



DOWNTOWN RIVERFRONT OFFICE LEASE

501 W. BROADWAY
IDAHO FALLS, ID 83402

Kevin Cutler, CCIM
Managing Director
O: 208.535.8520
kevin.cutler@svn.com

Property Summary



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (Full Service)
Building Size:	29,061 SF
Available SF:	5,927 SF
Year Built:	1979
Renovated:	2001
Zoning:	CC-1
Market:	Southeast Idaho
Submarket:	Idaho Falls

PROPERTY OVERVIEW

This three story building is situated on the banks of the Snake River. There is 5,927 RSF available on the second level with an optional 554 sq. ft. of storage available in the basement. The beautiful KeyBank building is positioned in the CBD of Idaho Falls between the Historic Downtown and the recent developments of Taylor Crossing and Snake River Landing. There are over 35,000 vehicles per day passing this property and there is very good access from major highways, 1/2 mile from I-15 and just over 2 miles from the regional airport. There is CIRCA fiber optic available, DSL and T1 to the de-mark and the suites are networked with CAT-5. Come enjoy the great views this space has to offer at very reasonable rates. Visit <http://properties.svn.com/KeyBankLease>

PROPERTY HIGHLIGHTS

- Beautiful Downtown and Views of the Snake River
- 2nd Floor 5,927 RSF Suite
- Basement Storage Available - 554 sq ft @ \$2,50/sf (Full Service)
- Centrally Located in Business District w/ Parking

Interior 2nd Floor Photos



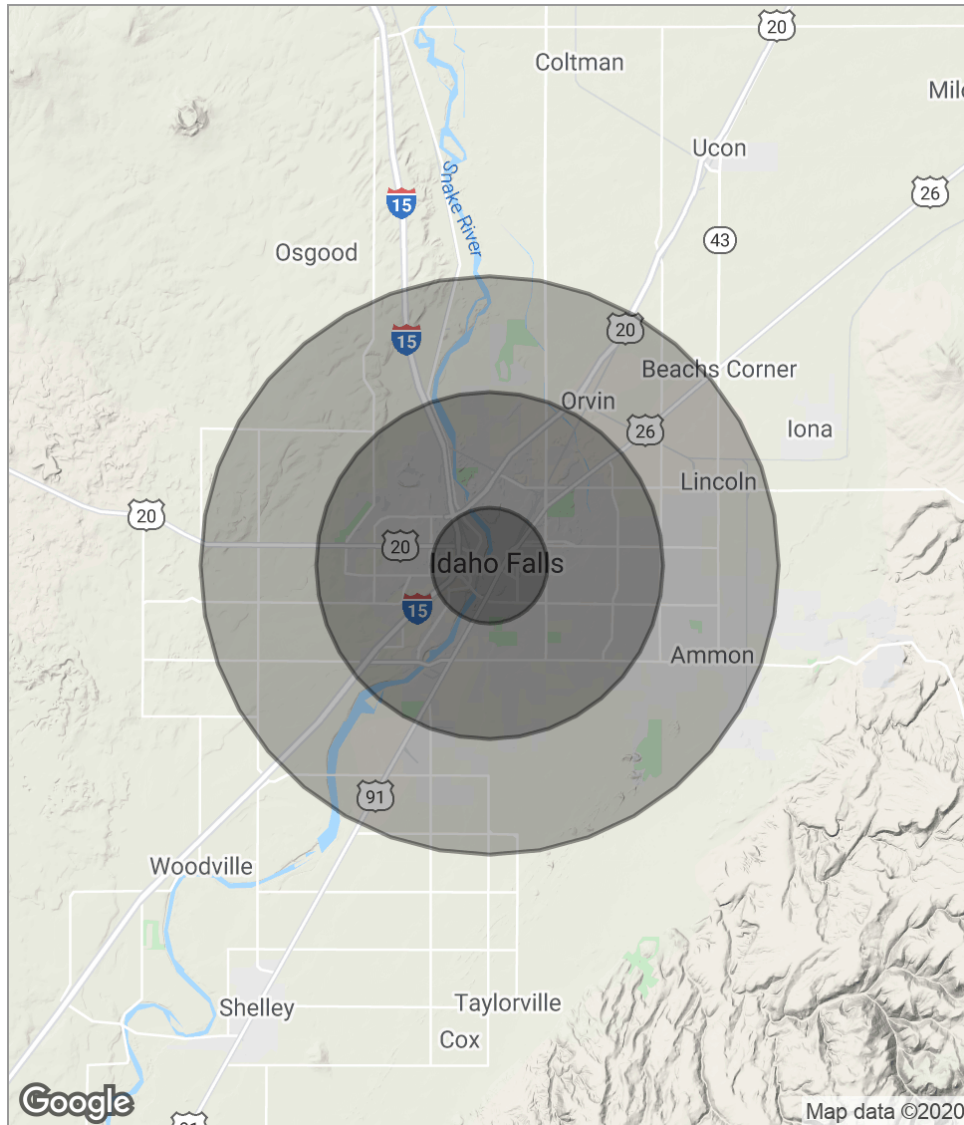
Location Maps



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 2010 US Census*