
 208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

Shane Murphy
 434 Gladstone St.
 P.O. Box 2363
 Idaho Falls, ID 83403

HOUSEHOLD INCOME

765/775 LINDSAY BLVD. | IDAHO FALLS, ID | 83402

Household Income - 2023



Household Income - 2023

Income Bracket	1mi	3mi	5mi
<\$15,000			
\$15,000-\$24,999			
\$25,000-\$34,999			
\$35,000-\$44,999			
\$50,000-\$74,999			
\$75,000-\$99,999			
\$100,000-\$124,999			
\$125,000-\$149,999			
\$150,000-\$199,999			
\$200,000-\$249,999			
\$250,000-\$499,999			
\$500,000+			
Median Household Income			
Average Household Income			

1 miles

Income Bracket	Current	5 Yr Forecast
<\$15,000	451	396
\$15,000-\$24,999	449	395
\$25,000-\$34,999	540	505
\$35,000-\$44,999	496	527
\$50,000-\$74,999	835	805
\$75,000-\$99,999	558	560
\$100,000-\$124,999	258	376
\$125,000-\$149,999	142	198
\$150,000-\$199,999	166	201
\$200,000-\$249,999	61	107
\$250,000-\$499,999	34	64
\$500,000+	12	21
Median Household Income	\$53.6k	\$60k
Average Household Income	\$66k	\$76k

3 miles

Income Bracket	Current	5 Yr Forecast
<\$15,000	1,597	1,404
\$15,000-\$24,999	1,556	1,376
\$25,000-\$34,999	1,895	1,691
\$35,000-\$44,999	2,884	2,554
\$50,000-\$74,999	4,008	4,043
\$75,000-\$99,999	2,836	2,915
\$100,000-\$124,999	1,925	2,216
\$125,000-\$149,999	1,399	1,615
\$150,000-\$199,999	1,384	1,793
\$200,000-\$249,999	678	965
\$250,000-\$499,999	684	950
\$500,000+	378	563
Median Household Income	\$73.1k	\$82.8
Average Household Income	\$95.7k	\$109.2k

5 miles

Income Bracket	Current	5 Yr Forecast
<\$15,000	2,464	2,199
\$15,000-\$24,999	2,348	2,091
\$25,000-\$34,999	2,811	2,572
\$35,000-\$44,999	4,439	3,900
\$50,000-\$74,999	6,607	6,534
\$75,000-\$99,999	5,112	5,169
\$100,000-\$124,999	3,511	4,053
\$125,000-\$149,999	2,466	2,940
\$150,000-\$199,999	2,667	3,318
\$200,000-\$249,999	1,396	1,927
\$250,000-\$499,999	1,344	1,945
\$500,000+	703	1,072
Median Household Income	\$79.5k	\$90.2k
Average Household Income	\$102.3k	\$117k



Principal/Broker
 208.542.7979 Office
 208.521.4564 Cell
 shane@ventureoneproperties.com
 ventureoneproperties.com

Shane Murphy
 434 Gladstone St.
 P.O. Box 2363
 Idaho Falls, ID 83403

