

# TOK

COMMERCIAL

# IDAHO FALLS - BROADWAY OFFICE BLDG.

OFFICE BUILDING FOR LEASE | 2070 BROADWAY STREET | IDAHO FALLS, ID 83401



## REMODELED OFFICE SPACE

### BLAKE PHIPPEN

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### DARREN PUETZ

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### BRADLEY NICOLL

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3,290 SF immediately available. Entire building (7,740 SF) can be made available within 30-60 days.

Remodeled office space located along main arterial of Idaho Falls.

Great location near many other major businesses, retailers, services.

Ample off-street parking

Large monument signage available with great visibility.

Versatile space configuration provides for a variety of office related uses with (9) standard offices, (1) large office/bullpen/conference area, (1) small office, (2) open work areas, and (2) bathrooms.

### HIGHLIGHTS



### DETAILS



SPACE	SIZE	RATE
Entire Bldg. (Divisible)	3,290 - 7,740 SF	\$16.00/SF

**PROPERTY TYPE:** Office

**BUILDING SIZE:** 7,740 SF

**LEASE TYPE:** NNN

**AVAILABLE:** 3,290 SF (Portion of Bldg.) Immediately  
7,740 SF (Entire Bldg.) 30-60 Days

### CONTACT

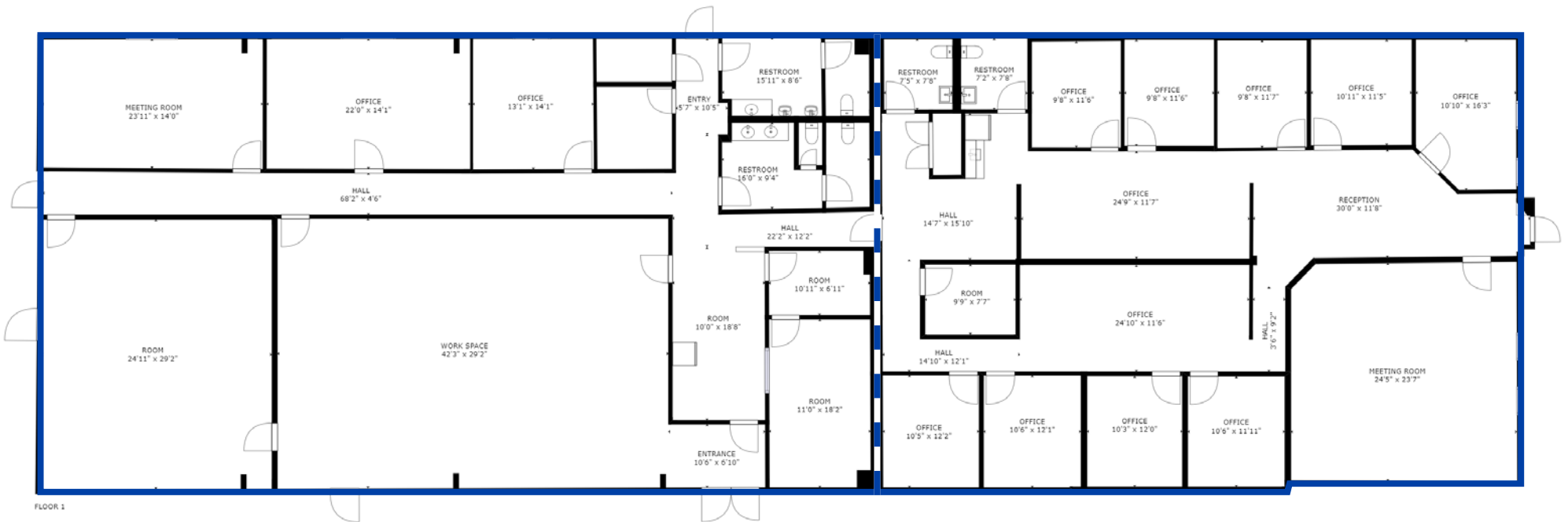


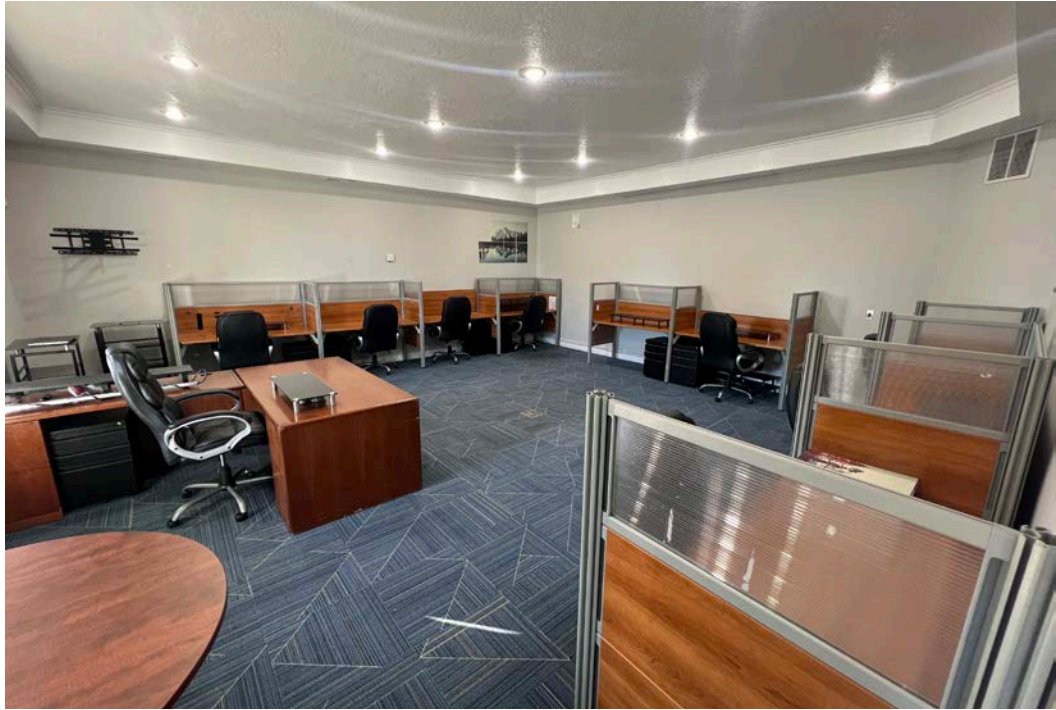
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# 3,290 SF - 7,740 SF AVAILABLE







**IDAHO FALLS  
REGIONAL AIRPORT**



14,370 VPD

17,818 VPD

26,991 VPD



BROADWAY ST/MEDAL OF HONOR HWY

## AREA DEMOGRAPHIC SUMMARY

POPULATION	HOUSEHOLDS	MED. INCOME	EMPLOYEES
1 MI   11,214	1 MI   4,141	1 MI   \$84,732	1 MI   2,393
3 MI   39,222	3 MI   15,305	3 MI   \$74,052	3 MI   17,709
5 MI   78,120	5 MI   29,752	5 MI   \$79,424	5 MI   35,427

