

OFFICE/RETAIL BUILDING | FOR LEASE

SNAKE RIVER LANDING

901 PIER VIEW DRIVE | IDAHO FALLS, ID 83402

TOK
COMMERCIAL



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PROPERTY INFORMATION

BLDG TYPE: Office/Retail **# OF FLOORS:** 2
BLDG SIZE: 49,404 SF **PARKING:** Ample & Off-Street Parking
BLDG QUALITY: Class A **LEASE TYPE:** NNN

AVAILABLE SPACE

SPACE	RSF	RATE	AVAILABLE
Suite 105	7,688 SF	\$20.00/SF	Immediately
Suite 200	5,643 SF	Contact Agent	Immediately
Suite 204-4	135 SF	Contact Agent	Immediately
Suite 205	1,659 SF	Contact Agent	11/1/2025
Suite 206	1,211 SF	Contact Agent	Immediately

PROPERTY HIGHLIGHTS

Beautifully designed 'Class A' office/retail space available, within Snake River Landing.

Prime riverfront and corner units adjacent to the Pier.

Adjacent to restaurants, shops, and hotels.

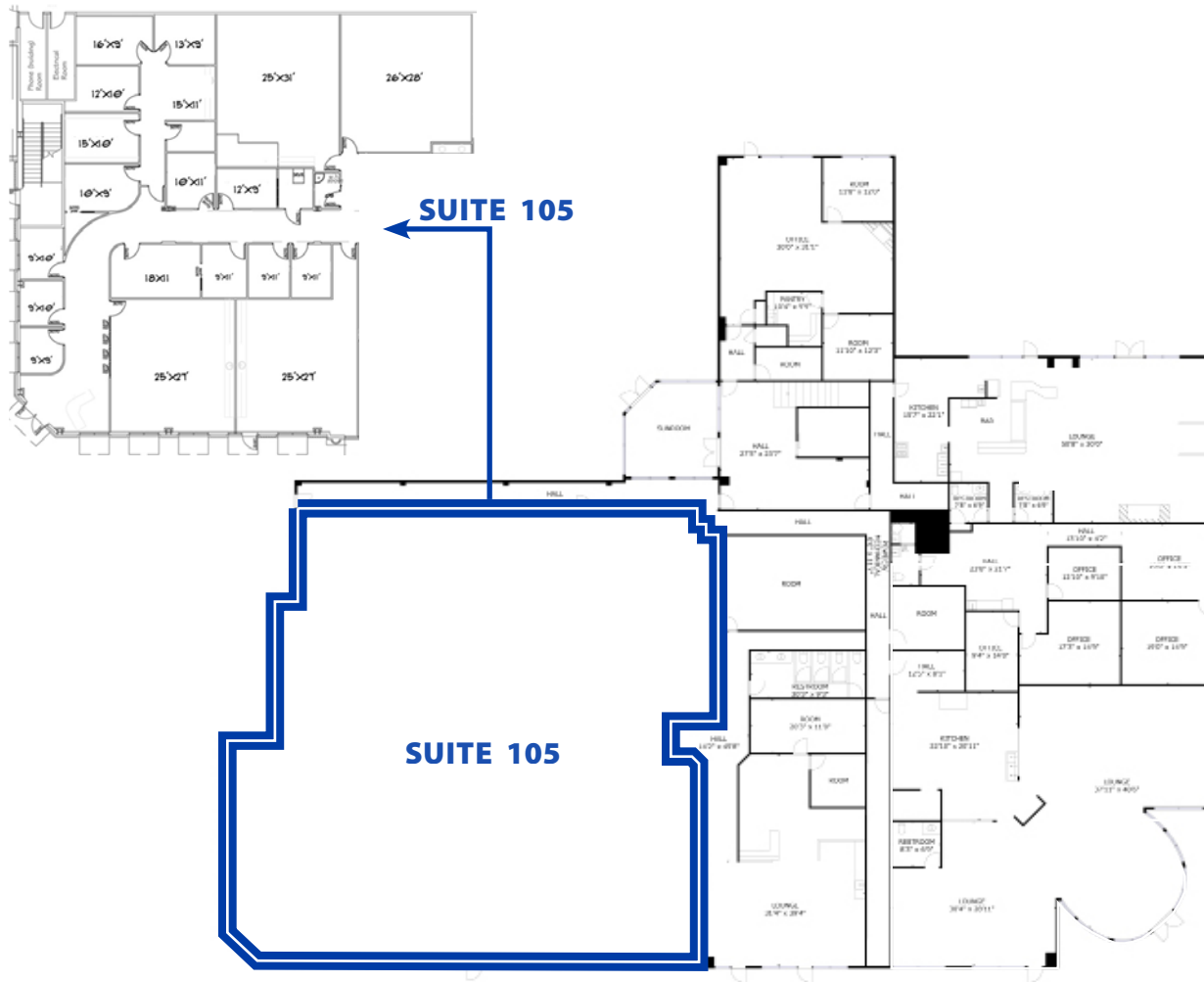
Located within minutes of downtown Idaho Falls.

Flexible floor plans ideal for restaurant, retail, or office users.

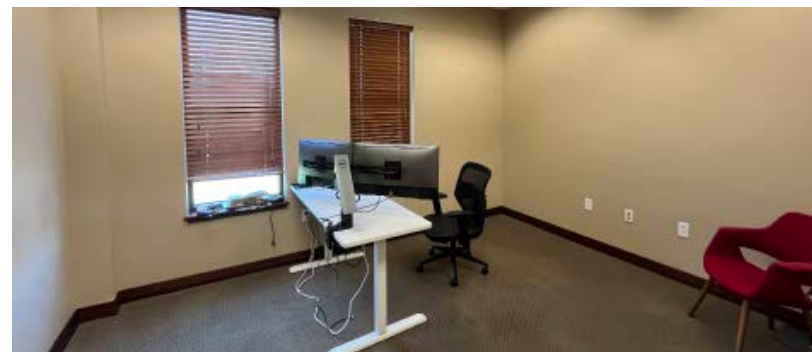
Expansive windows with natural light and scenic river view.

Direct access to walking and biking trails along the river.

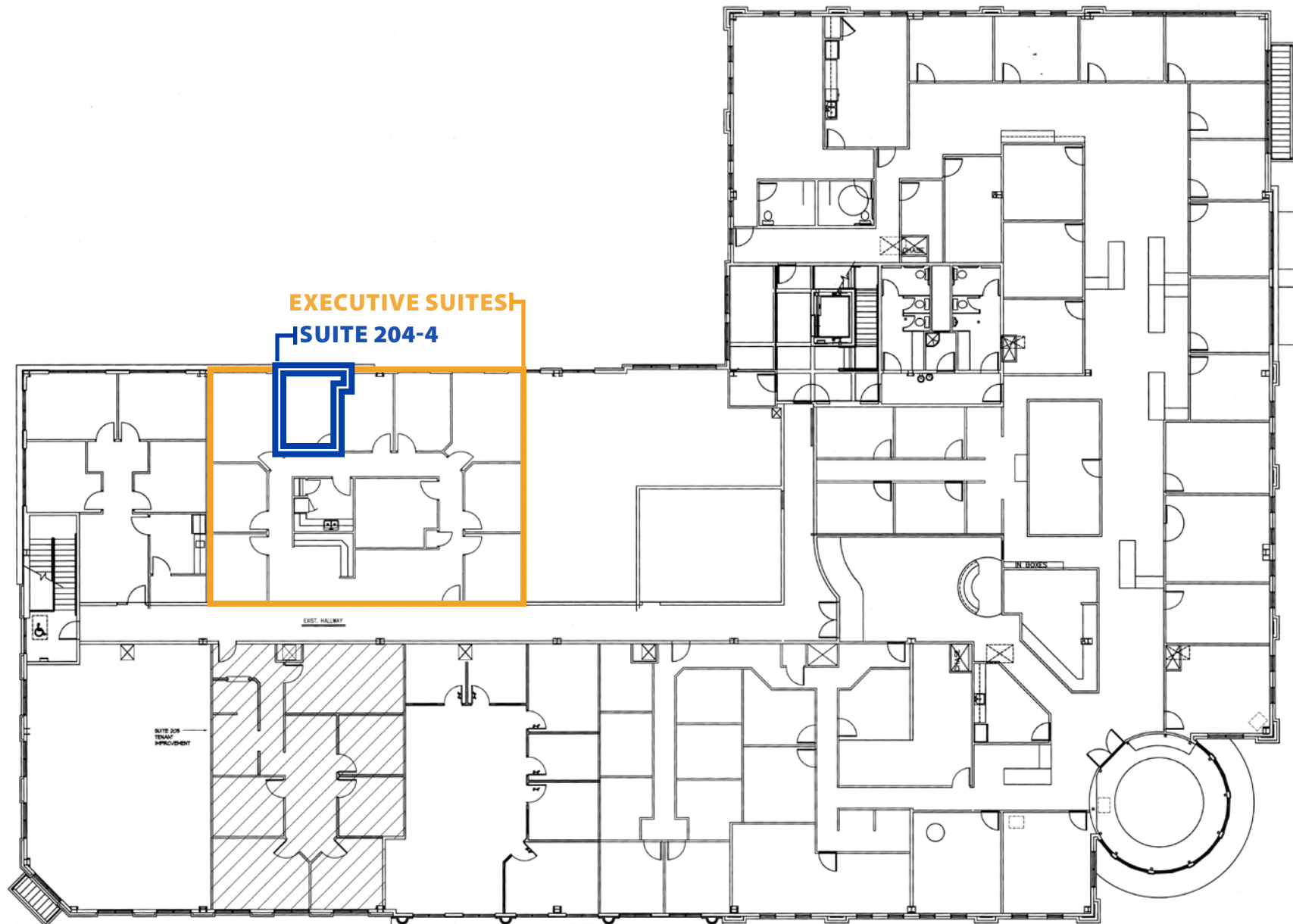
MAIN FLOOR | SUITE 105 | 7,688 SF



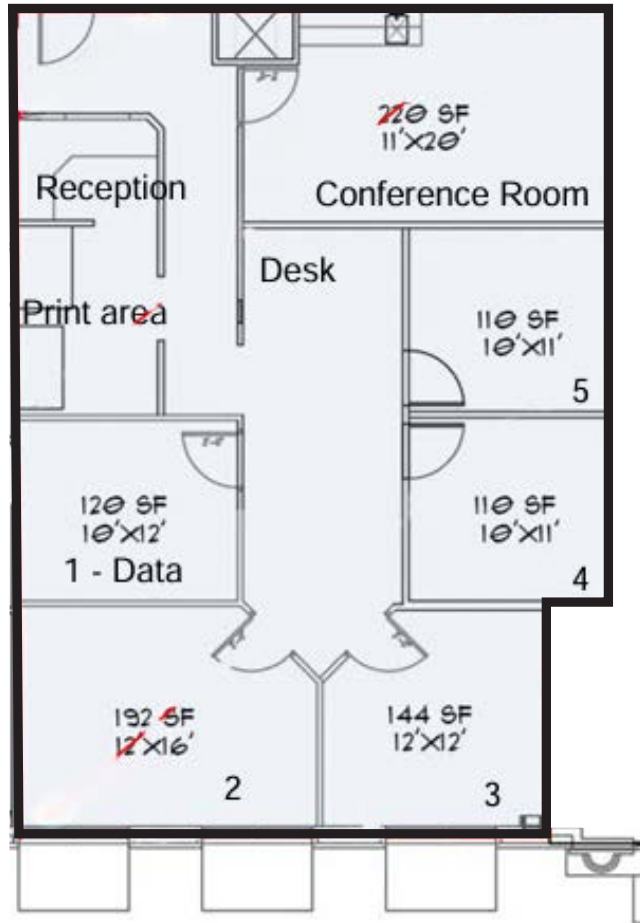
SECOND FLOOR | SUITE 200 | 5,643 SF



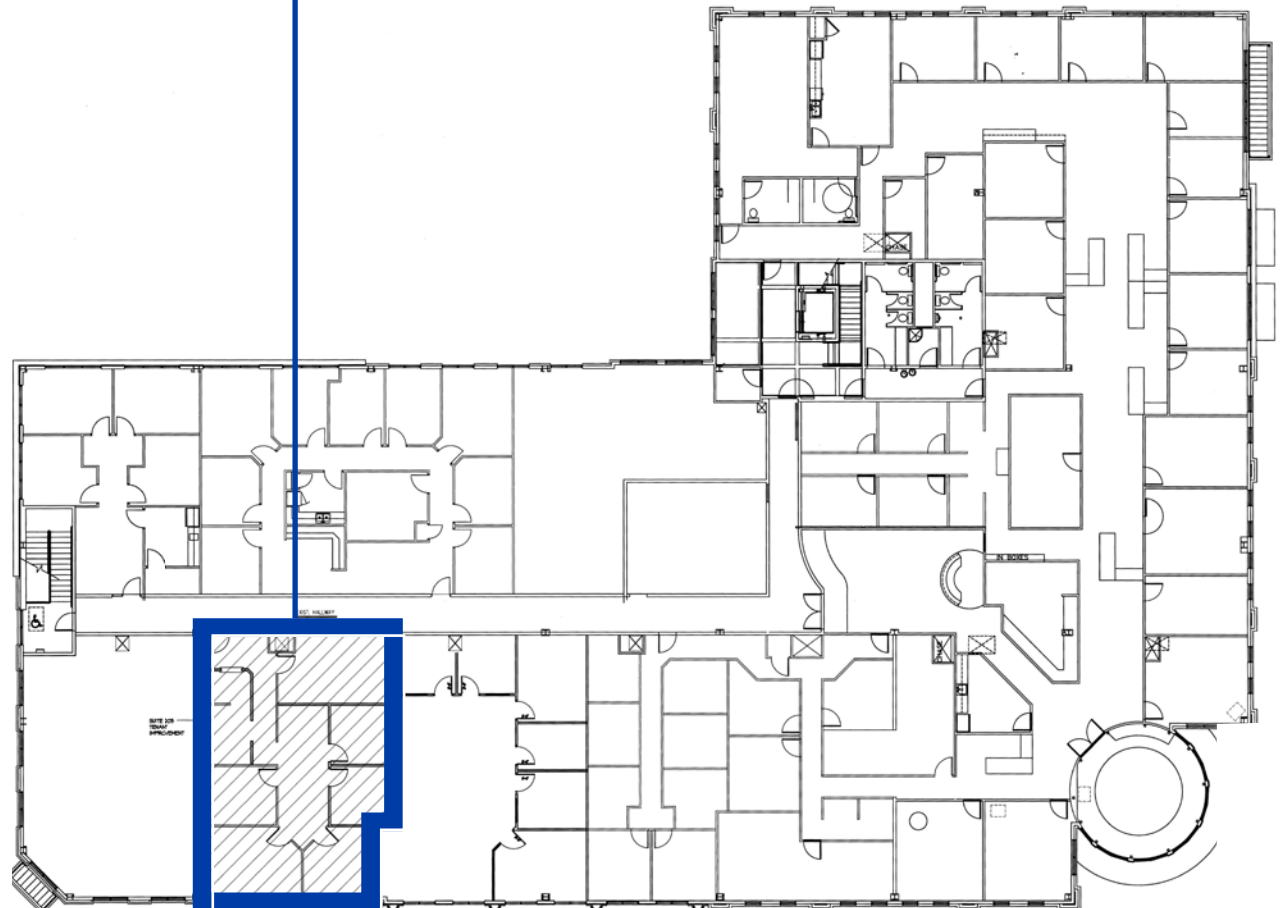
SECOND FLOOR | SUITE 204-4 | 135 SF



SECOND FLOOR | SUITE 205 | 1,659 SF

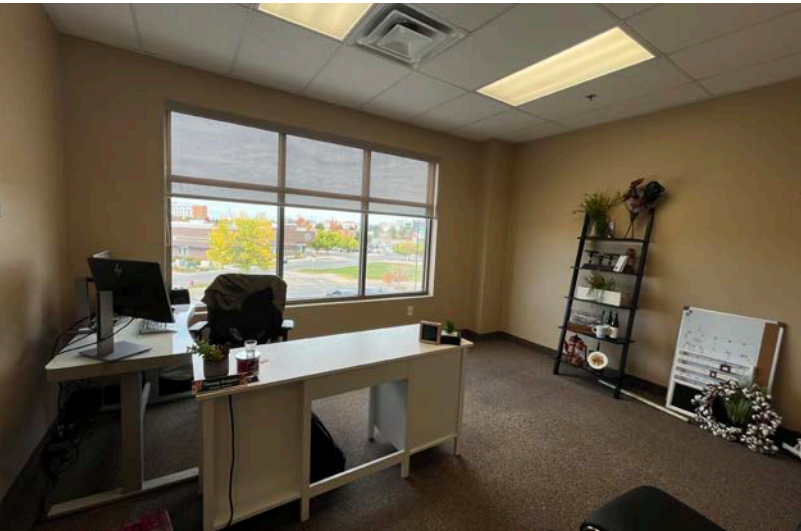
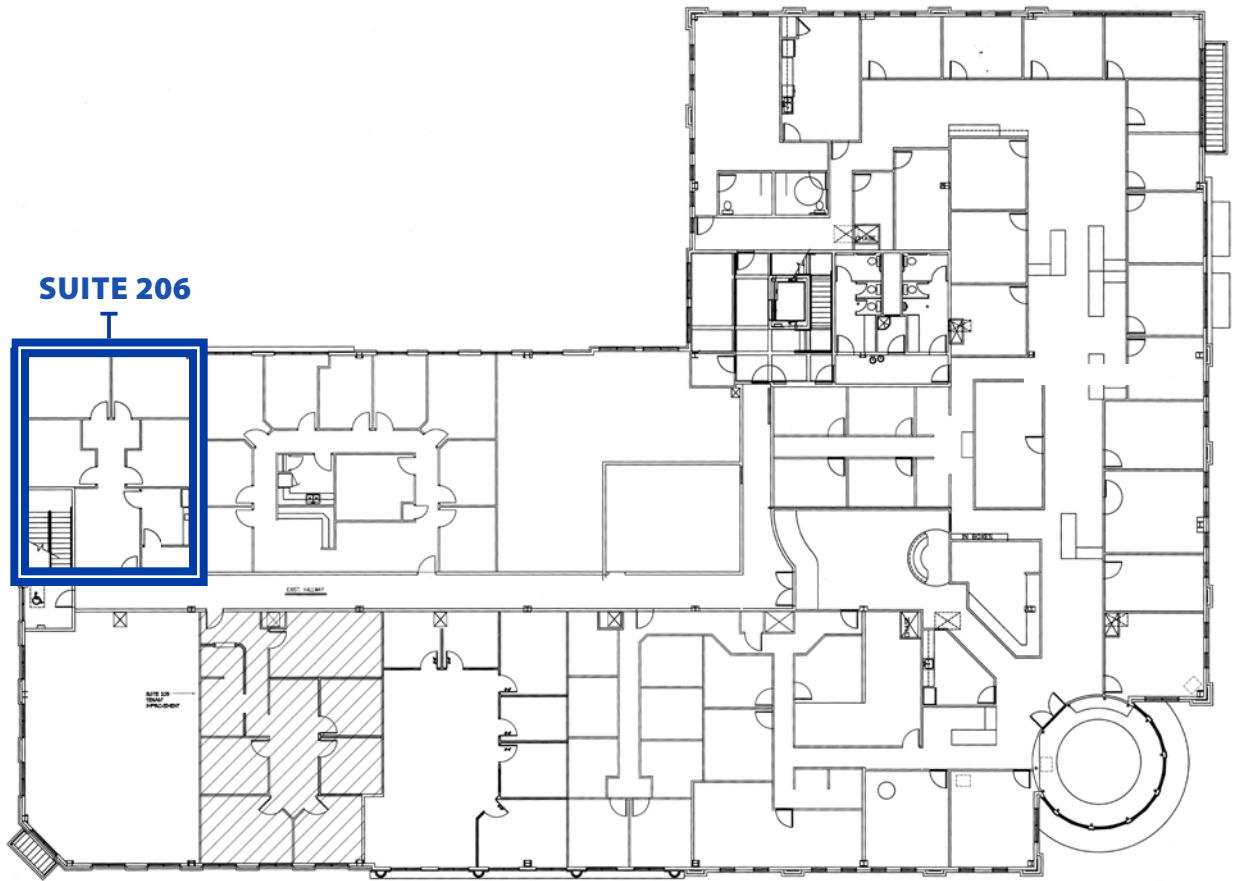


SUITE 205





SECOND FLOOR | SUITE 206 | 1,211 SF



SITE

SNAKE RIVER LANDING

 BUFFALO WILD WINGS GRILL & BAR	 WELLS FARGO	 IDAHOAN	 3 Bills BIKE SHOP	 Zoe's Food Bar
 TAP N FILL		 BBSI	 HOKKAIDO	 STOCKMAN'S RESTAURANT

Milligan Rd

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POPULATION
87,008
5 MI. RADIUS



HISTORIC ANN. GROWTH
1.6%
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$99,620
5 MI. RADIUS

IDAHO FALLS
REGIONAL AIRPORT

SKYLINE HIGH SCHOOL

CAMPING
WORLD

Walmart

BROADWAY ST

PANCHER DR 27,024 VPD

DOWNTOWN IDAHO FALLS

SITE

Snake River
LANDING

SNAKE
RIVER

MOUNTAIN AMERICA CENTER

THE FALLS APARTMENTS | 324 UNITS

THE
WATERFRONT

EVENT CTR DR

SNAKE RIVER PKWY

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