



1,208 SF OFFICE SUITE - GRAND LOOP PROFESSIONAL OFFICE BUILDING

346 Grand Loop, Ste. 180 | Rexburg, ID | 83440

SHANE MURPHY

Principal Broker
208.542.7979

shane@ventureoneproperties.com



1,208 SF PROFESSIONAL OFFICE SUITE FOR LEASE

346 GRAND LOOP, SUITE 180 | REXBURG, ID | 83440



HIGHLIGHTS

- Near US-20 & less than 1 mile from BYU-Idaho
- Large, well-maintained parking lot, 135 spaces
- Access to city fiber optics network
- Open Lobby/Bullpen Entry
- Large Conference Room/Work Room

OFFERING SUMMARY

Available SF:	1,208 SF
Lease Rate:	\$16 SF/YR FULL SERVICE
	Utilities to be share prorata

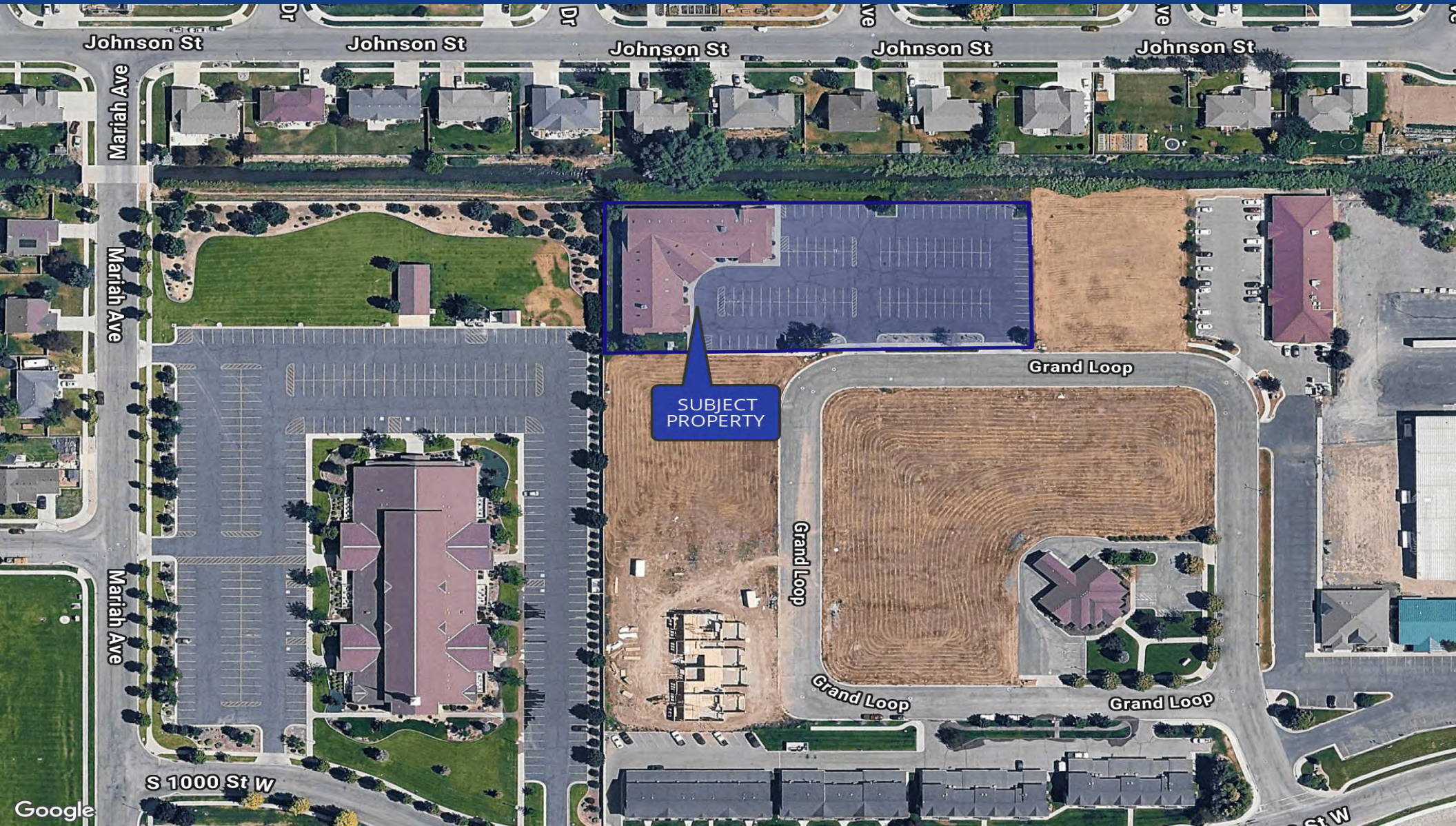


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434 Gladstone St., PO Box 2363
Idaho Falls, ID 83404

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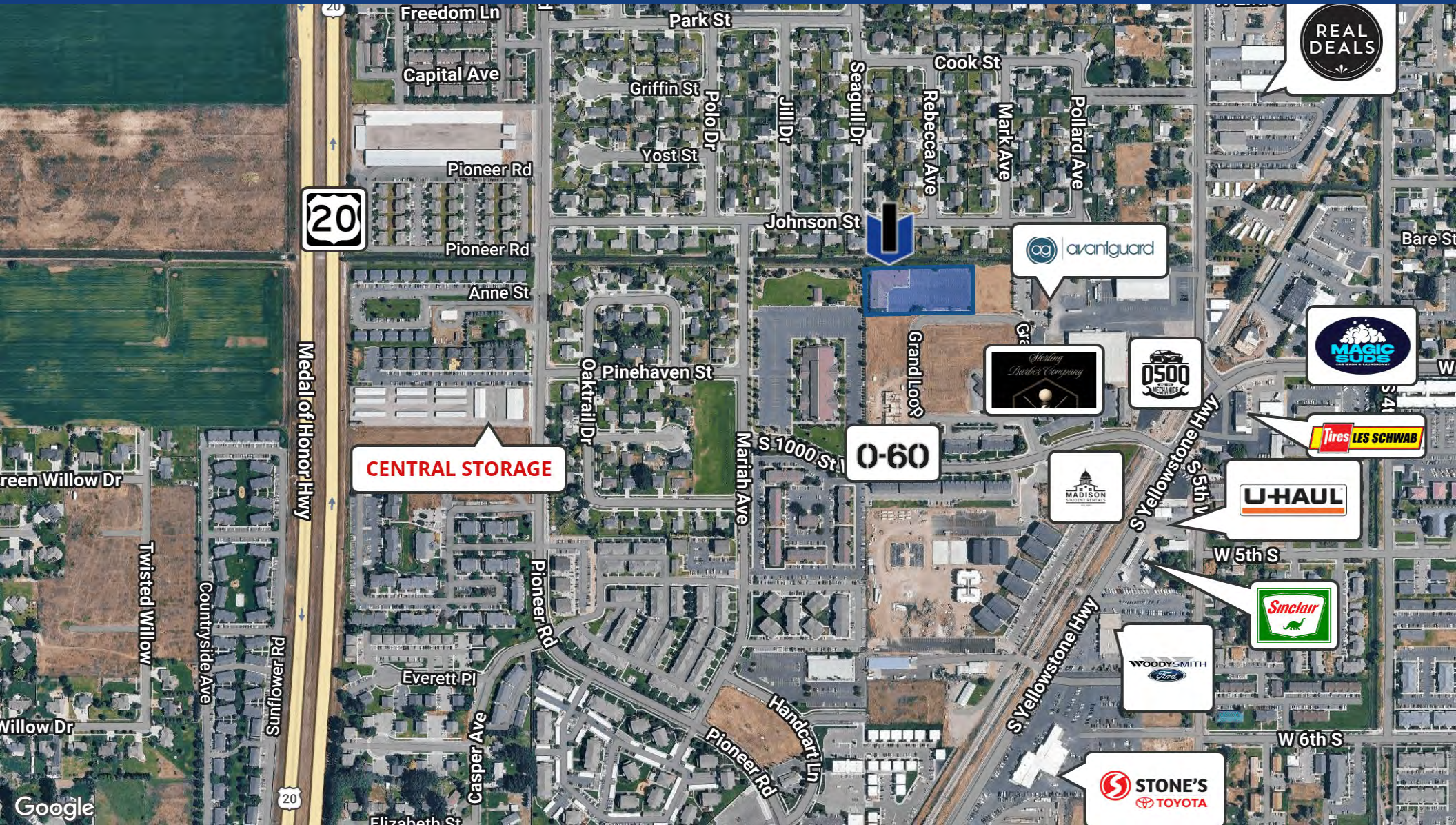
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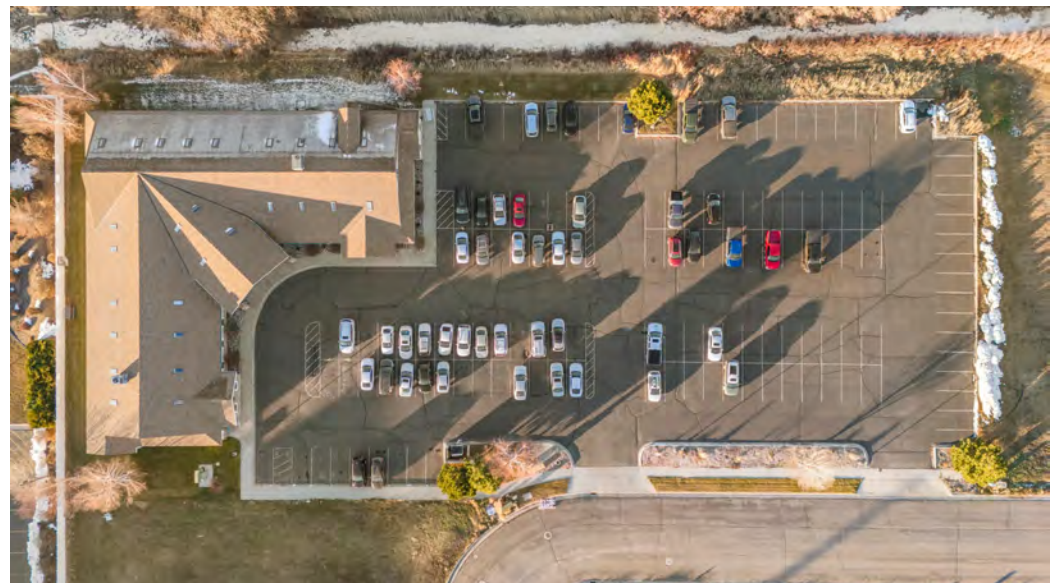
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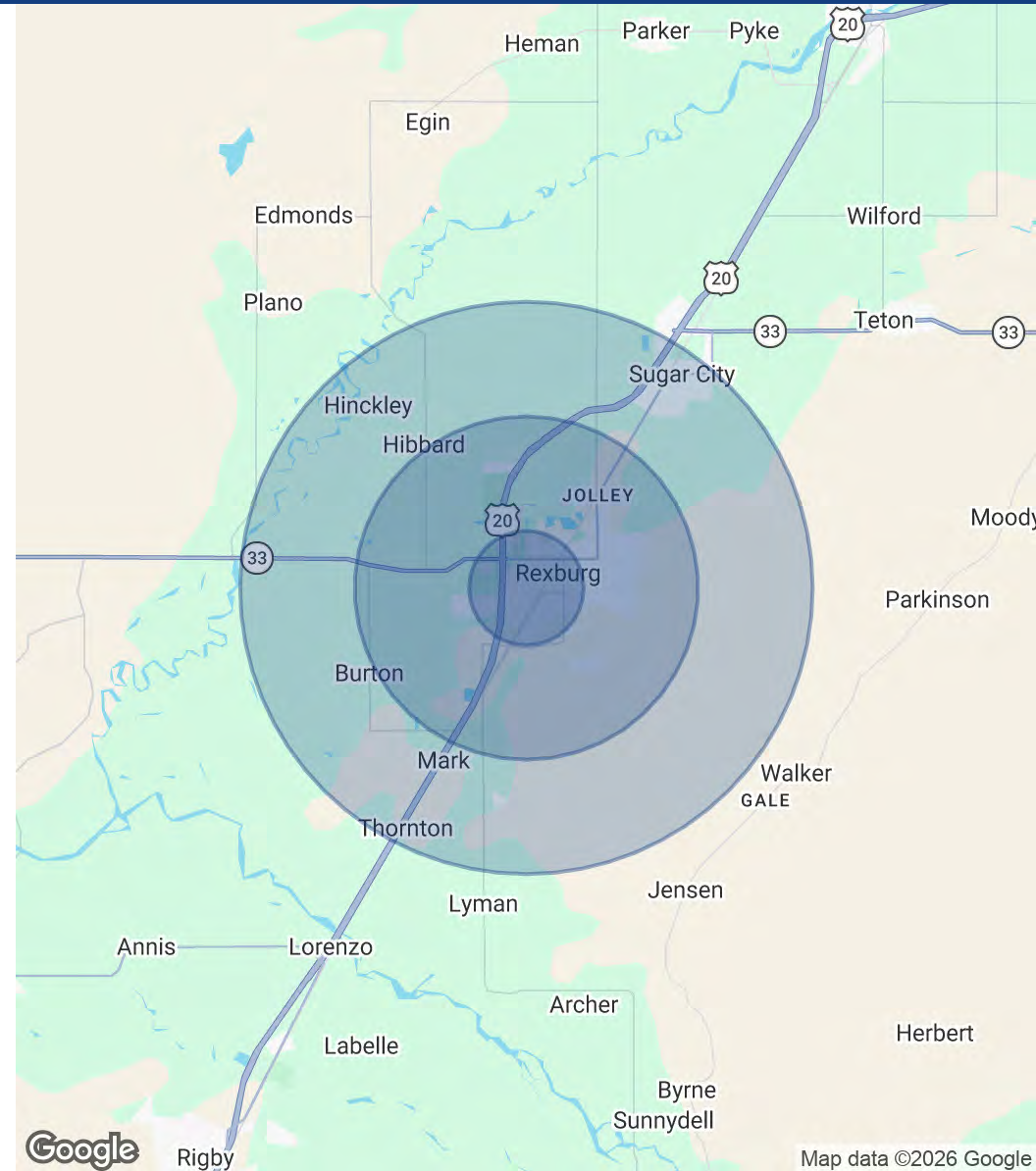
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,391	40,599	47,017
Average Age	21.7	21.9	22.3
Average Age (Male)	22.6	22.8	23.4
Average Age (Female)	21.3	21.9	22.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,683	9,343	10,956
# of Persons per HH	4.1	4.3	4.3
Average HH Income	\$78,775	\$84,245	\$86,747
Average House Value	\$367,926	\$436,413	\$431,121

2023 American Community Survey (ACS)



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