

# TOK CONSTITUTION PLAZA

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

COMMERCIAL



VIRTUAL TOUR  
CLICK  
HERE!



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.

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

CONTACT

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HIGHLIGHTS



DETAILS



UPDATED: 2.21.2024

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**OFFICE SPACE IN THE HEART OF DOWNTOWN**



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MAIN LEVEL



# FLOOR PLAN

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SECOND FLOOR



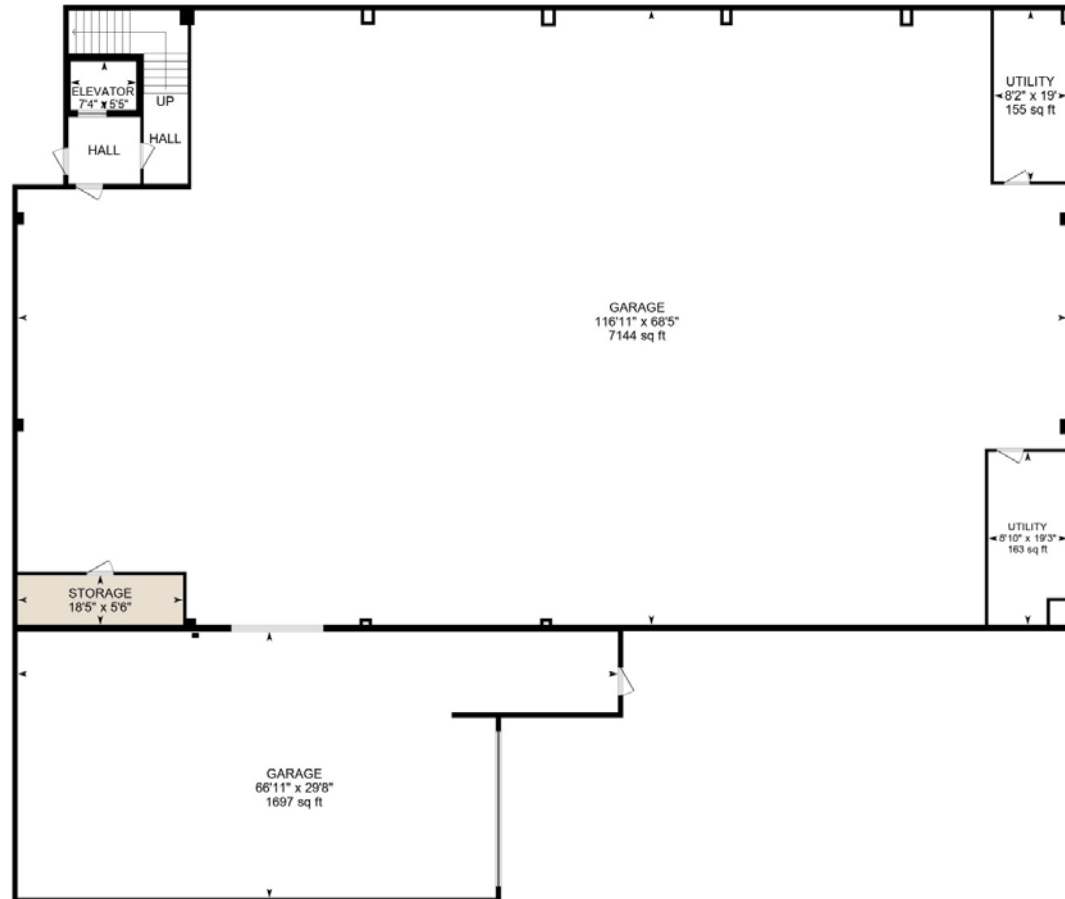
FLOOR PLAN

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## PARKING GARAGE

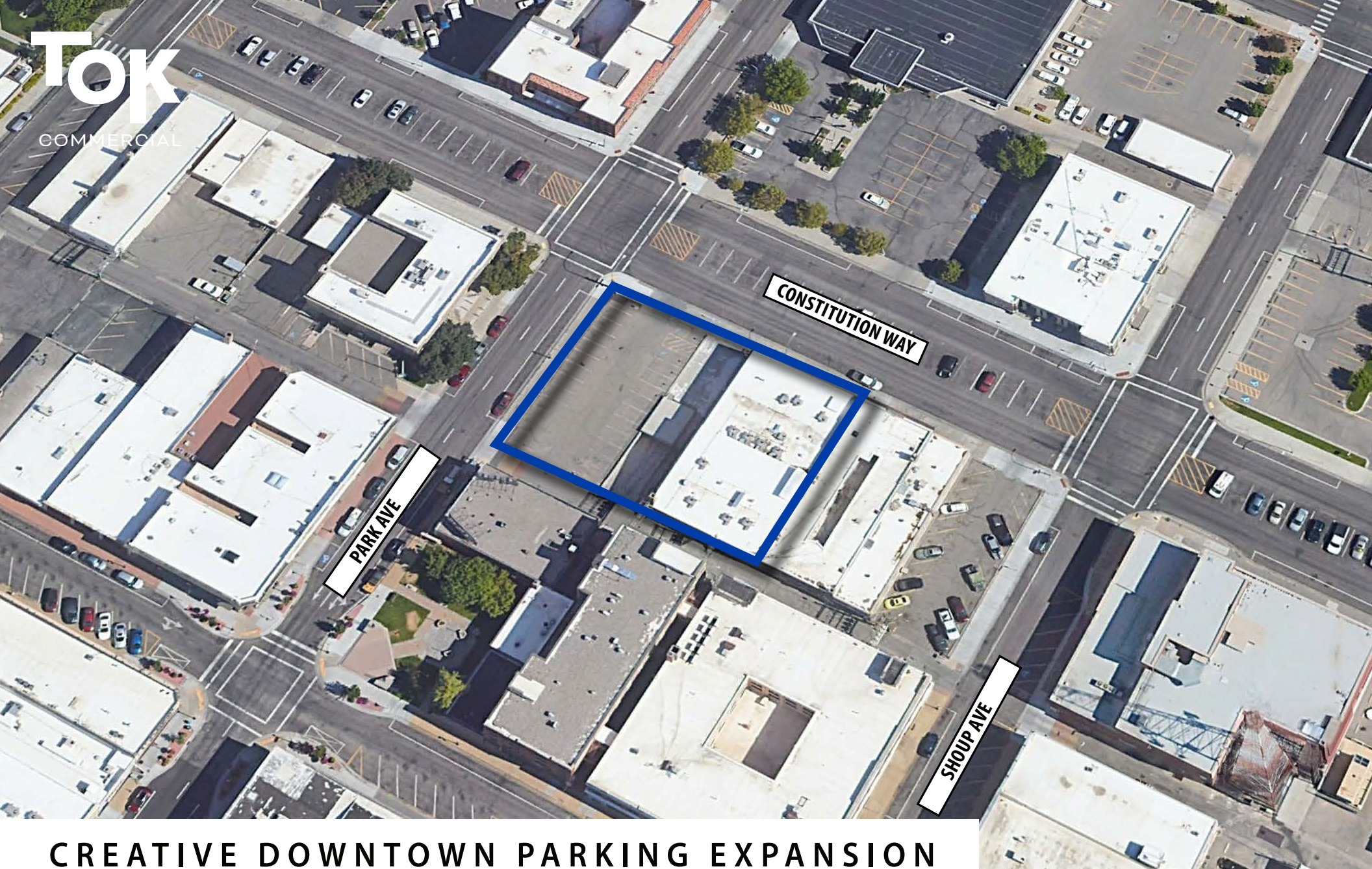


# FLOOR PLAN

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# CREATIVE DOWNTOWN PARKING EXPANSION

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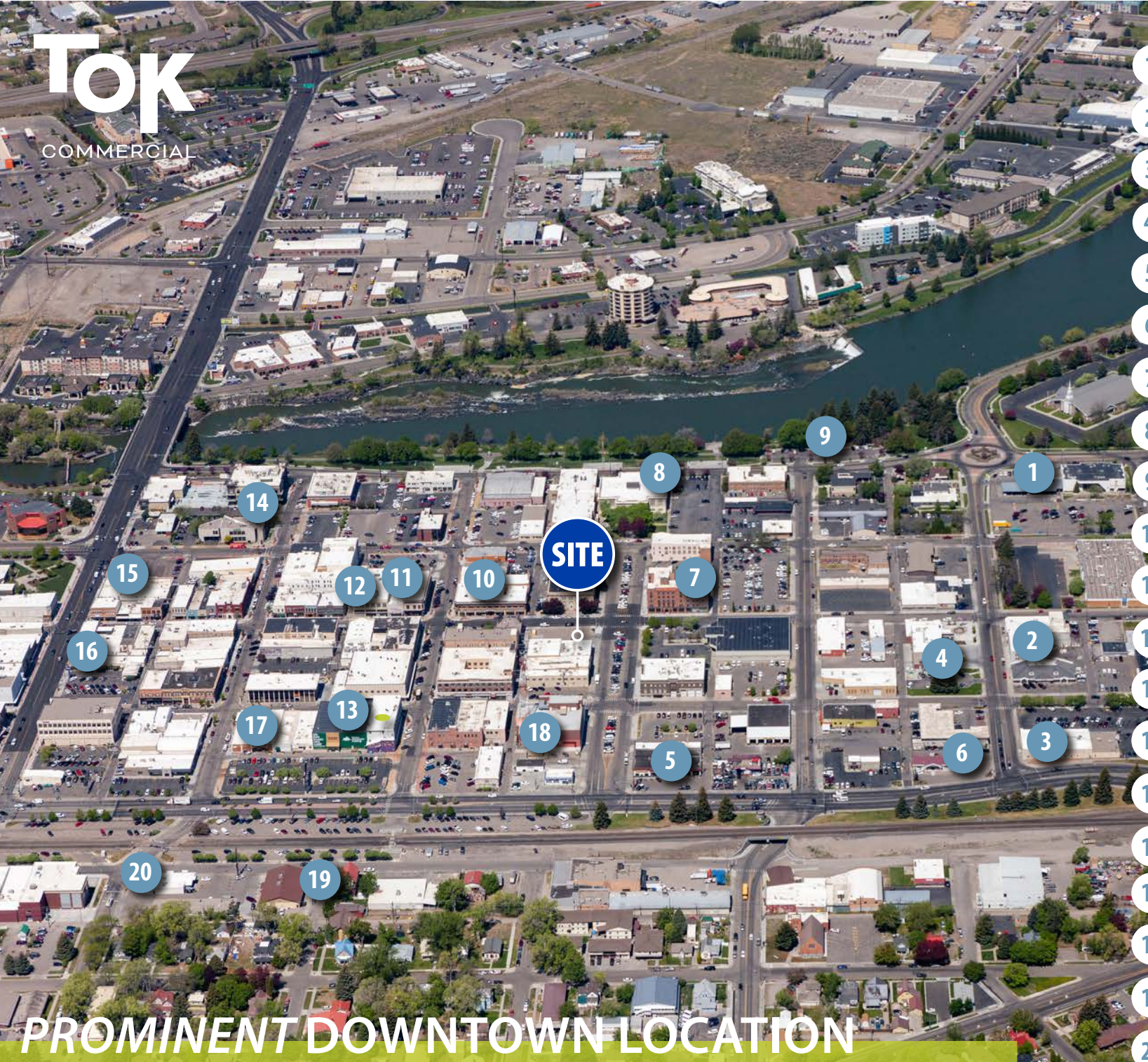


REDEVELOPMENT CONCEPTS FOR ADJACENT LOT



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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



BROADWAY AVE

DOWNTOWN IDAHO FALLS



VPD 20,784

BANK of IDAHO  
COMMITTED TO COMMUNITY

KeyBank

usbank

RJB CHOP HOUSE

SMOKIN FINS

THE SNAKE BITE RESTAURANT

redcover reading  
Idaho Falls Public Library

Melaleuca  
THE WELLNESS COMPANY

Villa  
Collegehouse  
HOTELS

SPRINGHILL SUITES  
BY MARRIOTT

NORTHGATE MILE

VPD 19,169

MUESUM  
OF IDAHO

YELLOWSTONE HWY

# AERIAL LOCATOR MAP



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