

FOR LEASE

# Professional & Medical Office Space

21 Sawtell Rd. | Rexburg, Idaho 83440

±3,100

SQUARE FEET

BTS

BUILD-TO-SUIT

US-20

CORRIDOR

## PROPERTY OVERVIEW

### Prime Office Space in Rexburg's Most Visible Corridor

Position your business where it will be seen. This ±3,100 SF suite offers a rare build-to-suit opportunity within a modern, high-quality multi-tenant building prominently situated along Main Street on the US-20 corridor. Ideal for professional services, medical, dental, financial, or legal office users seeking customizable space with outstanding visibility and access.

## SPACE SPECIFICATIONS

### Co-Tenancy

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Accounting Firm

Wealth Management Firm

A complementary professional tenant mix that creates built-in client synergy and a polished business environment.

AVAILABLE SPACE	<b>Approx. ±3,100 SF</b>
USE TYPE	<b>Professional Office / Medical Office</b>
CONDITION	<b>Build-to-Suit (Landlord TI Available)</b>
CONFIGURATION	<b>Flexible – Customizable Layout</b>
ADDRESS	<b>21 Sawtell Rd., Rexburg, ID 83440</b>
CORRIDOR	<b>Main Street / US-20</b>
PARKING	<b>Ample On-Site Parking</b>
SIGNAGE	<b>Prominent Exterior Signage Available</b>

#### PROPERTY HIGHLIGHTS

<p>◆ <b>High Visibility</b> – Prominent frontage along Main Street (US-20 corridor)</p>	<p>◆ <b>Hwy 20 Access</b> – Located just off the primary regional interchange</p>
<p>◆ <b>Modern Design</b> – Attractive contemporary architecture with strong curb appeal</p>	<p>◆ <b>Professional Tenants</b> – Established accounting and wealth management firms on-site</p>
<p>◆ <b>Efficient Ingress/Egress</b> – Direct access via Sawtell Rd. with ample parking</p>	<p>◆ <b>Signage Opportunity</b> – Clearly visible exterior signage positions for tenants</p>

#### Ideal Tenants

Medical / Dental Office

Financial Advisory

Legal / Law Firm

Insurance Services

General Professional Office

Specialty Healthcare

#### Build-to-Suit Options

Custom office layout & room config

Reception & waiting areas

Exam rooms or private offices

Custom finishes & interior design

Landlord will work with qualified tenants to customize layout and finishes to meet specific operational needs.

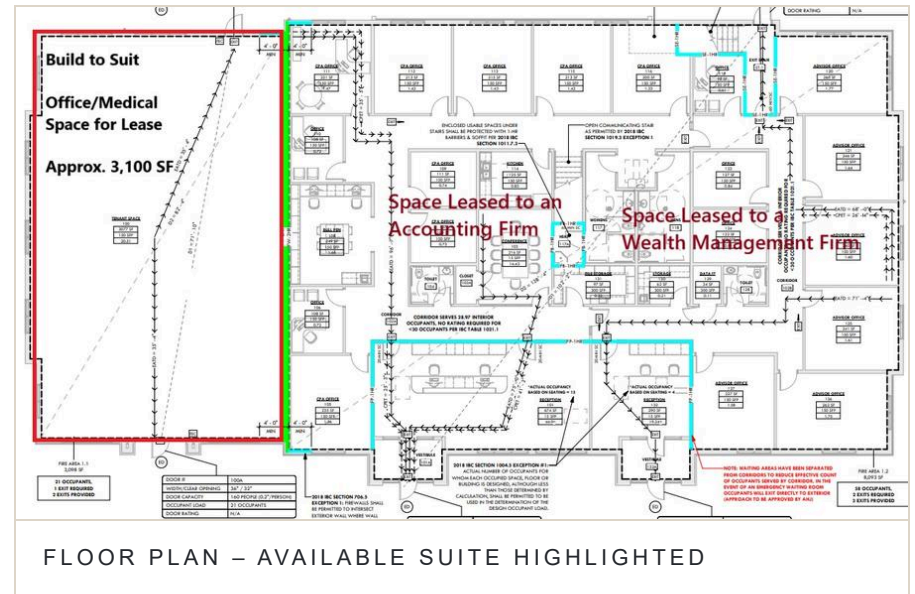
#### Schedule a Tour

Contact the listing broker to schedule a showing or discuss build-to-suit options tailored to your business.

## PROPERTY PHOTOS & PLANS



BUILDING EXTERIOR – FRONT ELEVATION





## Strategic Location Advantages

### 21 Sawtell Rd. | Rexburg, Idaho

±3,100 SF | Professional / Medical Office | Build-to-Suit

The information contained herein has been obtained from sources deemed reliable but has not been verified. All square footages are approximate. Subject to availability.

**INQUIRE ABOUT  
THIS SPACE**

Available for immediate occupancy planning