

1031 EXCHANGE | SINGLE-TENANT INVESTMENT OPPORTUNITY

NORTH WIND CORPORATE HQ

1425 HIGHAM ST | IDAHO FALLS, ID | 83402



The Property

Prime INL Campus Hub location featuring a government-compliant facility with climate-controlled data rooms and city fiber. Situated on a 2.3-acre site with river-facing balconies overlooking the Snake River, Greenbelt, and Freeman Park, just ½ mile from the US-20 / I-15 connector. A stable, mission-critical asset ideal for 1031 buyers seeking long-term income security.



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OFFERING SUMMARY

Sale Price:	\$3,550,000
Building Size:	23,500 SF
Land:	2.3 AC
Year Built:	2004
Zoning:	R-2
NOI:	\$282,000
Cap Rate:	7%

TENANT: North Wind Engineering.

Appraisal in 2022 was \$4,550,000.

CONTACT AGENT FOR FINACIAL INFORMATION

HIGHLIGHTS

- Climate Controlled Data & Mechanical Room on each floor.
- Building meets all Government Requirements
- Close to Hotels, Restaurants, City Center, Freeman Park and River Walk Greenbelt
- 2.3 acre lot w/ large outside yard and three exterior balcony's facing the River on each level.
- 1/2 mile from US-20 and I-15 Connector.

OVERVIEW

Prime INL Campus Hub Location- Government compliant Facility. Features include climate-controlled data rooms, city fiber connectivity, and meets all government standards. Enjoy immediate access to the city center, major highways and local amenities. The property also boasts a spacious outdoor yard adjacent to the River Greenbelt and Freeman Park, with panoramic views of these scenic features from the exterior balconies overlooking the Snake River.



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DOWNTOWN
IDAHO FALLS



FREMONT AVE.

HIGHAM ST.



RIVER WALKWAY


Idaho National Laboratory
1/2 MI.

SITE


IDA
IDAHO FALLS
REGIONAL AIRPORT
1/2 MI.

SNAKE RIVER



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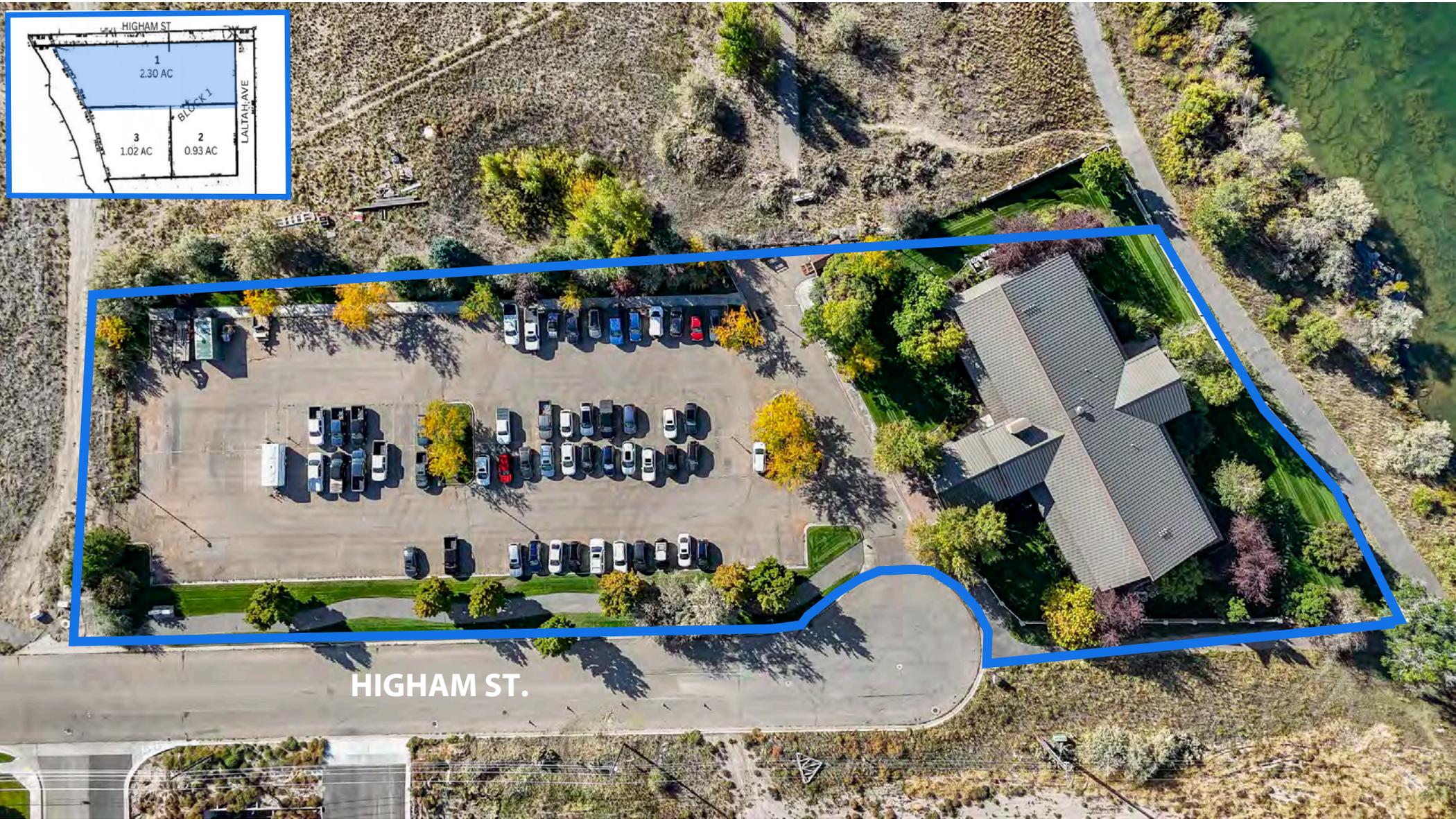
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HIGHAM ST.



VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

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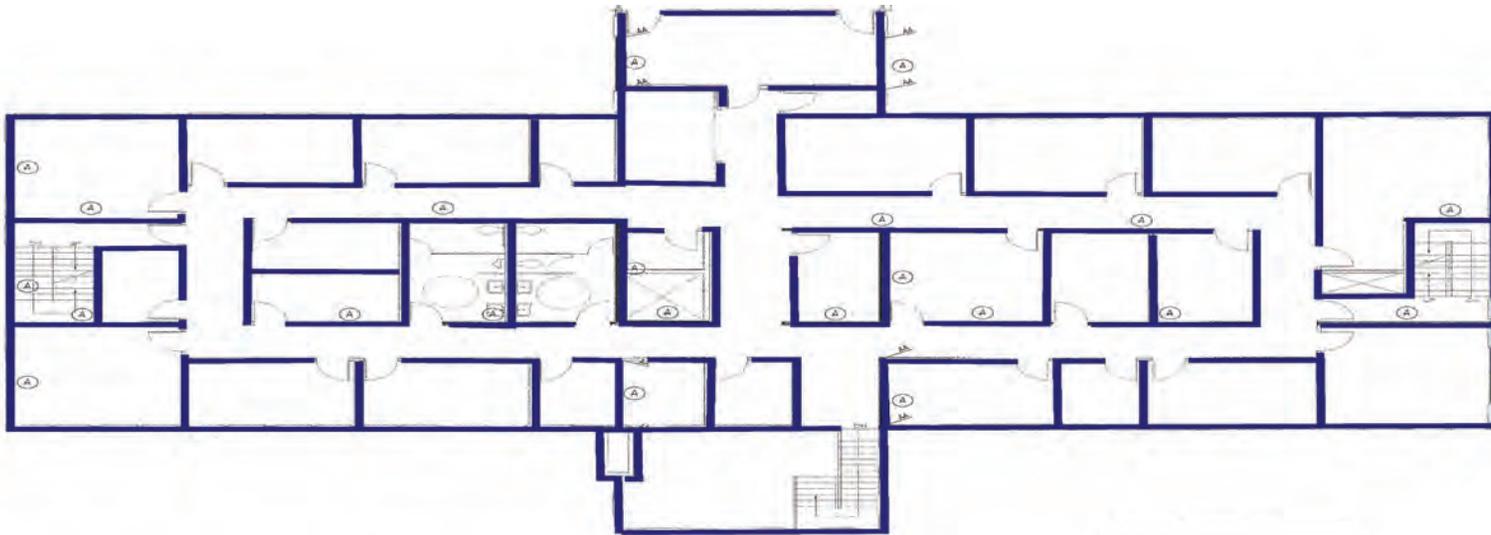
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MAIN FLOOR

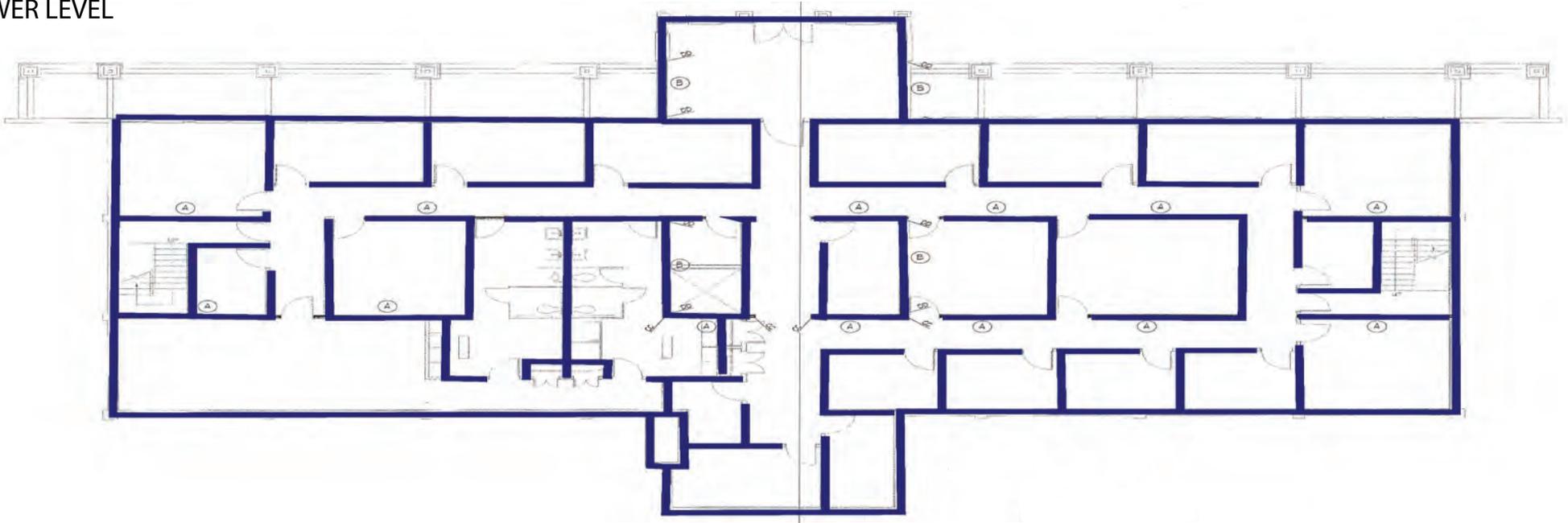


SECOND FLOOR

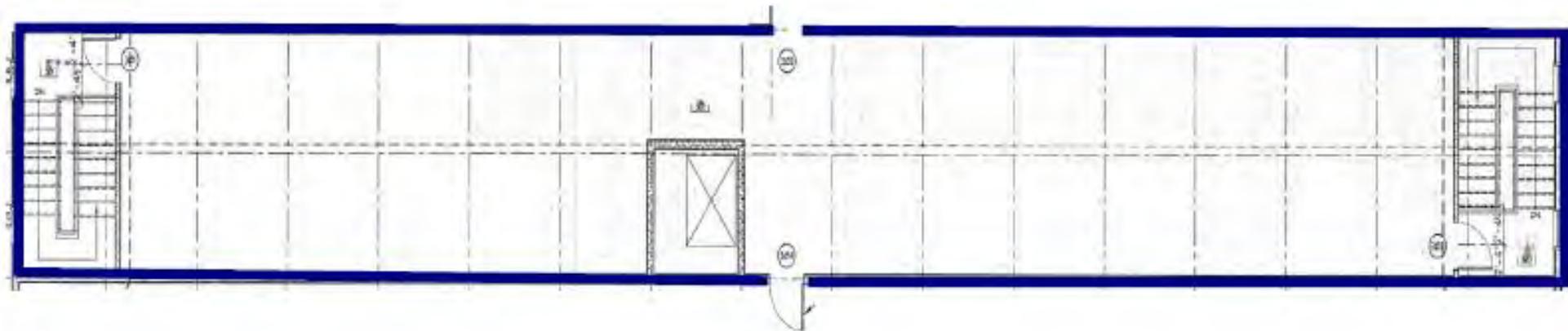


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LOWER LEVEL



LOFT



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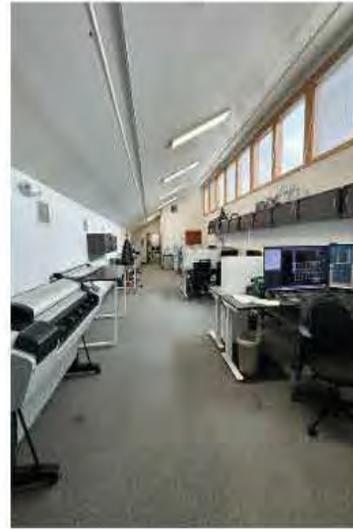
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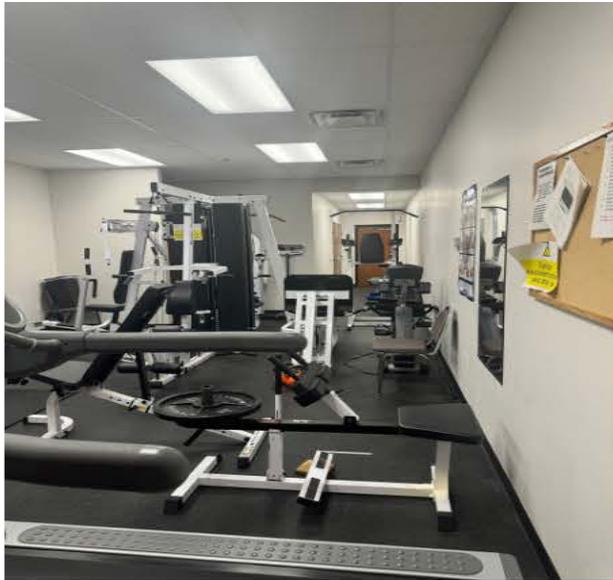
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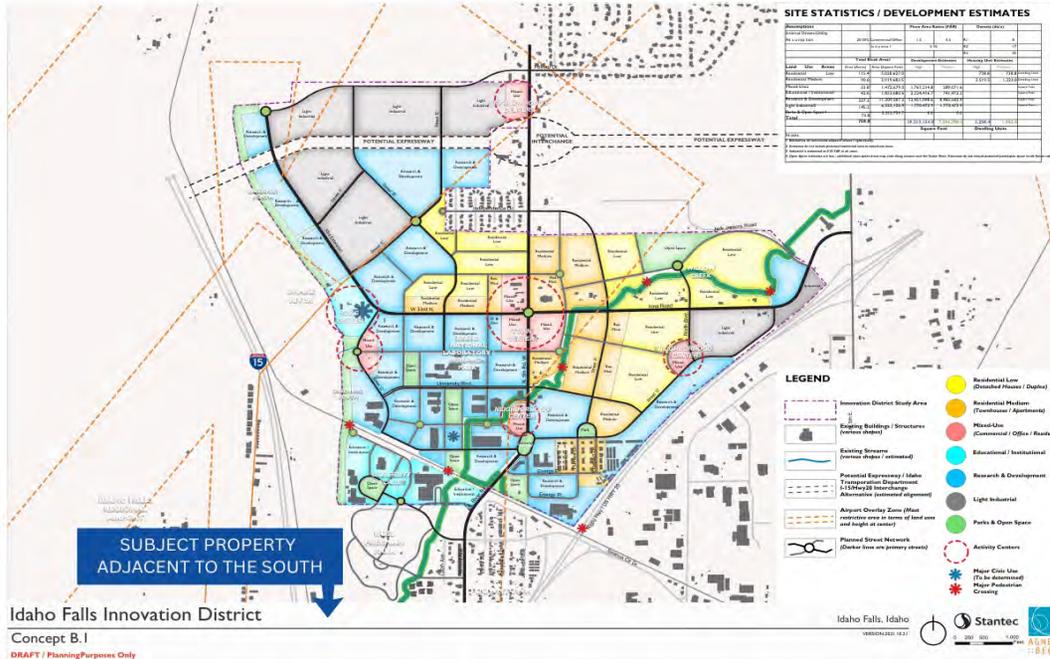
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Concept Master Plan

SNAKE RIVER INNOVATION DISTRICT



The Snake River Innovation District concept master plan creates usable, walkable, active spaces that attract workers, employers, students and residents into the District.

- Parks, plazas and gathering areas provide civic and collaborative public spaces, while pathways and sidewalks connect buildings that are near each other to encourage interaction.
- Education institutions and concentrations of R&D facilities and buildings support learning, research, entrepreneurship, manufacturing, business development and applied technology activities.
- Recreation opportunities along the Snake River and Willow Creek, town and neighborhood centers that provide services, retail, dining and entertainment and an array of housing opportunities all support a lively, integrated "18-hour" District.
- Outlying areas of the district are reserved for larger-scale manufacturing and corporate campuses and offices, and future expansion.
- Infrastructure investments in communications, circulation and other services make it easy to develop and move around the District.

KEY PROJECTS

To move forward, several key investments are critical to the Snake River Innovation District's success. Proposed priority projects that partners have elevated and are pursuing include:

1. Additional R&D infill investments
2. Infill and development of other land use according to the concept plan
3. Pedestrian railroad crossing
4. Complete continuous Riverwalk corridor (including railroad crossing)
5. Preservation for Willow Creek Greenway
6. Shared parking agreements and structured parking
7. Willow Creek Town Center development
8. Riverfront plaza/amphitheater event area
9. Installation of roundabouts and circulation upgrades
10. Preferred alignment for highway interchange
11. Reconfiguration, over time, of ISU/U of I campus around a small "quad"-style design

Idaho Falls Innovation District
Concept B.1
DRAFT / Planning Purposes Only

RIVERFRONT GATHERING AND EVENT SPACE

District development along the Snake River should celebrate natural spaces and aesthetics while also providing flexible multi-use event space and world-class recreation opportunities.



Credits (clockwise from top left): Kerry Woo Photography, PTC.com, altorb.com, Stuart Deer and San Antonio Club

HOUSING

District housing should focus on providing a mix of options that can include condos, townhomes, apartments or cottages. Housing may range from single-story to three- or four-story designs in order to provide options for a range of lifestyles and maintain compact, walkable neighborhoods.



Credits (clockwise from top left): University City Housing, Philadelphia, Snake River Landing

TOWN CENTER

The town center will feature a mix of retail, dining and other businesses, nearby to housing and include pathway, park or plaza space. This mixed-use area will be designed to encourage comfortable pedestrian experiences while still being accessible by vehicle.



Credits (clockwise from top left): Ryan Collier and University City District, Safran-Hall Construction Manager, Village at Mendota

MOBILITY INFRASTRUCTURE

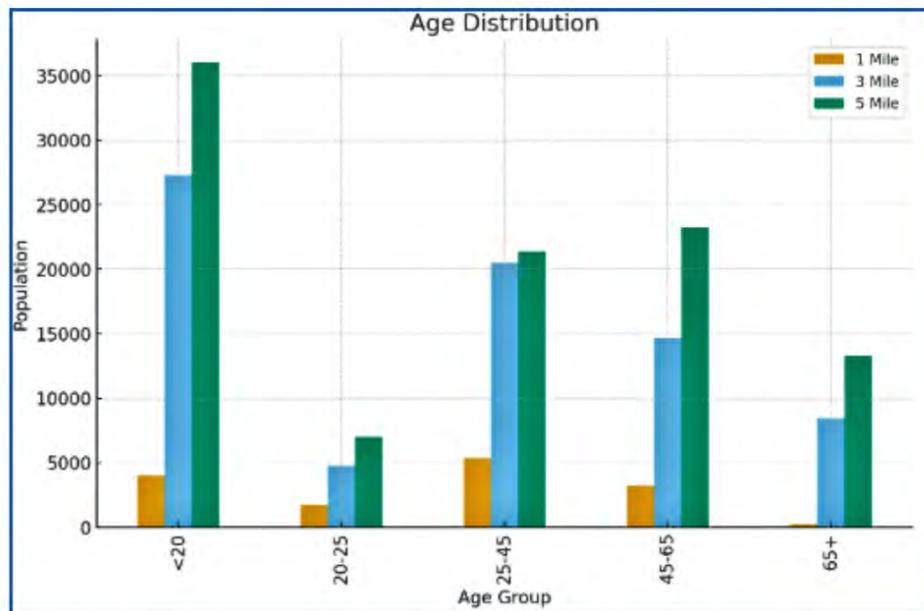
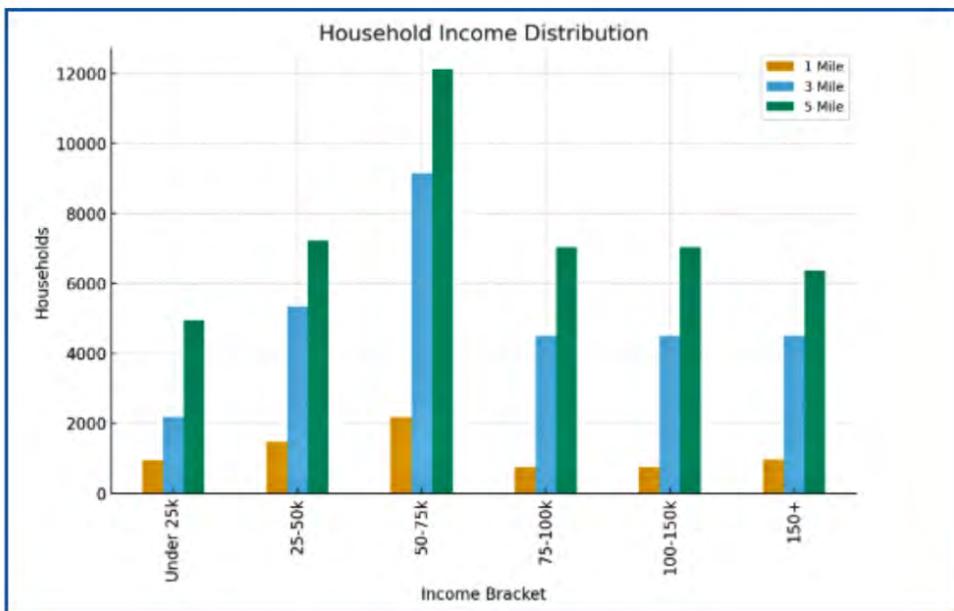
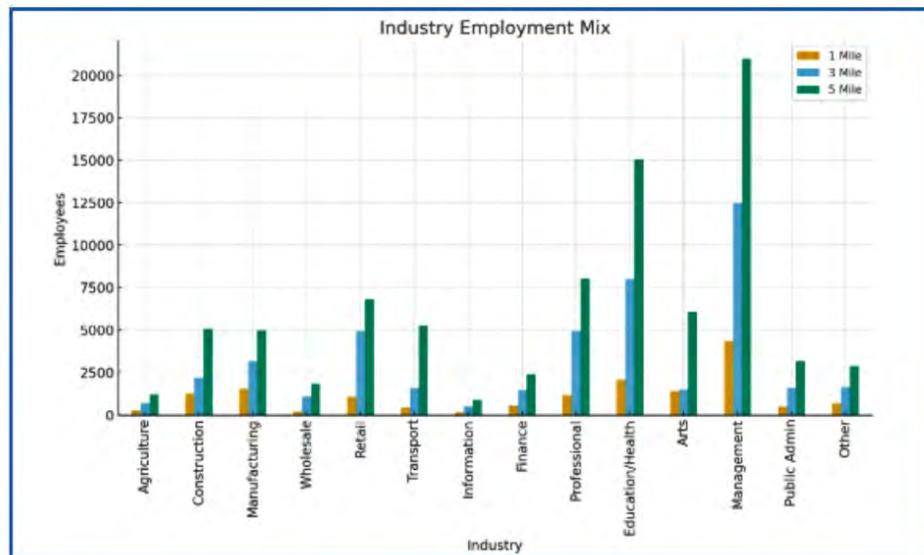
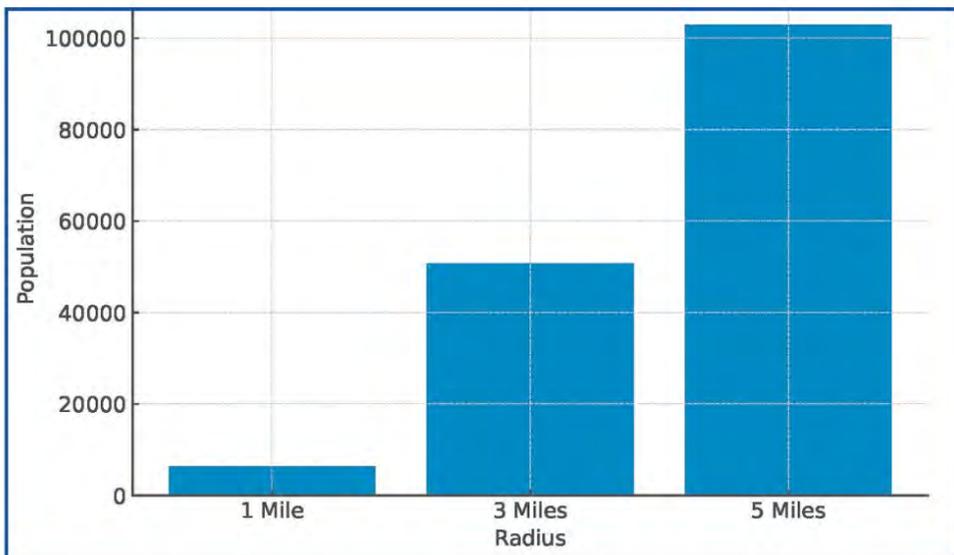
The concept master plan aims for safe and convenient integration of all mobility modes including pedestrians, cyclists, transit riders and motorists in a fashion that does not limit their ease of access.



Credits (clockwise from top left): Idaho State University, no credit, no credit, Katherine Jones

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AREA INFORMATION

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. 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.

