

EXECUTIVE OFFICE SUITE FOR LEASE

GRAND LOOP PROFESSIONAL OFFICE BUILDING

346 GRAND LOOP, STE. 200 | REXBURG, ID | 83440



Shane Murphy

Principal/Broker

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434 Gladstone St.
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Idaho Falls, ID 83403

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	1 Mi.	3 Mi.	5 Mi.
Population	34.4K	51.2K	56.5K
Household Income	\$49K	\$56.5K	57.8K
Number of Employees	29.7K	42.3K	46.1K

HIGHLIGHTS

- Modern lodge building in a professional park district, built in 2008.
- Near US-20 & Less than 1 Mile from BYU-Idaho
- Oversized Parking Lot, 135 spaces.
- Climate control data center and city fiber optics, perfect for a call center

DETAILS

Available Space Suite 200	10,501 SF
Main Level	7,109 SF
Upper Level	3,392 SF
Lease Rate	\$16/SF/YR NNN

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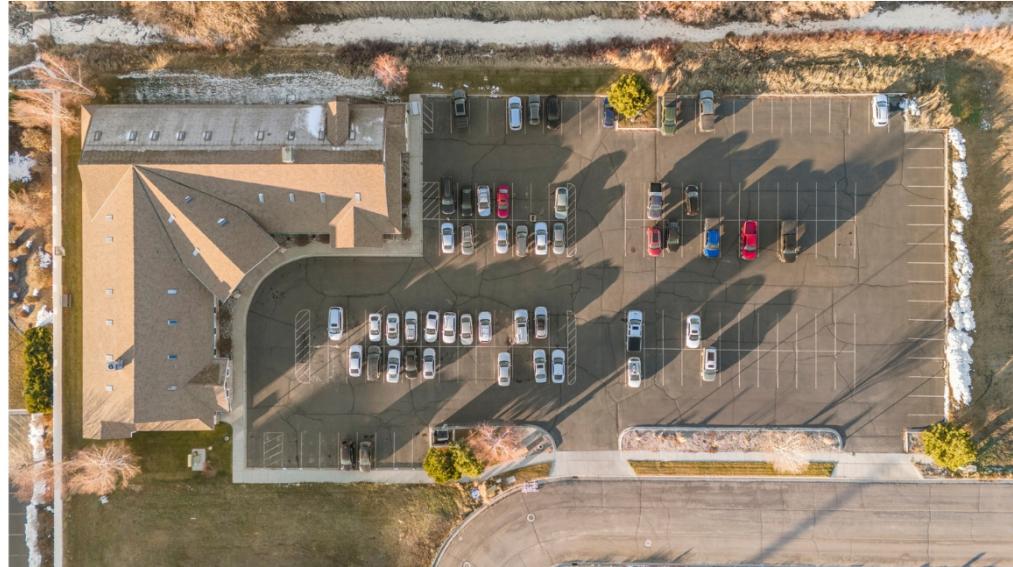
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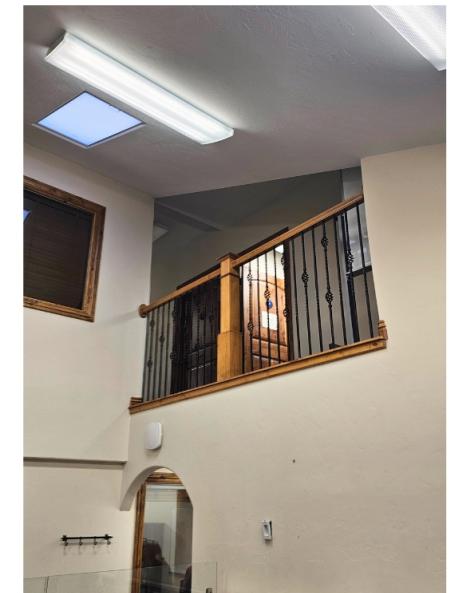
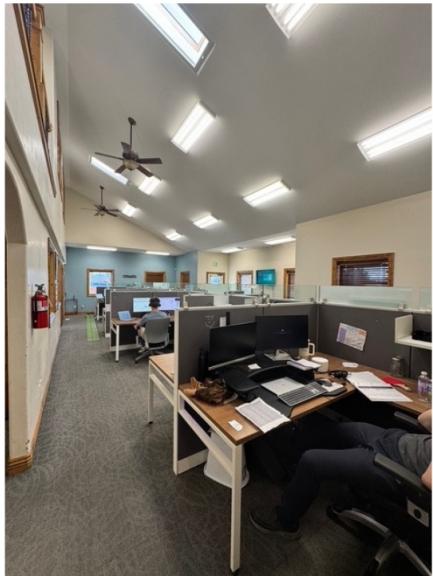
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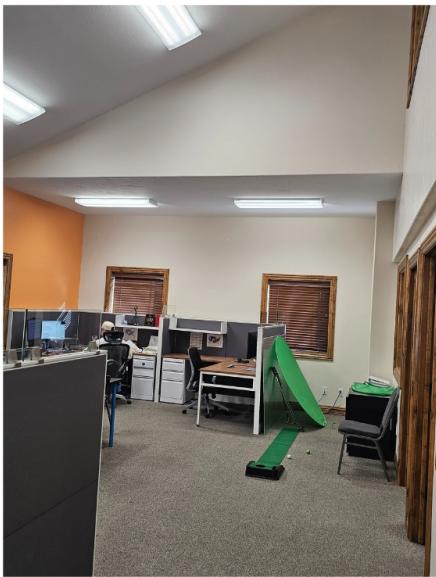
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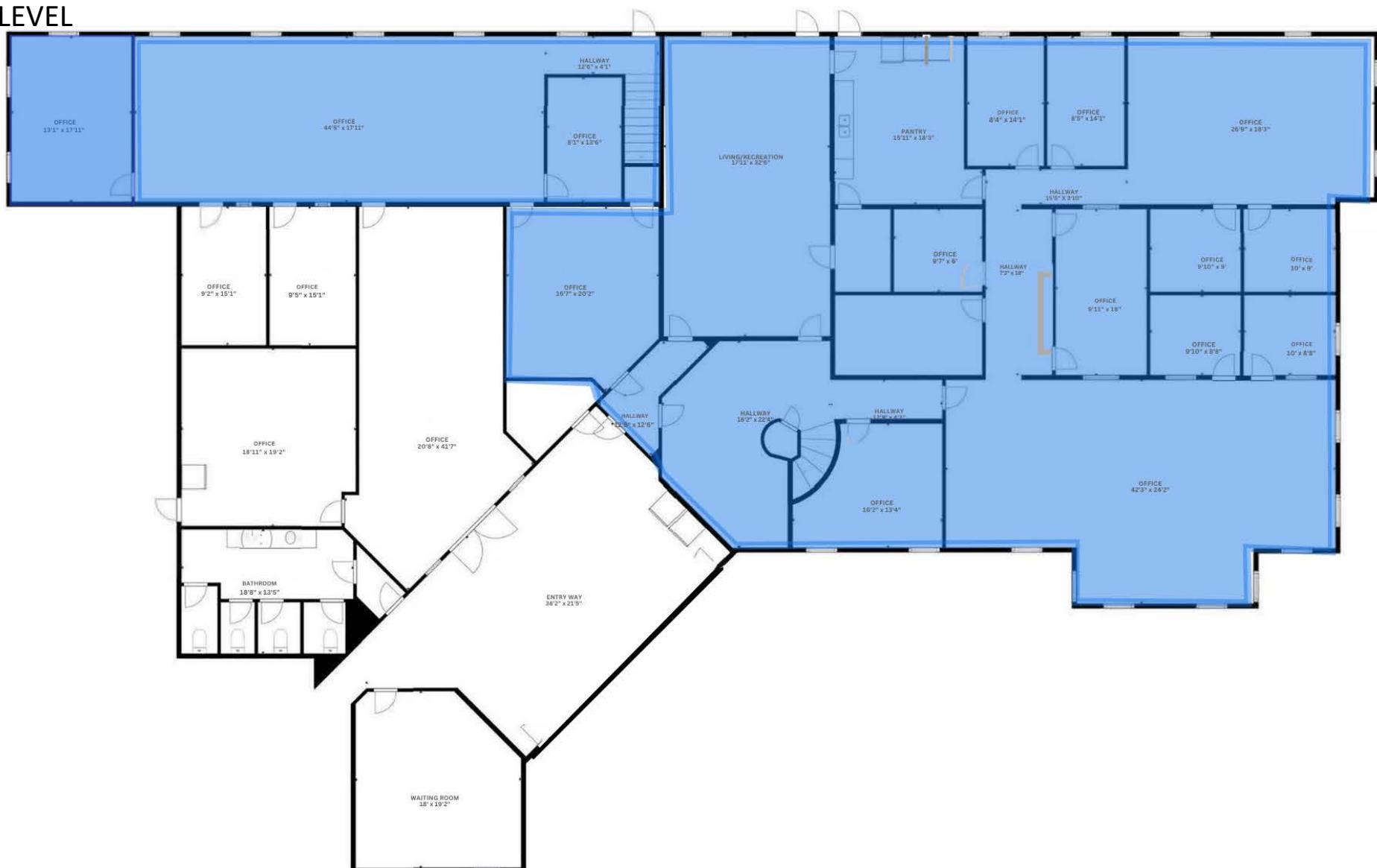
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MAIN LEVEL



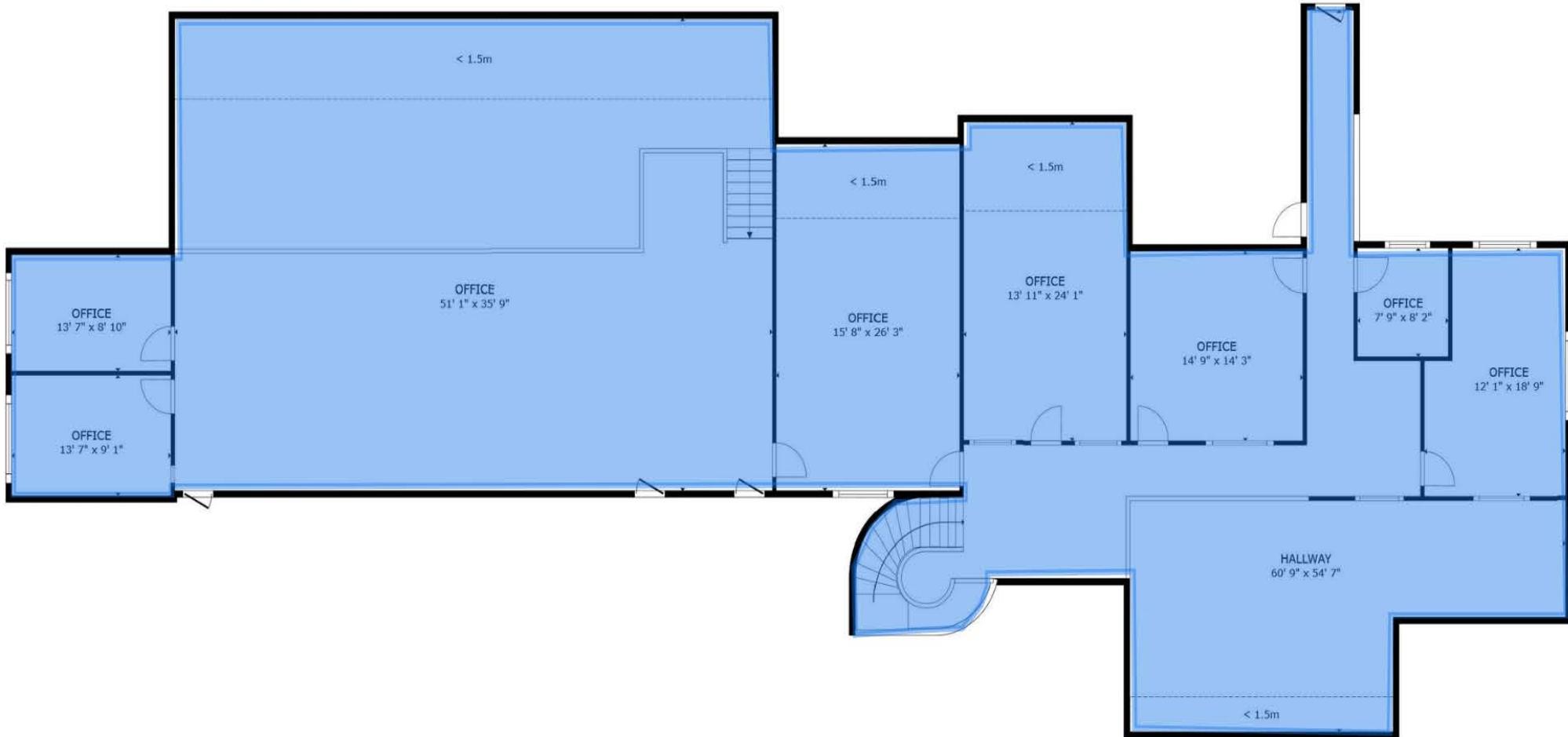
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UPPER LEVEL



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AREA INFORMATION

EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,524. At the heart of this region lies Idaho Falls, the largest city, acting as an economic hub for Eastern Idaho and substantial portions of Western Wyoming. Renowned for its Snake River Greenbelt gracing the city center, Idaho Falls is celebrated for world-class fishing along the Snake River. Notably, National Geographic has recognized it among the top "100 Best Adventure Towns" in the U.S. The city is further enriched by its proximity to iconic destinations like Yellowstone National Park, Grand Teton National Park, and the charming Jackson Hole.

GROWTH AND COMMERCIAL

Idaho experiences robust commercial growth and diverse opportunities beyond its agricultural fame. The state boasts a dynamic economic landscape, thriving in high-tech healthcare, education, transportation, service, tourism, and retail sectors. Eastern Idaho, home to entities like Idaho National Laboratory, Melaleuca, Battelle Energy Alliance, CenturyLink, National HUB for Homeland Security, and consistently earns recognition as a prime business location. Office development is on the rise near the river at Taylor Crossing and Snake River Landing business parks. Idaho Falls has outpaced state and national growth rates, offering a 14% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.

