



FOR LEASE

175 W 2nd S,
Rexburg, ID 83440

±1,229 – 20,000 SF | OFFICE

Property Specs

LEASE RATE	Contact Agent
TOTAL AVAILABLE	±1,229 – 20,000 SF
TOTAL ACREAGE	±1.05 AC
YEAR BUILT	2017
TYPE	Office Downtown
TAX ID	RPR4SE0008001C
ZONING	PRO

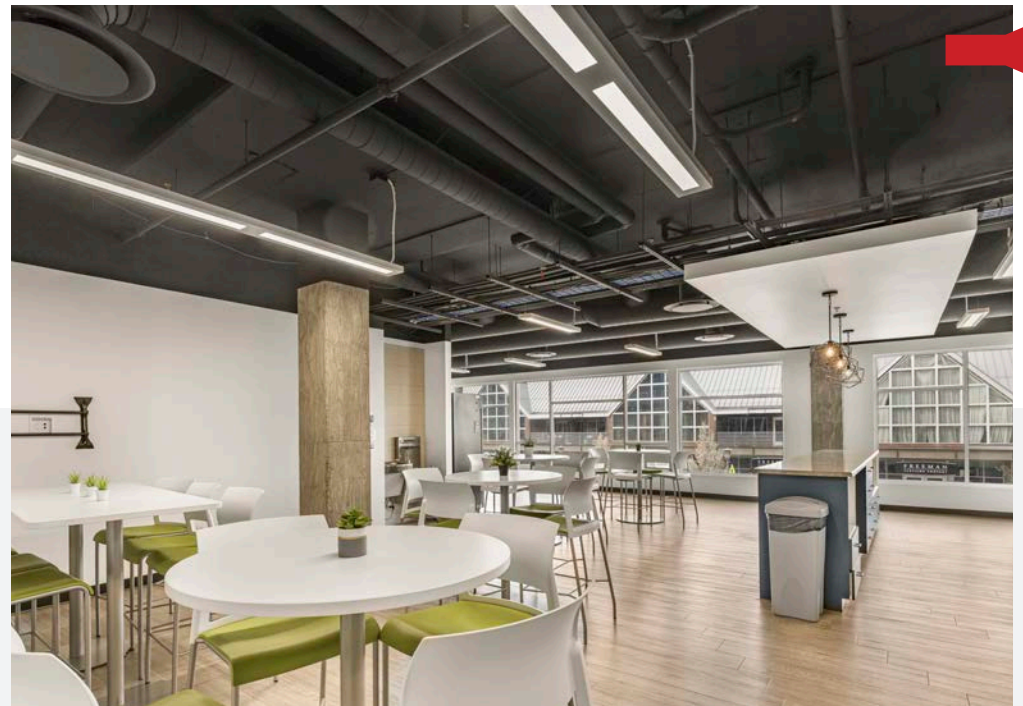
- Beautiful office space in downtown Rexburg
- Across the street from BYU-I campus
- High ceilings, lots of glass, open floorplan
- Can be demised
- Second floor office space



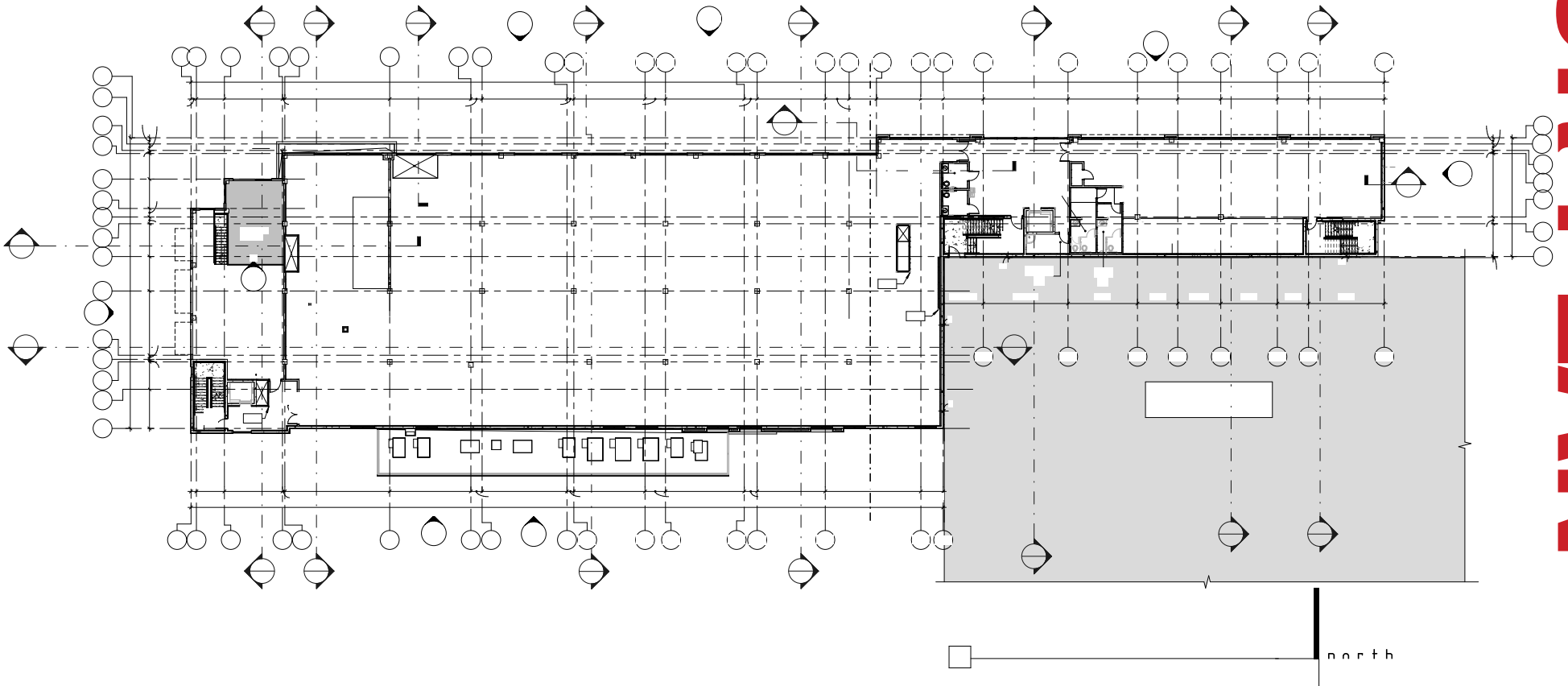
OR TEXT 23001 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

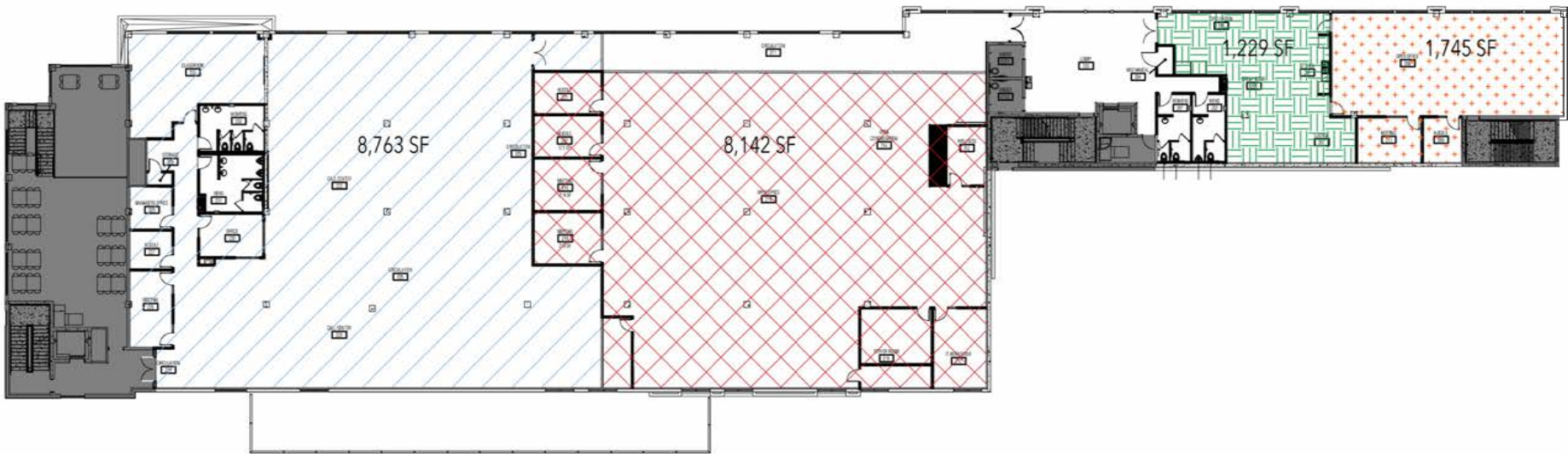
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FLOOR PLAN



POSSIBLE DEMISE OF SPACE

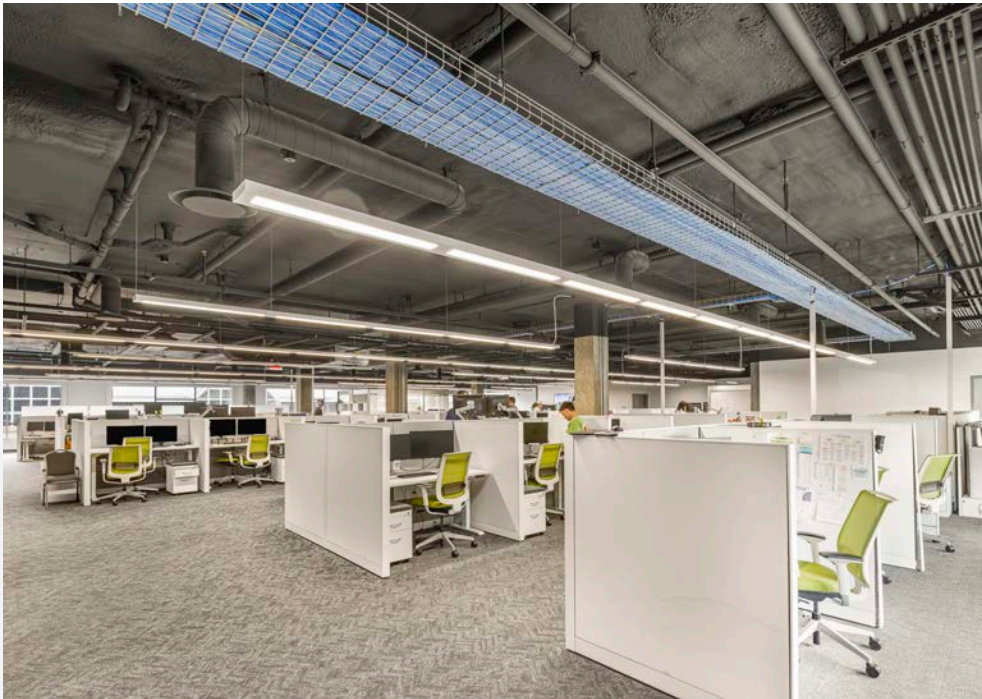


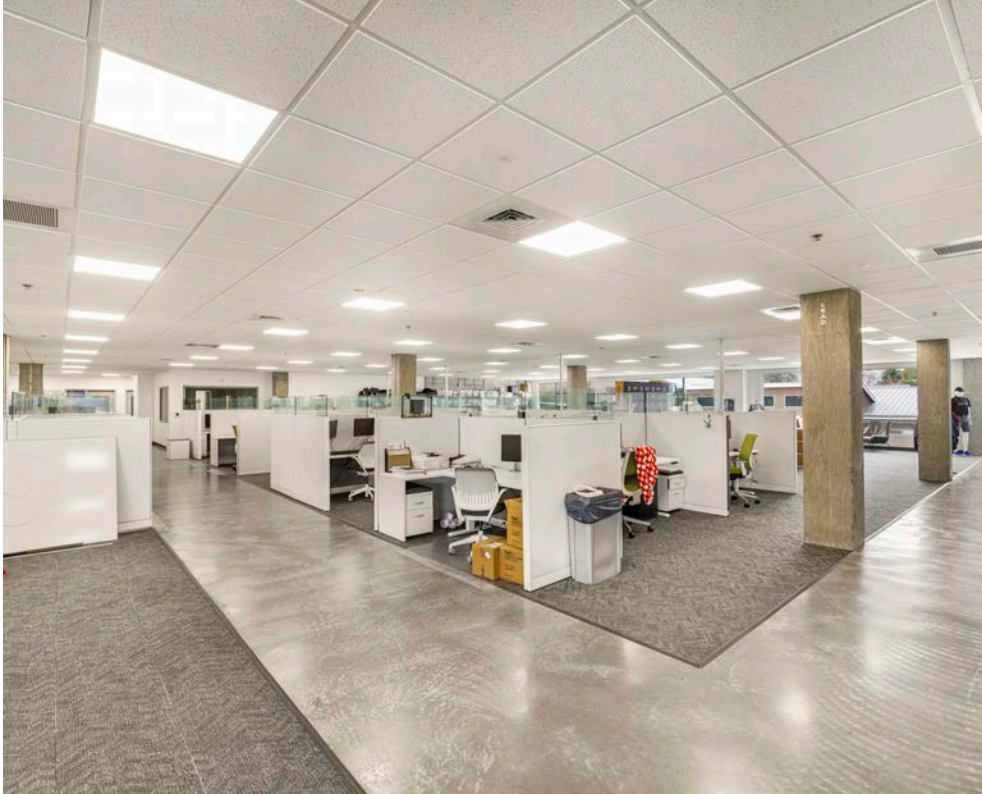
POSSIBLE DEMISE OF SPACE





PHOTOS





PHOTOS



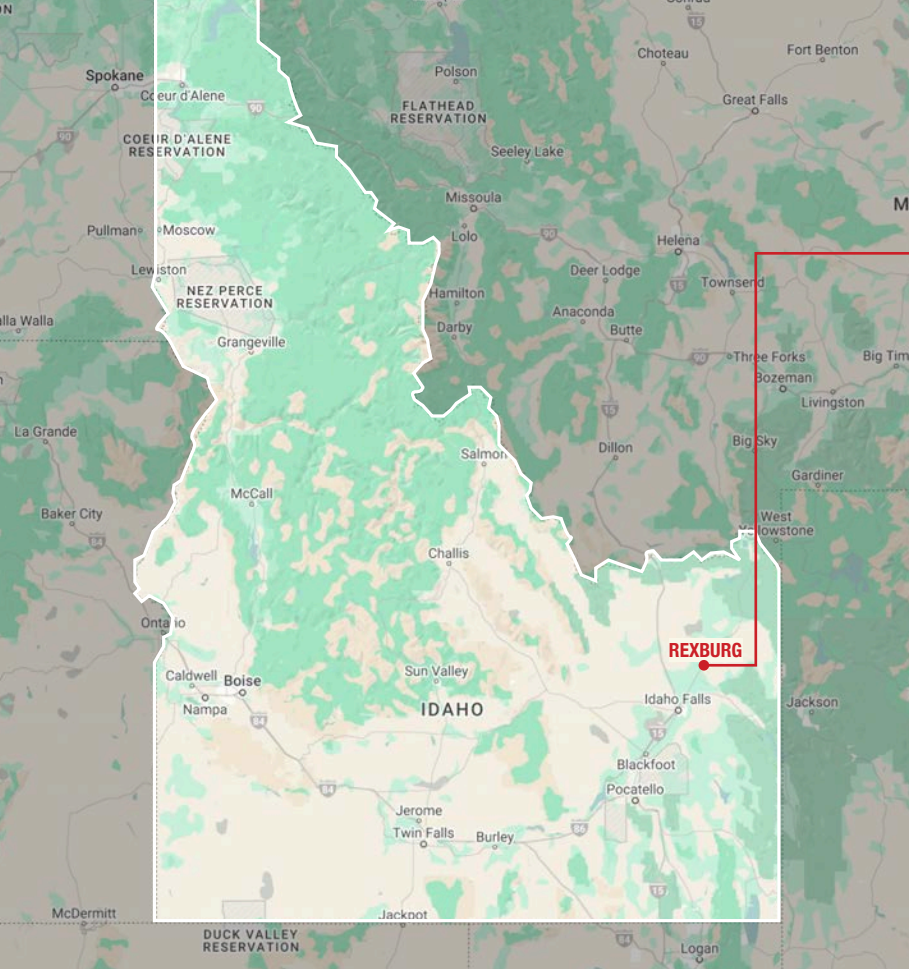


PHOTOS

2017
YEAR BUILT

±1.05 AC
TOTAL ACRES





ABOUT REXBURG, ID

- Young, Highly Educated Workforce
- University Students Speak Languages From All Around The World
- Low Crime
- Growing Economy
- Business Friendly Politics
- Near Yellowstone National Park, Grand Teton National Park, Mesa Falls And A Host Of Other Outdoor Recreation Opportunities
- Madison County Is Home To More Than 50,000 Residents

BYU IDAHO

BYU Idaho is located in Rexburg, Idaho

Enrollment is 43,000 students with approximately 23,000 students on campus and 17,000 students participating remotely. BYU-Idaho is known for its strong academic programs, affordability, and a welcoming environment. Offering over 100 degree programs including Business Management, Nursing, Psychology, and Mechanical Engineering.

Tuition is significantly lower than most universities, making BYU-Idaho one of the most affordable private institutions in the U.S.

The school's strong alumni network provides support in various industries worldwide. In addition to its traditional learning paths, BYU Idaho supports the pathways program providing education to over 70,000 students in approximately 180 countries making the institution one of the lowest cost education opportunities serving one of the largest student populations of any university based in the United States.

AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	3-mile	5-mile	10-mile
2024 Population	30,846	43,468	51,302
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	6,071	10,449	12,669
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$72,034	\$71,069	\$76,520

Traffic Counts

STREET	AADT
South 2nd West	13,500
East Main Street	16,000

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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PROFESSIONALS

TOP 6

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