

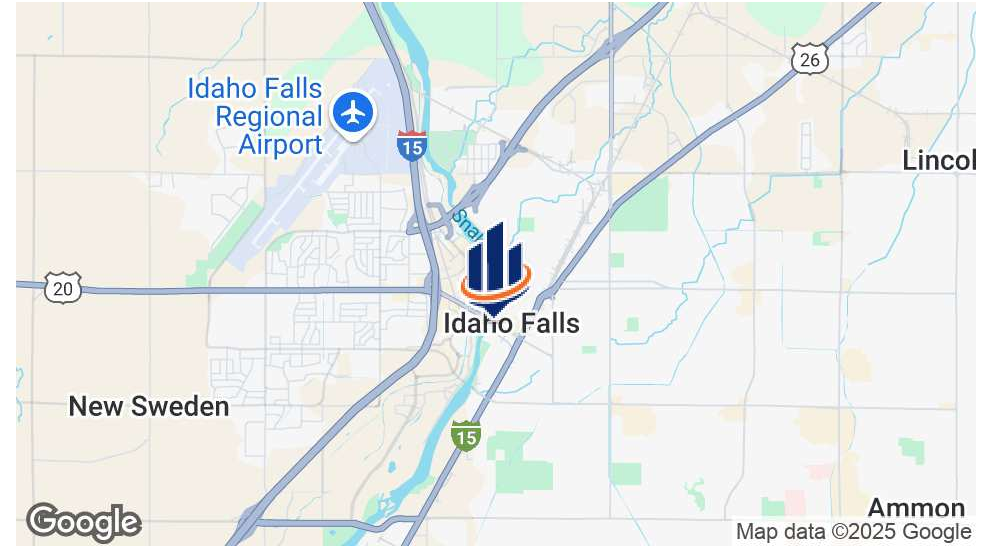


AGGRESSIVE INCENTIVES - RIVERFRONT VIEWS

3RD FLOOR OFFICE SUITE FOR LEASE
501 W. BROADWAY
IDAHO FALLS, ID 83402

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Property Summary



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	29,061 SF
Available SF:	5,850 SF
Year Built:	1979
Renovated:	2001
Zoning:	CC-1
Market:	Southeast Idaho
Submarket:	Idaho Falls

PROPERTY OVERVIEW

Experience the epitome of this 3rd floor executive office space at 501 W. Broadway, Idaho Falls, ID. This premier property offers unparalleled beauty with stunning views of the Snake River and the charm of downtown Idaho Falls. The available space is a 5,850 RSF executive suite that exudes sophistication, providing a prestigious space for your business. Centrally located in the bustling business district, it offers the convenience of ample parking for you and your clients. Embrace the perfect fusion of luxury and functionality, ensuring a productive and inspiring work environment. Elevate your business presence with this exceptional opportunity in a prime location.

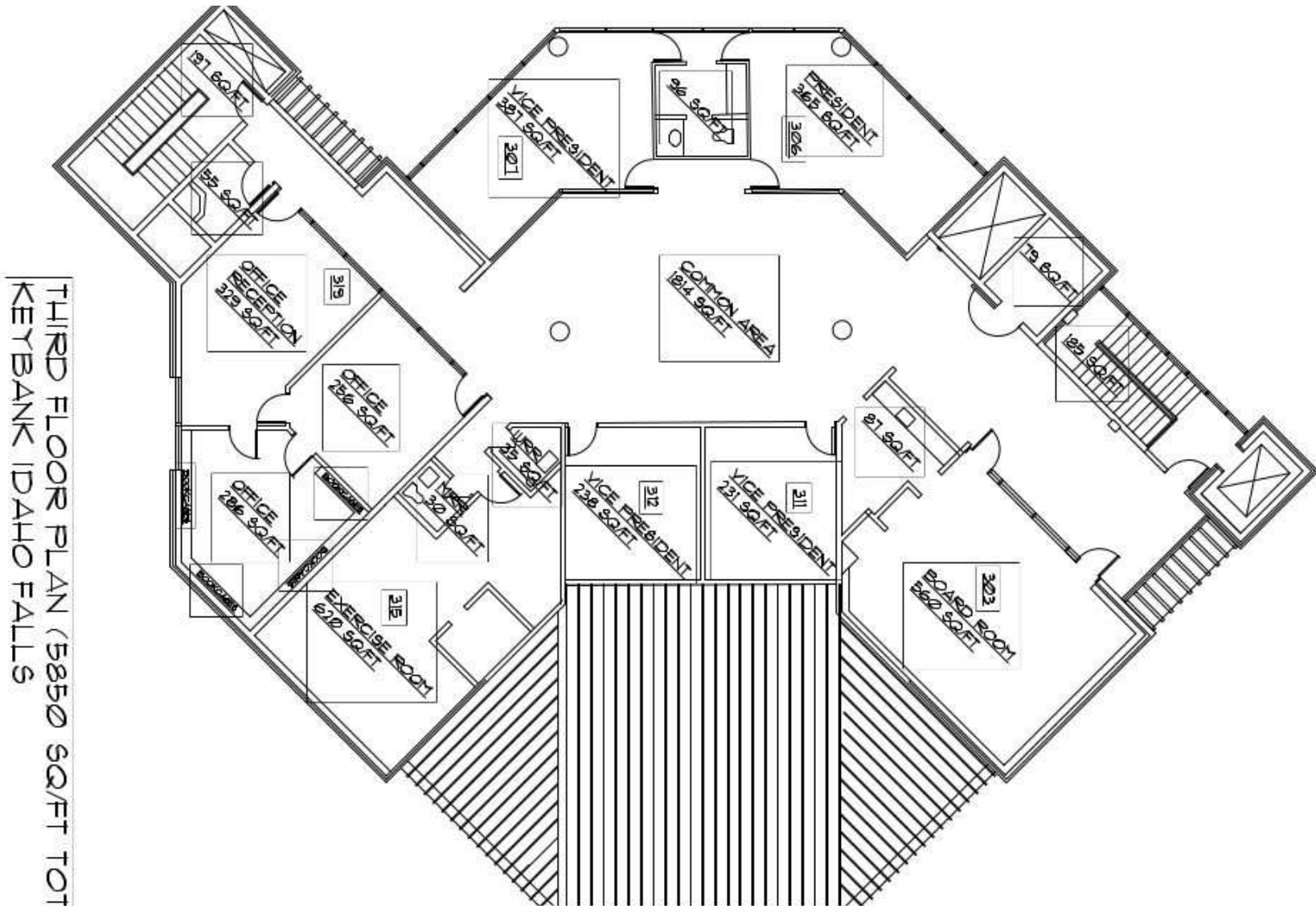
PROPERTY HIGHLIGHTS

- - Stunning views of the Snake River and downtown
- - Spacious third-floor 5,850 RSF executive suite
- - Aggressive Incentives for Improvements
- - Centrally located in the bustling business district
- - Ample parking for tenants and clients

Interior 3rd Floor Photos

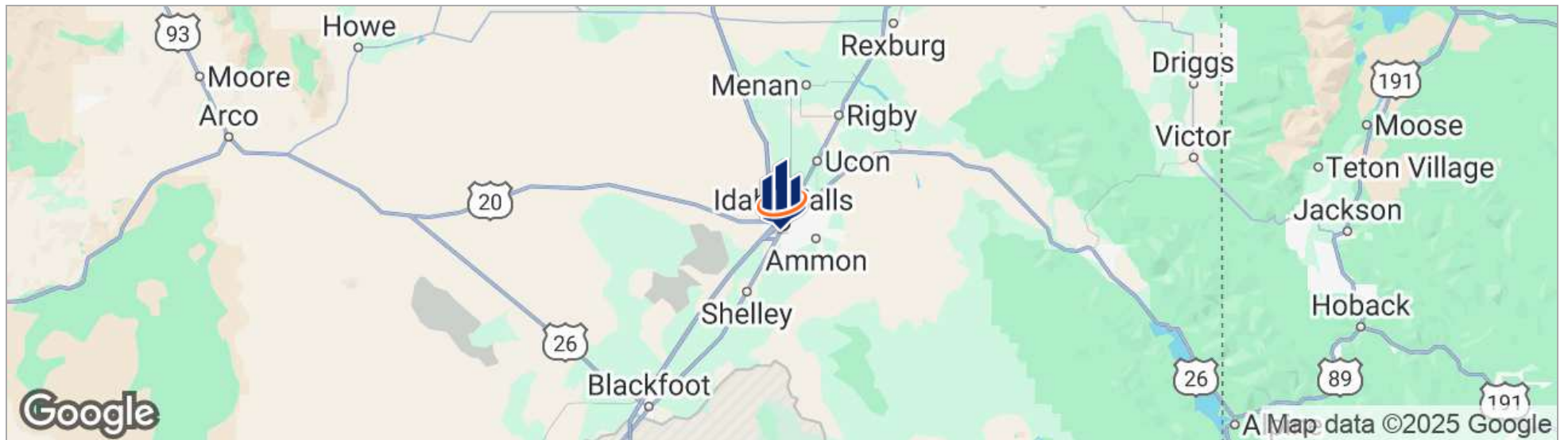
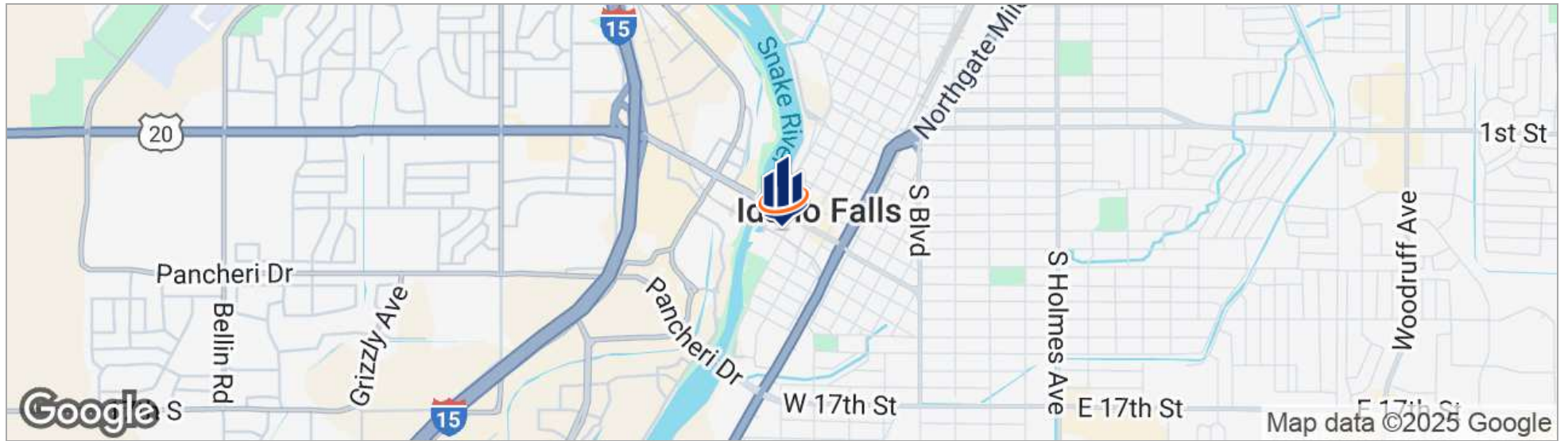


Floor Plans



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

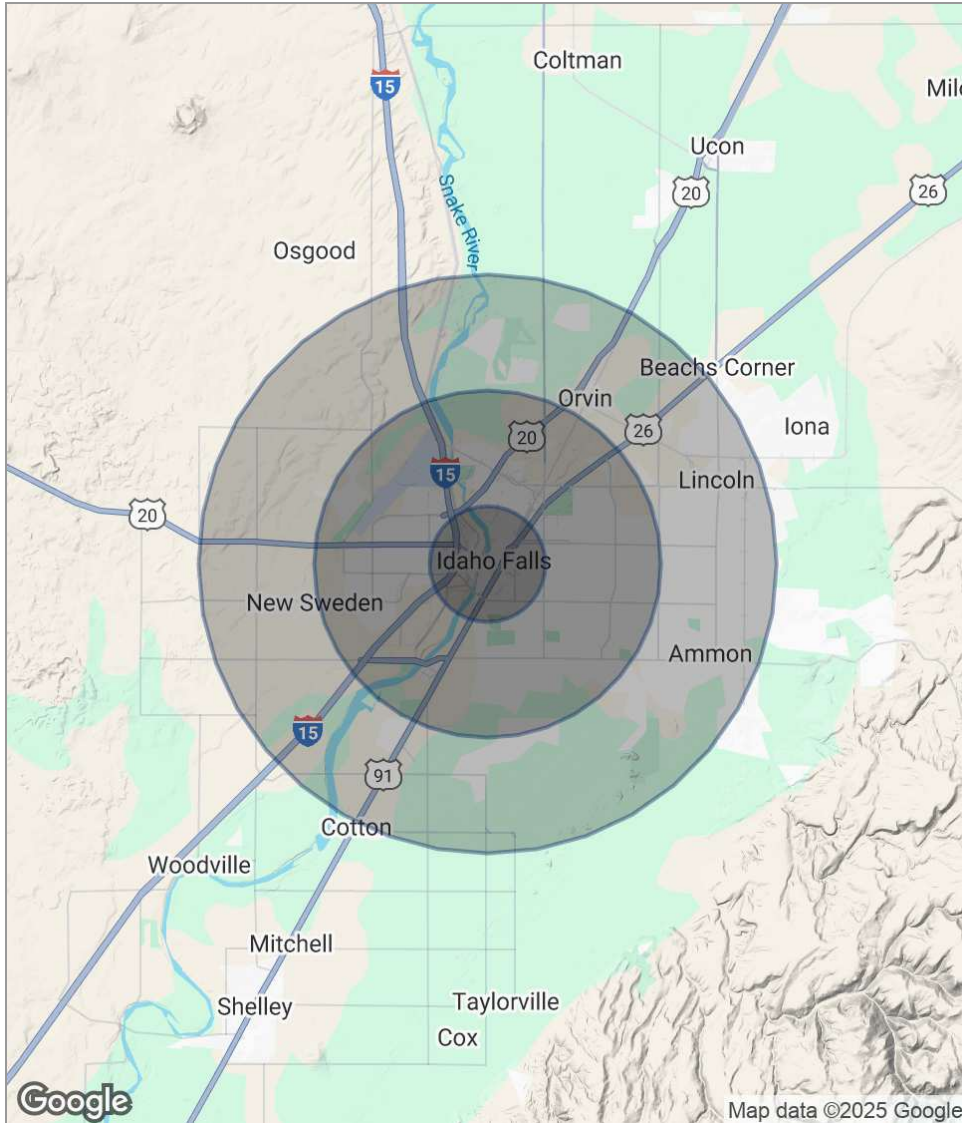
Location Maps



Local Business Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,306	49,997	84,429
Median age	31.8	33.3	33.3
Median age (Male)	30.8	32.6	32.5
Median age (Female)	34.5	34.6	34.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,006	19,043	31,197
# of persons per HH	2.4	2.6	2.7
Average HH income	\$50,954	\$56,936	\$61,343
Average house value	\$149,670	\$143,483	\$157,979

* Demographic data derived from 2020 ACS - US Census