

OFFICE/RETAIL BUILDING | FOR LEASE

# SNAKE RIVER LANDING

901 PIER VIEW DRIVE | IDAHO FALLS, ID 83402

**TOK**  
COMMERCIAL



**DARREN PUETZ**  
208.656.2273  
darren@tokcommercial.com

**BLAKE PHIPPEN**  
208.357.4996  
blake@tokcommercial.com

**BRADLEY NICOLL**  
208.243.8036  
bradley@tokcommercial.com





## 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	Contact Agent	Immediately
Suite 200	5,643 SF	Contact Agent	Immediately
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.

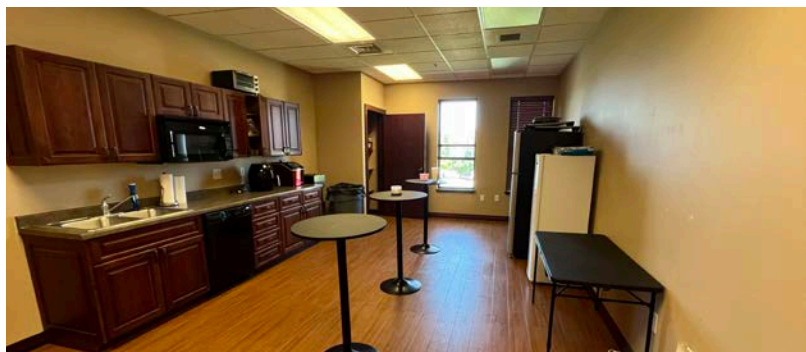
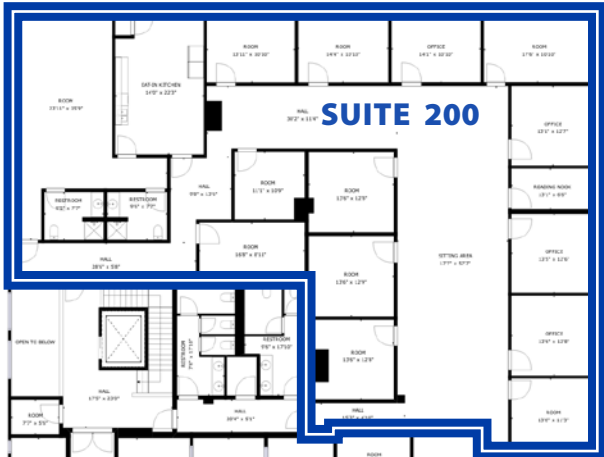




**MAIN FLOOR | SUITE 105 | 7,688 SF**



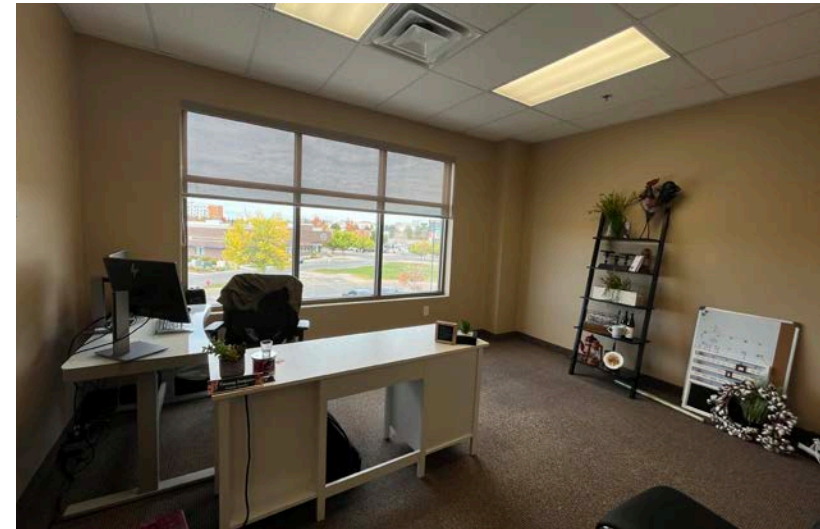
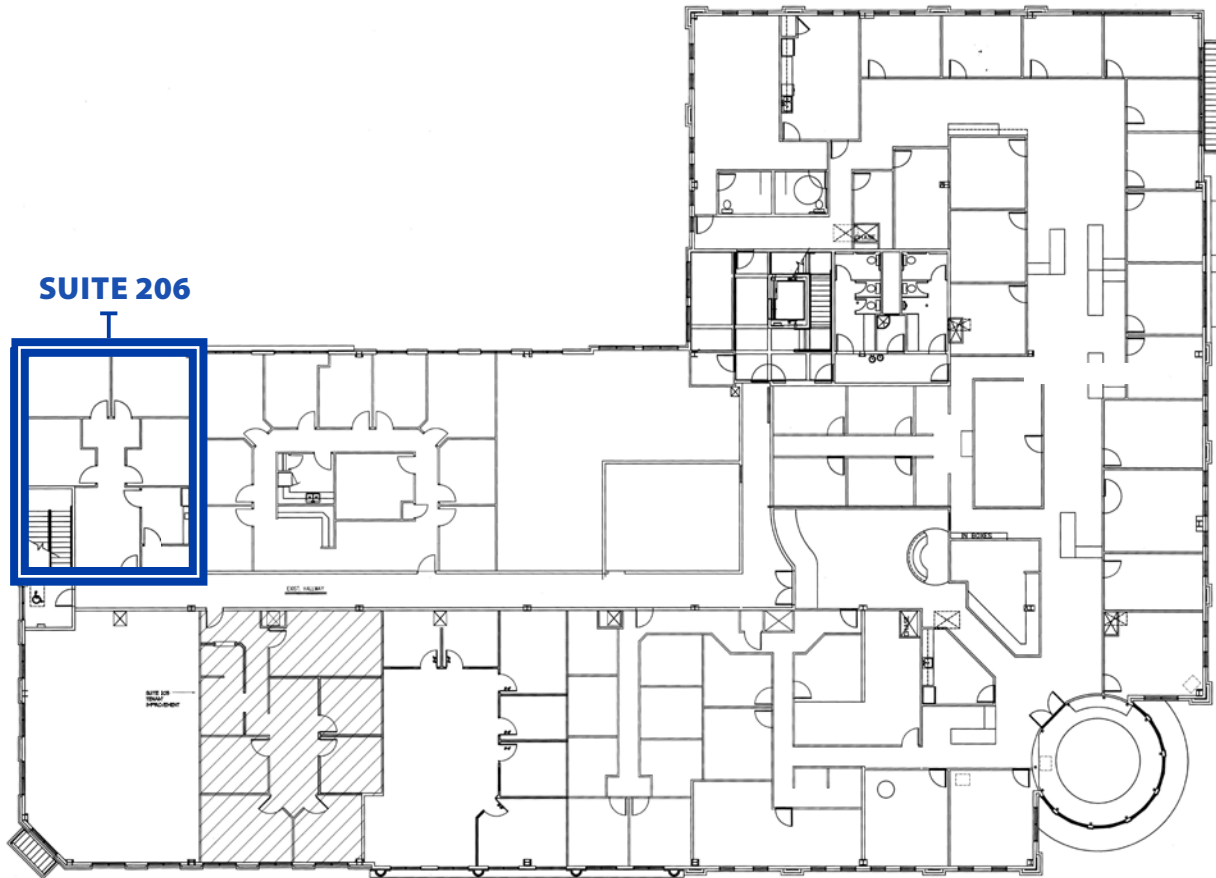
**SECOND FLOOR | SUITE 200 | 5,643 SF**







**SECOND FLOOR | SUITE 206 | 1,211 SF**





SITE

SNAKE RIVER LANDING



Milligan Rd

TOK  
COMMERCIAL





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

TOK  
COMMERCIAL