

# EICAP building is sold

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After housing a nonprofit organization for more than 30 years, a downtown Idaho Falls building located across from City Hall is headed for renovations and new tenants.

Through their company, Thomas Development, Boise-based developers Tom and Barbara Mannschreck bought the building at 357 Constitution Way that currently houses Eastern Idaho Community Action Partnership. Tom Mannschreck said Monday his company plans to rename the property Constitution Plaza and offer space for office and possibly retail use next year. The building boasts 16,440 square feet and comes with a parking lot directly across from city offices.

Developing Idaho Falls properties is nothing new to the Boise-based Mannschreck family. Last year, Thomas Development purchased and renovated the nearby Earl Building at 525 Park Ave. Thomas Development is also behind the Rosslare senior apartment building and Summerhill Apartments, both of which are located off of Hoopes Avenue.

"We've certainly been encouraged with those multiple working relationships (developed through previous Idaho Falls property purchases)," Mannschreck said. "That's what led us to consider further investment."

Steven Frei of the commercial real estate firm NAI Commerce One helped broker the deal for Thomas Development's Constitution Plaza. He said the Mannschrecks' expanded downtown presence is a healthy sign for the historic district.

"(Mannschreck's) purchase of the EICAP building further demonstrates his commitment to the revitalization of downtown Idaho Falls," Frei said. "It means more business activity in the downtown sector from a capable developer who is interested in this community."

EICAP will remain in the Constitution Way office for the immediate future, as the agency is in the process of renovating space at 935 Lincoln Road. EICAP Executive Director Russ Spain could not be reached Monday, but he said earlier this year that his agency plans to consolidate several existing offices into the Lincoln Road building. EICAP's headquarters, weatherization operations, the Eastern Idaho Food Bank warehouse and the Head Start program will all be based in the Lincoln Road building, the former home of an indoor go-kart facility. EICAP will then vacate its current Constitution Way office, though Mannschreck said an exact timeline for the transition has not been determined. Mannschreck declined to say how much his company paid for EICAP's building, but the nonprofit agency was asking \$1.1 million for the property.

Thomas Development isn't the only company investing in the city's downtown district. Syringa Networks is in the process of renovating its data center and office at 460 Park Ave. (see today's Shoptalk column on Page B1 for more details on that project).

As for the Constitution Way building, Mannschreck said he plans "fairly significant but historically accurate restorations to the north and west facade" and interior of the building. Mannschreck is also seeking renovation grants from the Idaho Falls Historic Preservation Commission and is interested in "reclaiming" an underground parking facility that was formerly in use at Constitution Plaza. Mannschreck said he hasn't yet finalized development plans for the parking area and said it is too early to determine whether any new parking spaces would be public, private or available for lease.

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