

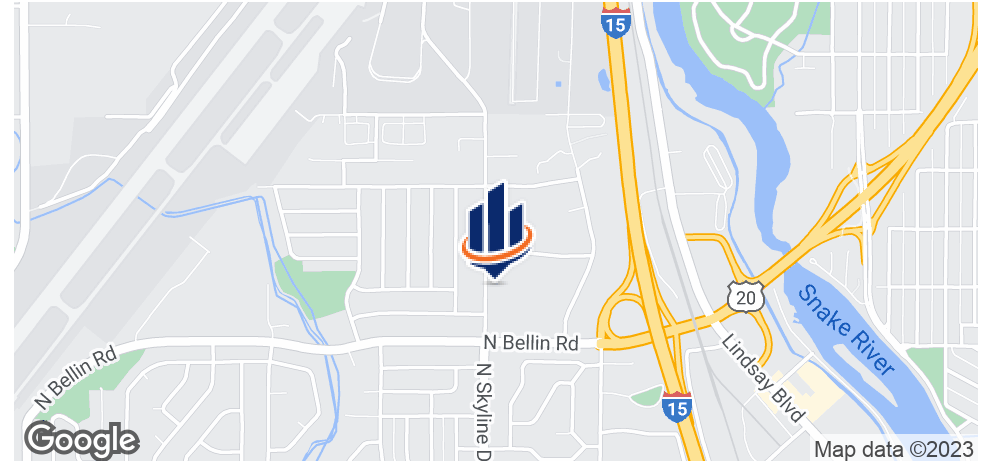


THE HARTWELL CORPORATION BUILDING

1084 N SKYLINE DR
IDAHO FALLS, ID 83402

Darren Puetz
Associate Advisor
O: 208.589.9899
darren.puetz@svn.com

Property Summary



OFFERING SUMMARY

Available SF: Fully Leased

Lease Rate: N/A

Building Size: 6,000 SF

Renovated: 2018

PROPERTY OVERVIEW

Great office building located on the Skyline Dr to the Idaho Falls Regional Airport. Office includes a common area space with bathrooms, water fountains, and a office building entrance. All common areas are maintained by CAMs. Building is surrounded by landscaping that is meticulously maintained to give a professional appearance for the right office. Building is serviced by a large parking lot that will allow for ample parking for employees and is professionally maintained in the winter. Spaces can be built to suit to tenants needs or built to a standard finish for tenant to occupy. Building is located on the road 1/2 mile from Idaho Falls Regional Airport and under a 1/2 mile to Interstate 15.

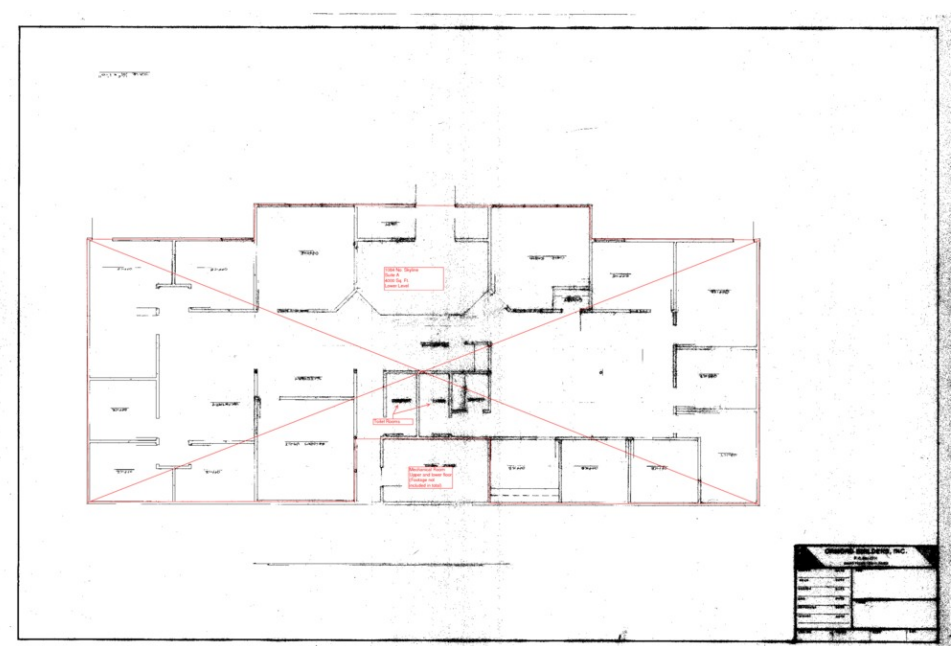
PROPERTY HIGHLIGHTS

- Suite is a build to suit or built to standard finish
- 1 parking lot for ample parking
- Common space maintained by CAMs
- Located on the road, 1/2 mile from Idaho Falls Regional Airport
- Located less than 1/2 mile from Interstate 15

Available Spaces

| | | | |
|------------|------------|-------------|--------------|
| LEASE TYPE | - | LEASE SPACE | Fully Leased |
| LEASE TERM | Negotiable | LEASE RATE | N/A |

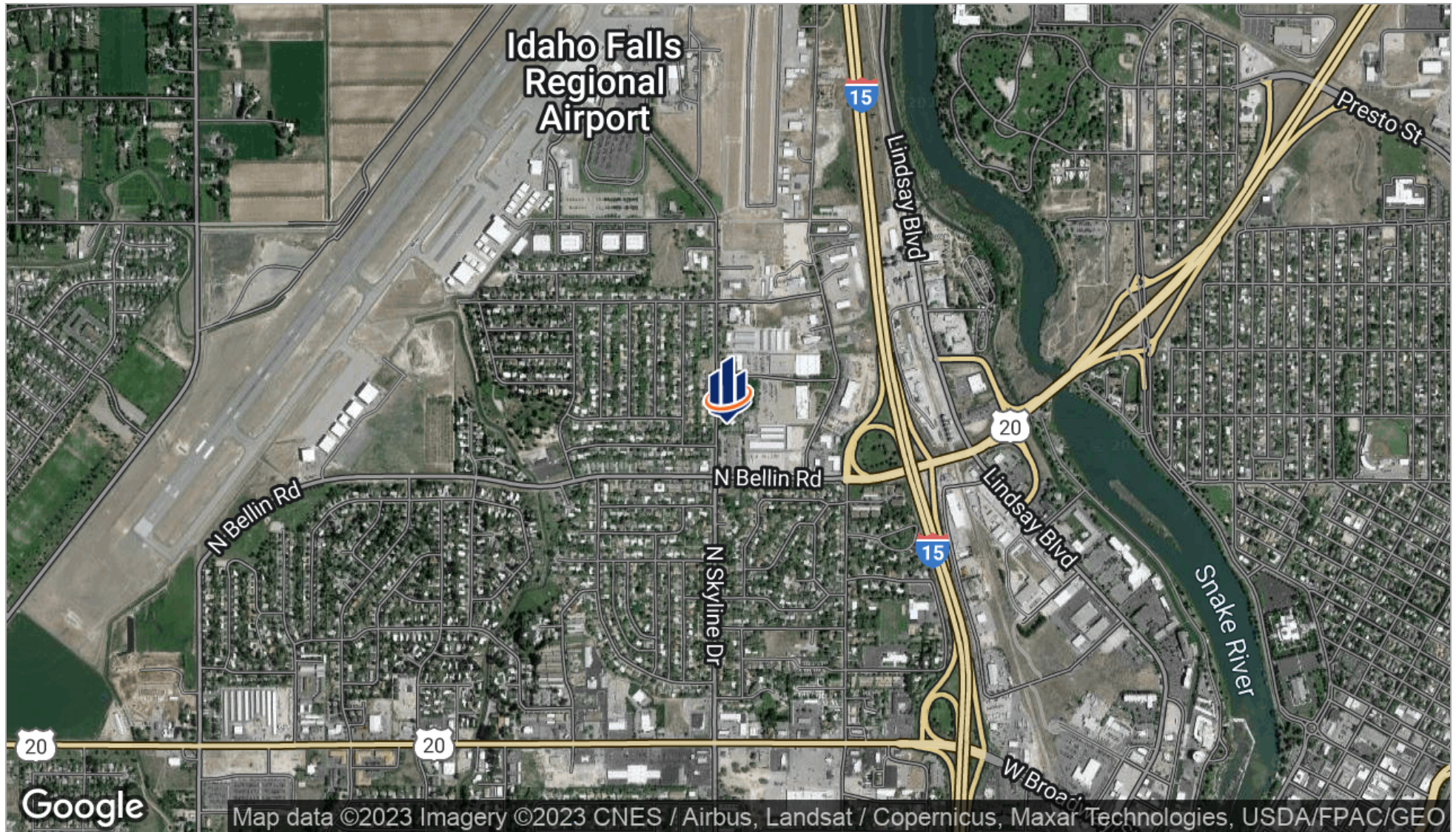
| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------------------|--------------------------|-----------|------------|----------------|-------------------------|
| 1084 N Skyline Dr | The Hartwell Corporation | 6,000 SF | NNN | Owner occupied | |
| 1084 N Skyline Dr | - | 4,000 SF | NNN | \$12.00 SF/yr | Located on the ground l |



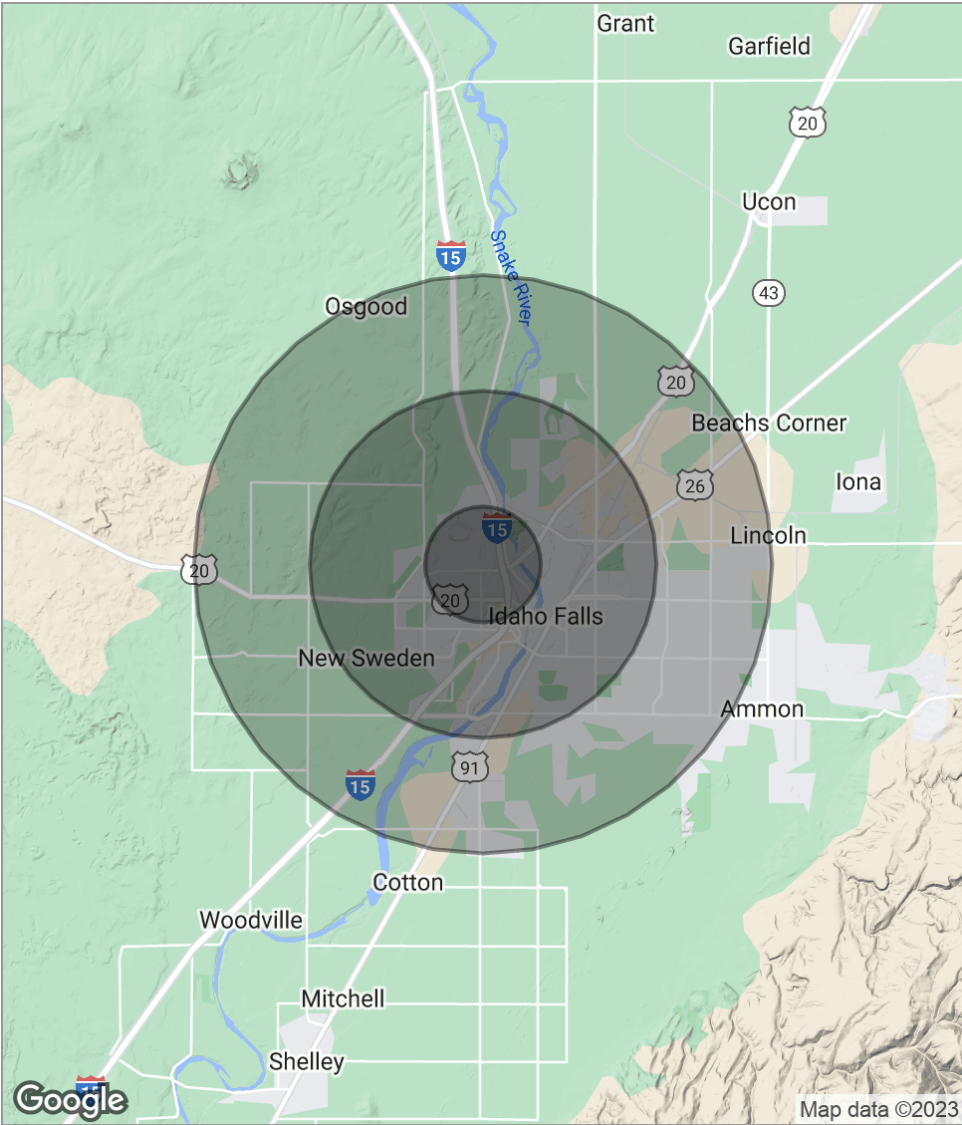
Additional Photos



Location Maps



Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 4,111 | 37,347 | 70,523 |
| Median age | 32.4 | 32.9 | 33.7 |
| Median age (Male) | 32.5 | 32.3 | 33.0 |
| Median age (Female) | 32.6 | 34.1 | 34.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 1,528 | 14,138 | 26,380 |
| # of persons per HH | 2.7 | 2.6 | 2.7 |
| Average HH income | \$56,836 | \$56,429 | \$60,557 |
| Average house value | \$163,327 | \$155,307 | \$155,563 |

* Demographic data derived from 2020 ACS - US Census