

FOR LEASE

IDAHO FALLS OFFICE



PROPERTY DETAILS

1601 E. 17th St., Idaho Falls, ID 83404

- ±3,000 SF total office space with ~1,500 SF on the main level and ~1,500 SF finished basement
- Prime visibility and access along 17th Street arterial corridor
- Functional layout featuring reception area, four private offices, and breakroom on the main floor
- Additional lower level includes one office, second breakroom, and large open workspace—ideal for bullpen, training, or storage
- Flexible layout with a mix of private offices and open area to accommodate different business needs
- Lease Rate: \$3,100/month NNN

2025 DEMOS



EST. POPULATION

1 MILE » **14,843**
3 MILE » **74,261**
5 MILE » **114,036**



EST. HOUSEHOLDS

1 MILE » **5,977**
3 MILE » **28,456**
5 MILE » **40,905**



EST. AVERAGE HH INCOME

1 MILE » **\$87,936**
3 MILE » **\$97,088**
5 MILE » **\$103,743**

NEWMARK

MOUNTAIN WEST

DUSTIN MORTIMER

dmortimer@newmarkmw.com

direct 208.874.0230

[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**

482 Constitution Way, Suite 211

Idaho Falls, ID 83402

Office 208.874.0230

www.newmarkmw.com

EXTERIOR



EXTERIOR



EXTERIOR



MAIN LEVEL



MAIN LEVEL



MAIN LEVEL



NEWMARK

MOUNTAIN WEST

DUSTIN MORTIMER
dmortimer@newmarkmw.com
direct 208.874.0230
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
482 Constitution Way, Suite 211
Idaho Falls, ID 83402
Office 208.874.0230
www.newmarkmw.com

MAIN LEVEL



MAIN LEVEL



NEWMARK

MOUNTAIN WEST

DUSTIN MORTIMER
dmortimer@newmarkmw.com
direct 208.874.0230
[View Profile](#)

MAIN LEVEL



BASEMENT



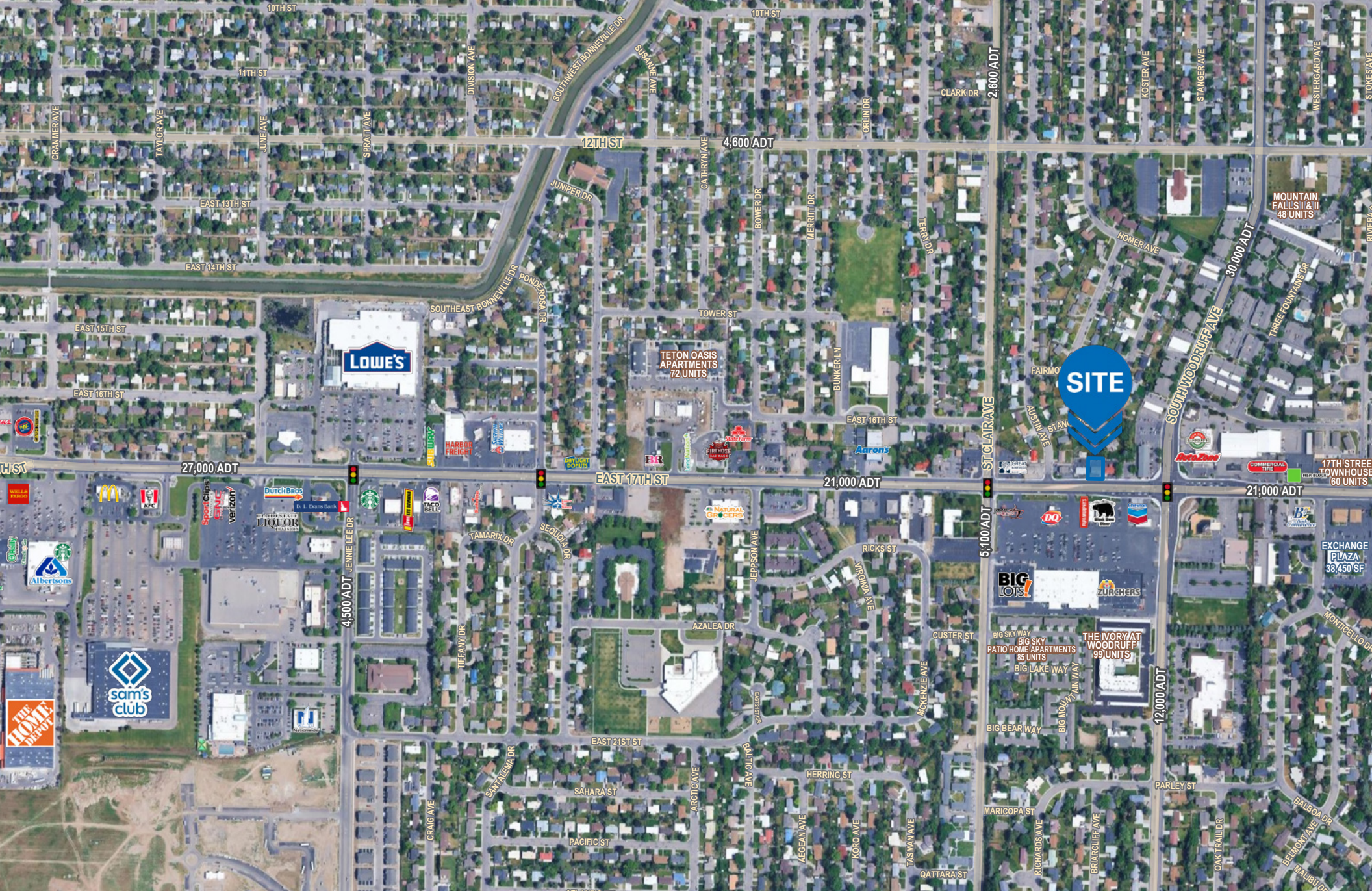
BASEMENT



BASEMENT

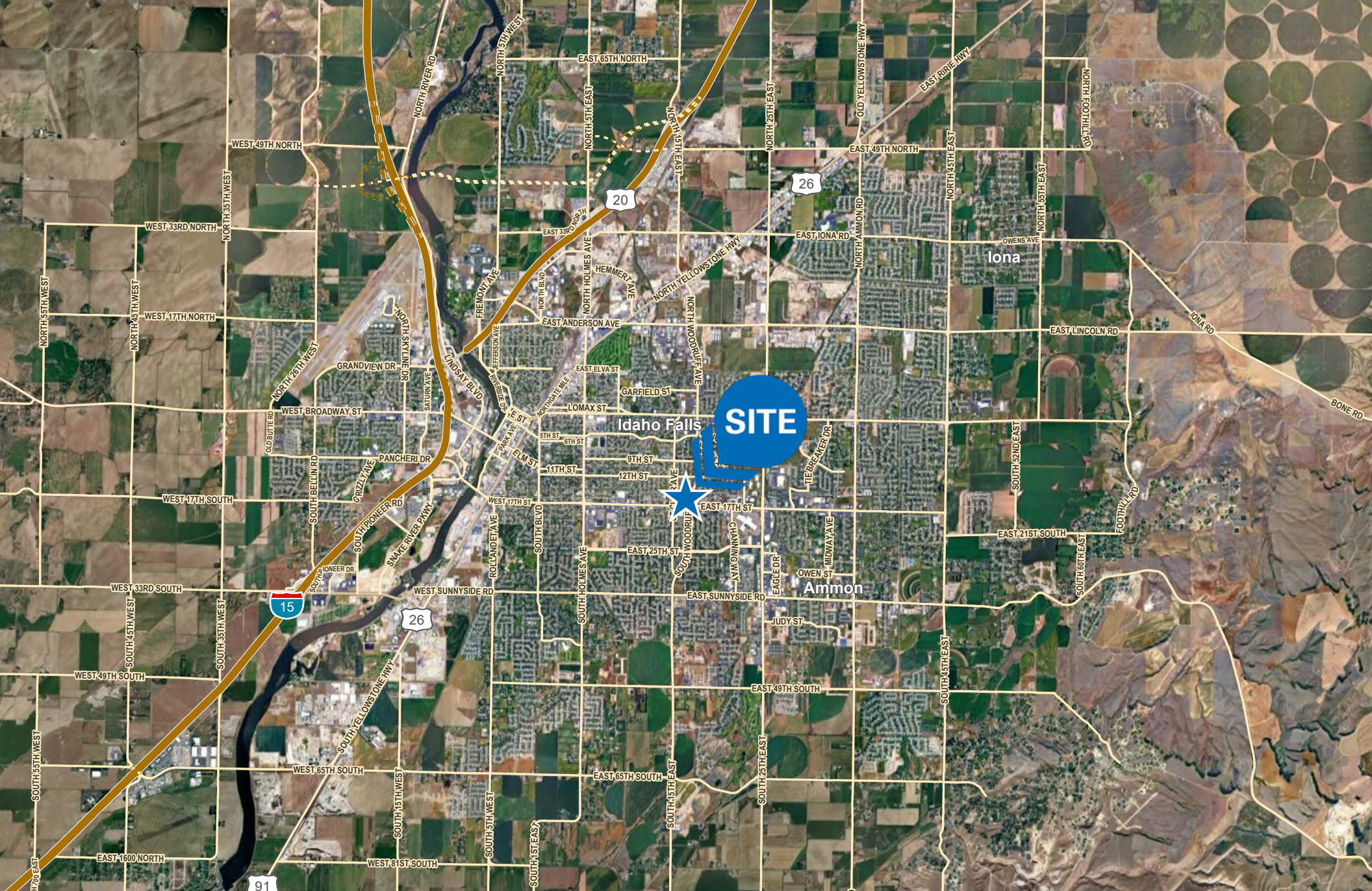


**FULL SERVICE
COMMERCIAL REAL ESTATE**
482 Constitution Way, Suite 211
Idaho Falls, ID 83402
Office 208.874.0230
www.newmarkmw.com



DUSTIN MORTIMER
 dmortimer@newmarkmw.com
 direct 208.874.0230
[View Profile](#)

**FULL SERVICE
 COMMERCIAL REAL ESTATE**
 482 Constitution Way, Suite 211
 Idaho Falls, ID 83402
 Office 208.874.0230
www.newmarkmw.com



NEWMARK

MOUNTAIN WEST

DUSTIN MORTIMER
dmortimer@newmarkmw.com
direct 208.874.0230
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
482 Constitution Way, Suite 211
Idaho Falls, ID 83402
Office 208.874.0230
www.newmarkmw.com