



OFFICE BUILDING

1690 International Way Idaho Falls, ID



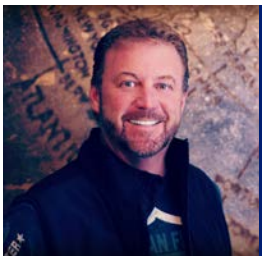
Sale Overview

Lease Rate	\$10.50 NNN
Lot Size	2 Acres
Building Size	12,825
Year Built	1996
Zoning	Commercial
Market Cross	Skyline/
Streets	International



Property Overview

Property	Two story office building with fully finished basement for a total of approximately 12,825 square feet of rentable space. Remodeled in 2007 the property contains high security "SKIFF" certification with an STC rating. Excellent location near the freeway and airport, logistically positioned for industrial high-tech or government based companies.
Location	Idaho Falls is located along the I-15 corridor and is the retail hub of Southeast Idaho. It also serves as the regional hub for health care, travel, and business. Voted one of the 10 best places to live, it has a regional trade area draw of 320,000. Idaho Falls enjoys a low unemployment rate well below the national average, low energy costs, and excellent access to major travel routes. Idaho Falls is centrally located near Yellowstone National Park, Jackson Hole, WY, Sun Valley, ID, and Salt Lake City, UT.



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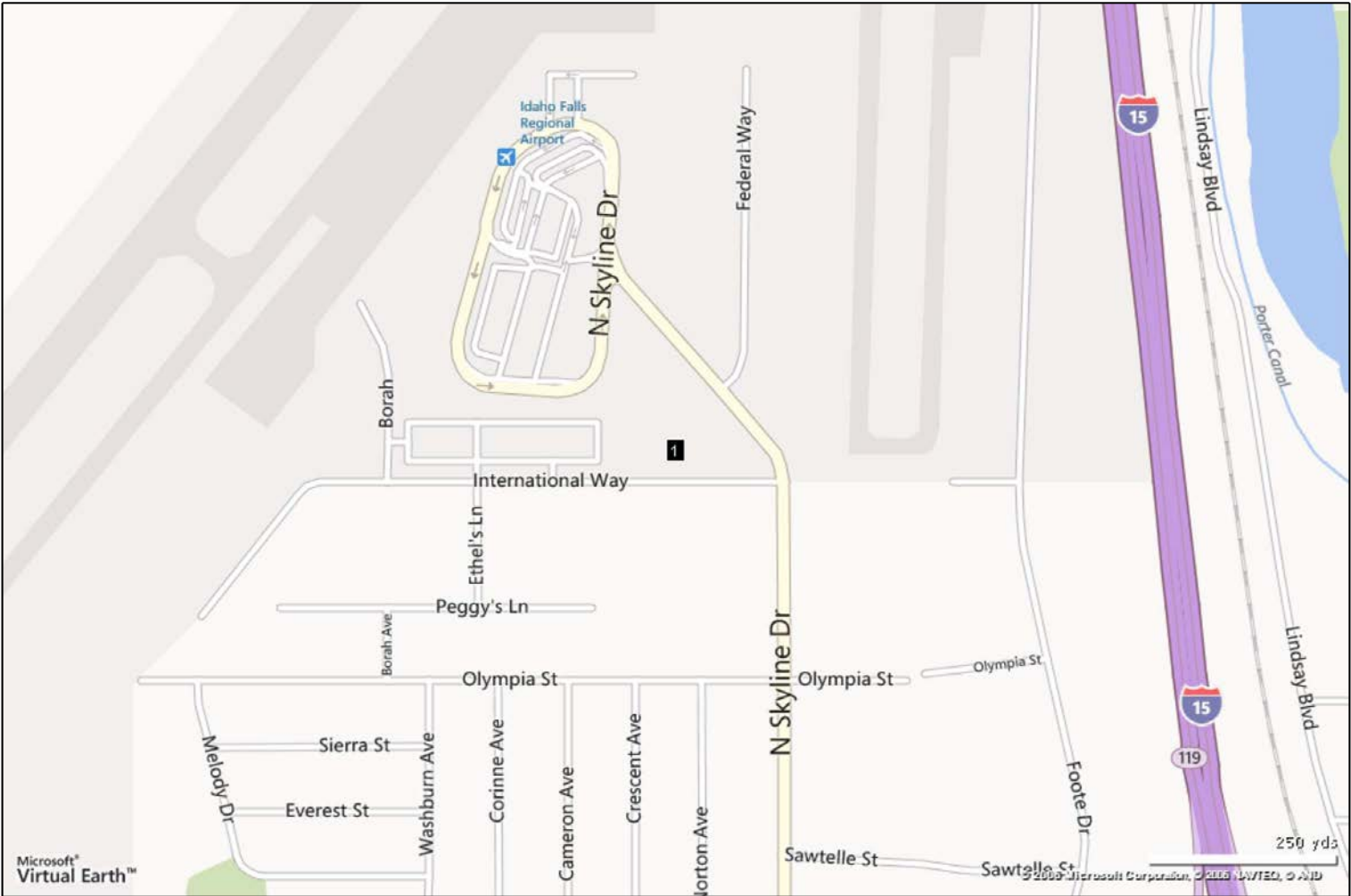
1690 Intenational Way

Location Aerial



1690 International Way

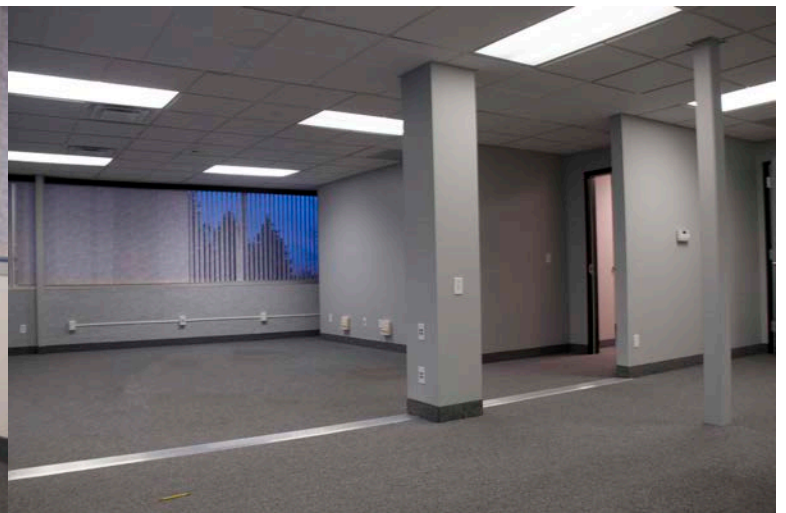
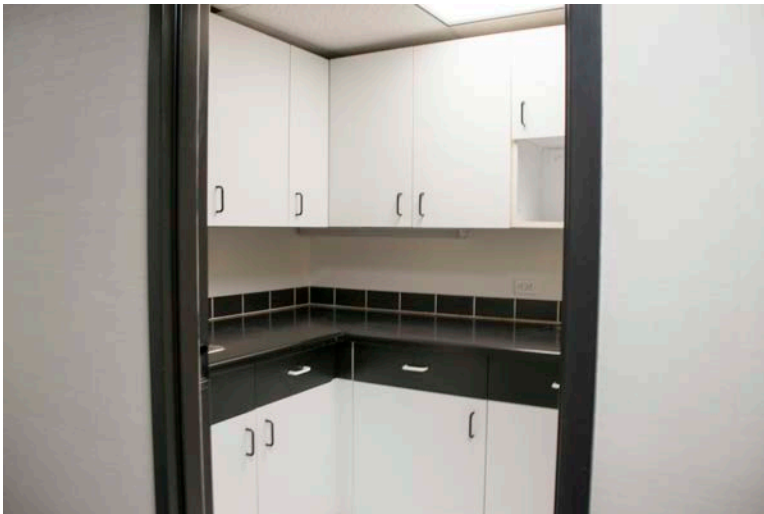
Location Map



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1690 International Way

Additional Photos



1690 International Way

Additional Photos

Pictures



1690 International Way

Demographics

Demographic Market Comparison Report

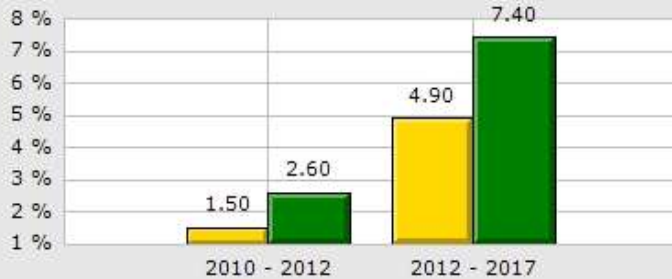
1 mile radius

1690 International Way, Idaho Falls, ID 83402

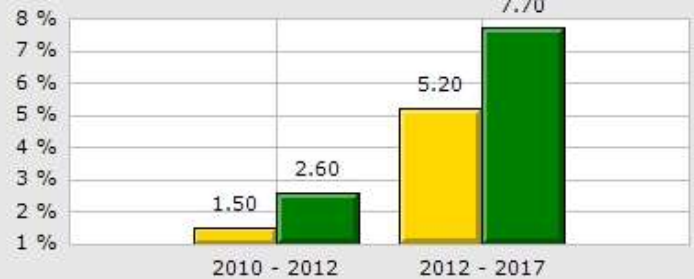
Type: **Class B Office**
County: **Bonneville**

 1 Mile
 County

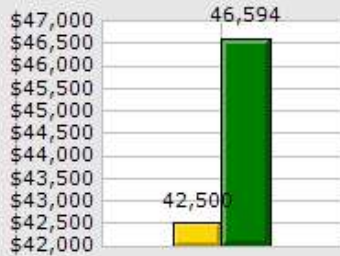
Population Growth



Household Growth



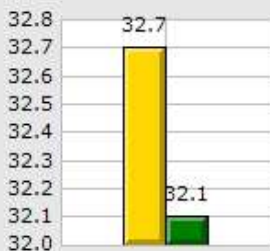
2012 Med Household Inc



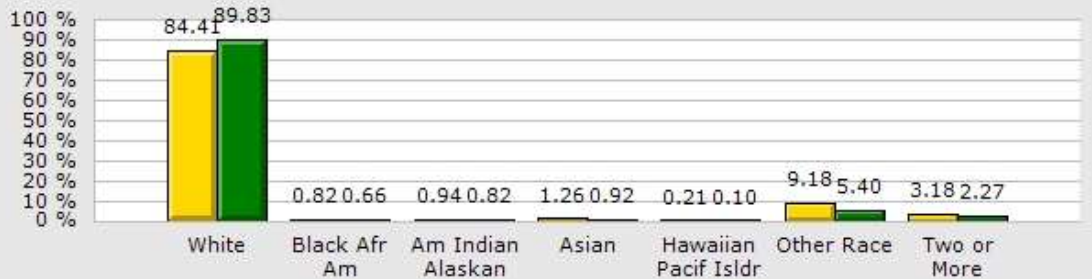
2012 Households by Household Income



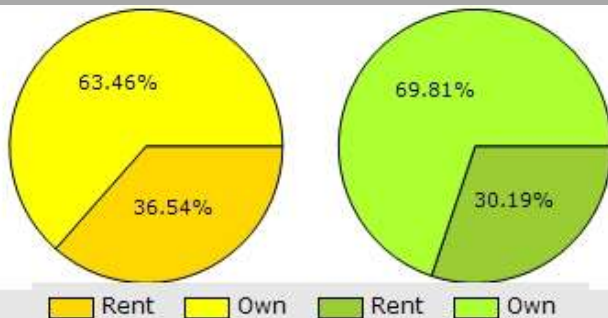
2012 Median Age



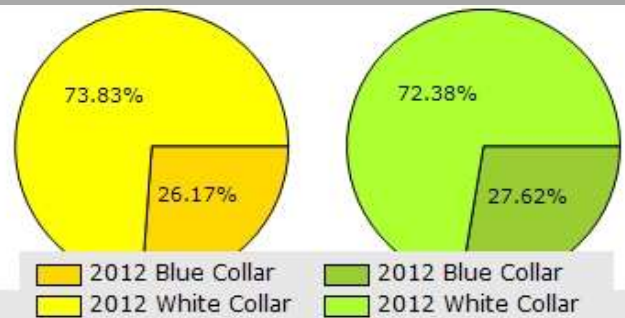
2012 Population by Race



2012 Renter vs. Owner



2012 Blue vs. White Collar



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Shane is a focused, organized, and highly motivated individual who has been involved in all aspects of commercial real estate, from the land development process, to property sales, leasing, and investment since 2001. He specializes in retail, land development, and investment properties.

Shane has developed special relationships with property owners, major tenants, and government agencies that give his clients the resources needed for locating in Eastern Idaho. In addition, Shane has regional and national contacts to broaden the acquisition and disposition capabilities of properties while serving local investors and clients for their business needs.