

BONNEVILLE COUNTY, IDAHO  
NOTICE OF REQUEST FOR PROPOSALS  
RFP #2602 – INNOVATION CENTER FACILITY LEASE

Bonneville County, Idaho (“County”) is requesting proposals from qualified parties interested in leasing and operating the North Yellowstone Innovation Center located at 2300 N. Yellowstone Highway, Idaho Falls, Idaho 83401.

The property consists of approximately 5.6 acres and includes three (3) commercial buildings totaling approximately 32,000 square feet. The County is seeking proposals from qualified tenants or tenant teams interested in single-tenant occupancy, multi-tenant configurations, incubator-style operations, or other commercially viable uses consistent with applicable zoning and land use regulations.

The County’s objective is to secure stable, long-term lease revenue while maintaining the property as a productive commercial asset.

Proposal materials may be obtained free of charge from the Bonneville County website at:  
<https://www.bonnevillecountyidaho.gov/rfp/2602>

**Key Dates:**

- Optional Site Walkthrough: June 9, 2026 at 10:00 AM MDT
- Optional Virtual Pre-Proposal Meeting: June 10, 2026 at 10:00 AM MDT
- Questions Due: June 15, 2026 by 5:00 PM MDT
- Responses to Questions Issued: June 19, 2026
- Proposal Submission Deadline: June 29, 2026 by 5:00 PM MDT

Proposals must be submitted electronically in PDF format to: [info@clearwaterfinancial.biz](mailto:info@clearwaterfinancial.biz). Respondents should use the subject Line: “Innovation Center Lease – [Firm Name]”.

Questions regarding this RFP must be submitted in writing via email to [info@clearwaterfinancial.biz](mailto:info@clearwaterfinancial.biz) no later than 5:00 PM MDT on June 15, 2026.

Bonneville County reserves the right to reject any or all proposals, waive informalities, and accept the proposal determined to be in the best interest of the County.

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