

THE
BROADWAY



RETAIL | RESTAURANT SPACE OFFERED FOR LEASE

CORNER OF BROADWAY & MEMORIAL
IDAHO FALLS 83402

TOK COMMERCIAL
REAL ESTATE

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THE BROADWAY



BE A LEADER IN THE MARKET

Being a tenant in The Broadway is being a leader in Idaho Falls as a key part of the next chapter in the all-important revitalization of “your downtown”. This is what makes for the heart and soul of a city. Idaho Falls needs key companies and individuals to step out and commit to make this happen. Be part of this historic and important opportunity with selected other key professional firms and companies.

FINEST STATE OF THE ART OFFICE SPACE

First of its kind in Idaho Falls, this opportunity enhances workplace experience and productivity. Leading companies and professional firms are investing in their most important asset-their associates to improve productivity and retention.

- Finest design and finishes - from ceiling height to solid core doors to workmanship of all components, all creating optimal workspace for you and your associates.
- Overall energy and sustainability practices that set the standard in downtown Idaho Falls.
- Advanced HVAC with maximum work place comfort
- Latest lighting to maximize workplace effectiveness and energy efficiency.
- Highly efficient office floor layouts to allow best cost per month for the quality provided compared to currently available Class B and C office space in downtown.

INTEGRATED INDOOR | OUTDOOR SPACE

The Broadway includes a Community Plaza with direct access across the street to the Greenbelt. More and more companies are wanting these kinds of amenities to entice associates away from the fluorescent glare with an opportunity to refresh. Some office campuses also have walking trails and large balconies.

PARKING

- On-site and convenient parking including one of only a few below-grade, fully secure and enclosed parking lots in Idaho Falls. [See Page 11 for more details.](#)
- Bike parking





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Best Location in Idaho Falls

- Located in the heart of the business district in Downtown Idaho Falls
- High walkability score - close to restaurants, hotels, shopping, parks and entertainment
- High traffic counts
- Best views of the Snake River and Downtown



AVAILABLE SPACE

SPACE:	SIZE:
Building A - Single Story Retail	
1st Floor	5,051 SF
Divisible to ± 1,200	
Building B - Three Story Retail	
1st Floor - Retail/Restaurant	1,684 SF

CONTACT AGENT FOR RATES

LISTING COMMENTS

Situated as a part of the main gateway to historic downtown and adjacent to the greenbelt along the river's edge, The Broadway invites retailers and marketeers a space to call their own.

A central plaza prompts the community and visitors to convene for food, music and entertainment.

Keeping with the Idahoan roots and culture, it is a place to gather, a place to connect and a place to experience a unique, casual atmosphere.



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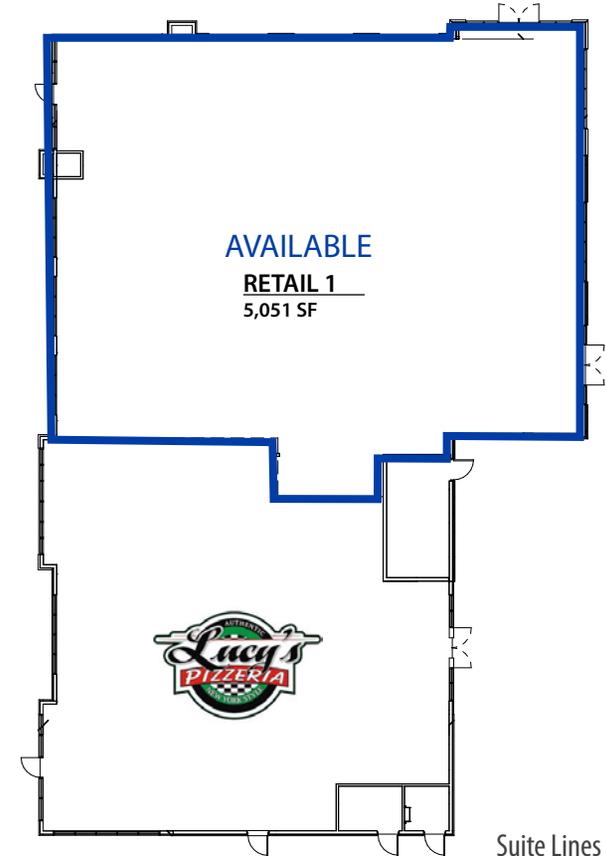


Building A | Ground Floor Retail

560 W BROADWAY STREET

Located in historic downtown Idaho Falls, the proposed single story 8,227 square foot retail shops at the intersection of W. Broadway and Memorial Drive will provide community focused connectivity between culture and work with an emphasis on community gathering and experience across all ages and lifestyles in historic downtown Idaho Falls.

The architectural style incorporates stone and wood accent elements to complement the existing downtown.



Suite Lines Approximate



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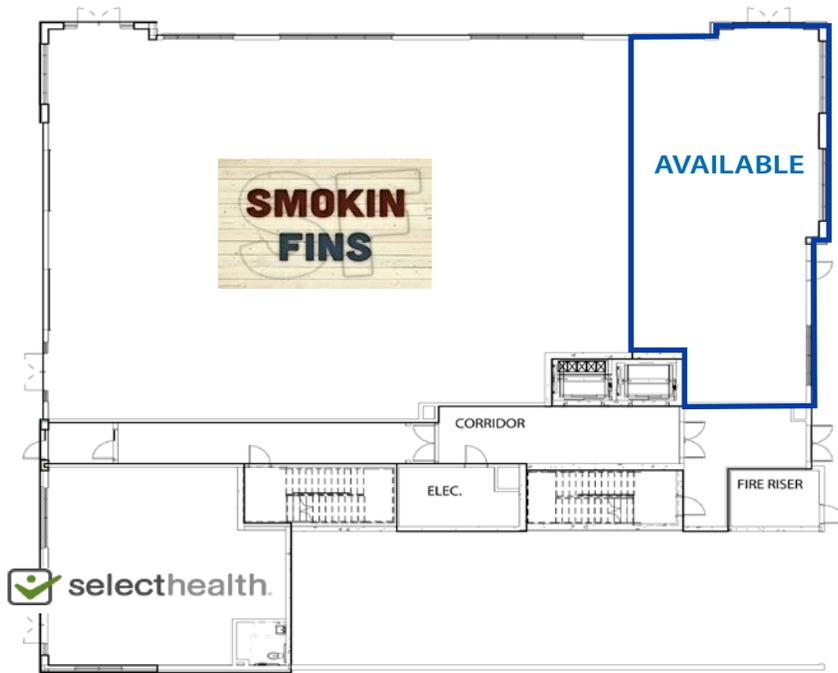
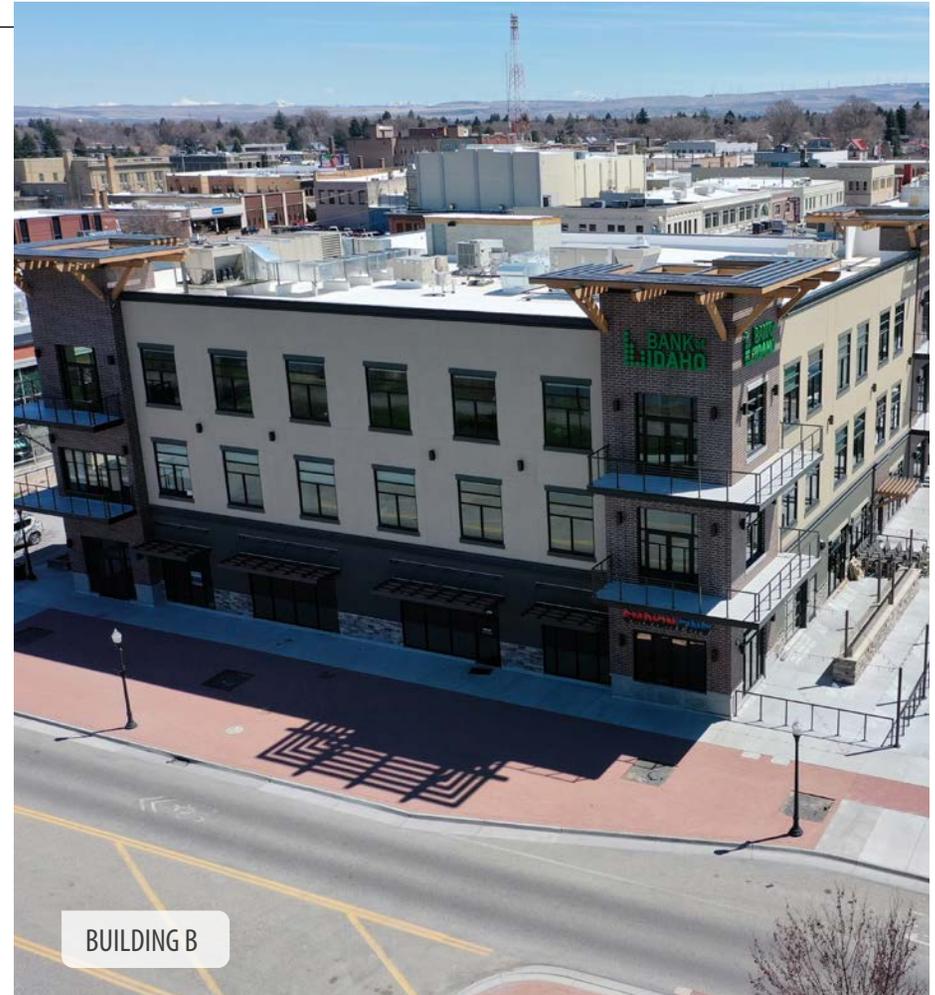
Building B | Office and Retail

344 MEMORIAL DRIVE

Anchored on the west side of the redevelopment a three story structure encourages a fresh perspective into a unique professional community.

Ground floor restaurants and retail shops along with second and third floor office spaces will energize the streetscape offering a culture and experience new to Idaho Falls.

The third floor offices have a riverside view over the falls and are within short walking distance to downtown markets and restaurants.





Second Floor
Office Space
(FULLY LEASED)



Suite Lines Approximate



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BUILDING B

COMMUNITY PLAZA

BUILDING A

DEVELOPMENT ENHANCEMENTS

Centralized to the two buildings, a destination Community Plaza featuring a family friendly splash park will bring movement from the adjoining Greenbelt into the new development.



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HISTORIC GATEWAY

Situated as a part of the main gateway to historic downtown and adjacent to the greenbelt along the river's edge.



Updated 9/21/20

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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DEMOGRAPHICS			
2018	1 MI	3 MI	5 MI
Population:	11,672	61,470	96,307
Avg HH Income:	\$48,535	\$69,102	\$72,658
Total Employees:	12,086	38,614	51,775



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GREAT DOWNTOWN AMENITIES

● PARKS & RECREATION

1. Greenbelt
2. Sportsman Park
3. Aquatic Center
4. YMCA

● SHOPPING & SERVICES

1. Bank of Idaho
2. Wells Fargo
3. Washington Federal
4. US Bank
5. Destination Inn
6. Ingram's Jewelers
7. Pandora's Baubles & Beads
8. Jimmy's All Season Angler
9. Idaho Mountain Trading
10. Bank of Commerce
11. Wee Bee Toys

● GOVERNMENT

1. Health & Welfare
2. Post Office
3. City Clerk
4. Fire Department
5. Police/Sheriff Department
6. Bonneville County Courthouse
7. Idaho Falls Power

● FOOD & DRINK

1. Krung Thap Thai Cuisine
2. The Celt
3. Samoa Club
4. Villa Coffeehouse
5. The Steinhouse
6. Great Harvest Bread
7. SnakeBite
8. Blackrock
9. Street Soup Market
10. MarCellars
11. La Vanilla Bean
12. Idaho Brewing Company
13. Pachangas
14. Happy's Chinese
15. Frosty Gator

● ARTS & ENTERTAINMENT

1. Art Museum of Eastern Idaho
2. Museum of Idaho
3. Public Library
4. Colonial Theater
5. Centre Theater
6. ARTitorium

● BUSINESS & DEVELOPMENT

1. Chamber of Commerce
2. Bonneville Hotel Restoration





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1,084 **3,054**
ON-STREET PARKING **OFF-STREET PARKING**
 93% 2-hr 19% public
WITHIN THE DOWNTOWN AREA



DOWNTOWN PARK IF

Free All Day Parking
 Select lots and on-street

On-Street Parking
 Select lots and on-street. 2-hour parking
 8 a.m. - 6 p.m. Open parking after 6 p.m.

Pay to Park Lots
 Pay to park at the Smart Meter; you will need to know your license plate #. \$1 per hour or \$5 for a one Day Pass. Free parking with validation. No over night parking allowed.

After 6 p.m. Parking
 Private parking lots open to public parking after 6 p.m.

Broadway Parking Garage
 Pay to park. \$2/hour with a daily max of \$12. Validation available. No over night parking allowed.

We are not responsible for loss or damage to vehicles, persons or contents by fire, theft, collision or any other damage or claims not caused by our own negligence or misconduct or beyond our control; if there is damage or injury caused by our negligence, etc., as stated above, said damage must be reported to us before the car is taken from the parking area. We are not responsible for articles left in vehicles.

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