



OFFICE SUITES FOR LEASE GRAND LOOP PROFESSIONAL OFFICE BUILDING

346 Grand Loop, Ste. 100 & 180 | Rexburg, ID | 83440

SHANE MURPHY

Principal Broker

208.542.7979

shane@ventureoneproperties.com



PROPERTY SUMMARY



HIGHLIGHTS

- Near US-20 & Less Than 1 Mile From BYU-Idaho
- Large, Well-Maintained Parking Lot, 135 Spaces
- Access To City Fiber Optics Network

Suite 100

- Open Bullpen Main Floor
- 2 Private Offices Upper-Level
- Upper-Level Conference/Work Room
- Separate Entrance

Suite 180

- Open Lobby/Bullpen Entry
- Large Conference Room/Work Room

OFFERING SUMMARY

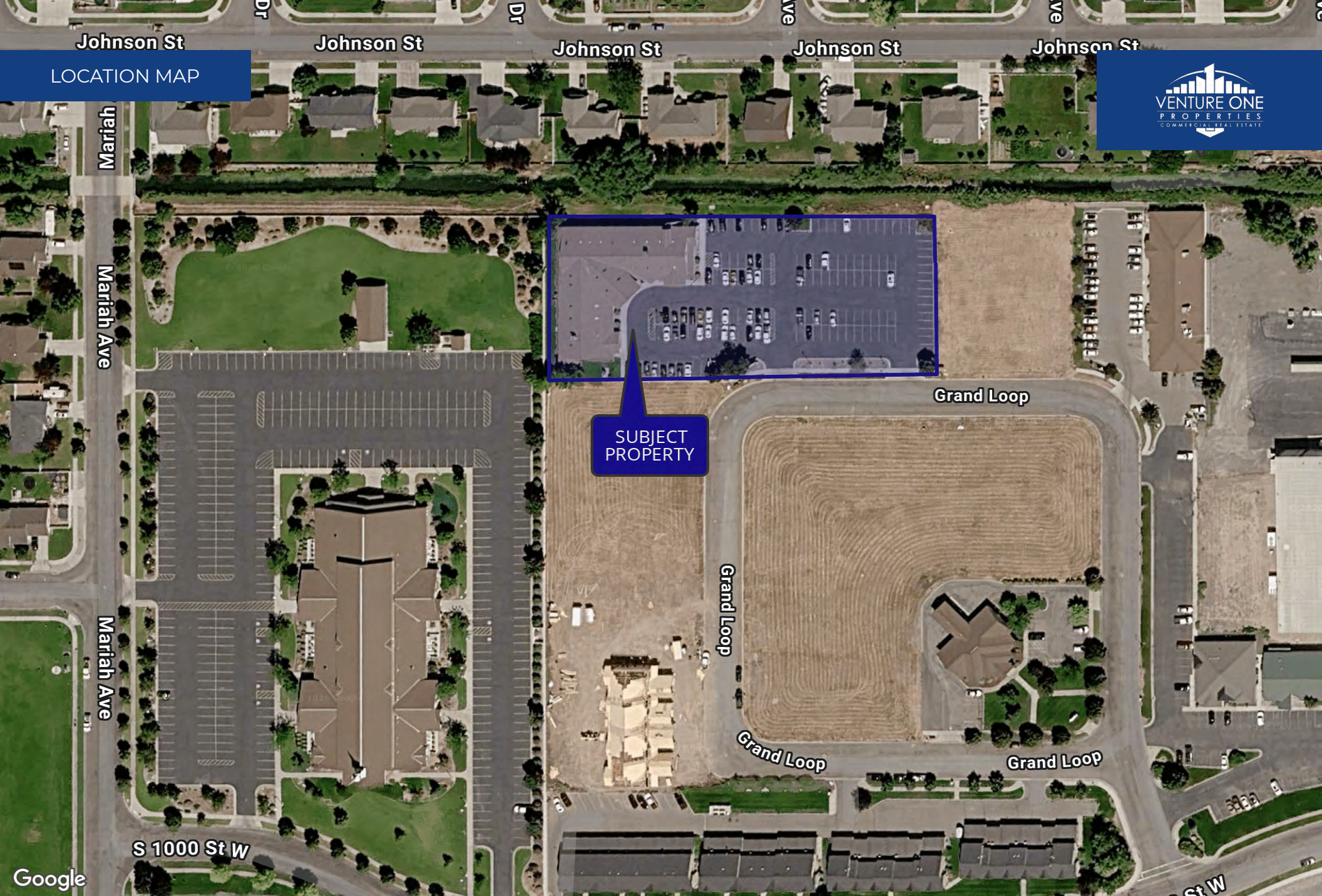
Lease Rate:	\$19 SF/YR FULL SERVICE
Suite 100 Total SF:	3,021 SF
Main Level:	2,816 SF
Upper Level:	1,205 SF
Suite 180 Total SF:	1,208 SF



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LOCATION MAP



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AERIAL MAP



CENTRAL STORAGE

avantguard

Shedding Barber Company

0500 MEDIANE

MAGIC SUBS

Tires LES SCHWAB

MADISON

U-HAUL

Smclair

WOODYSMITH

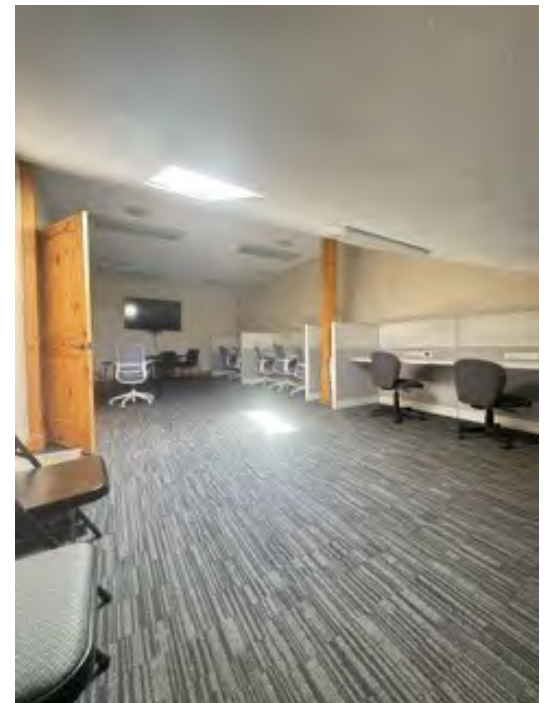
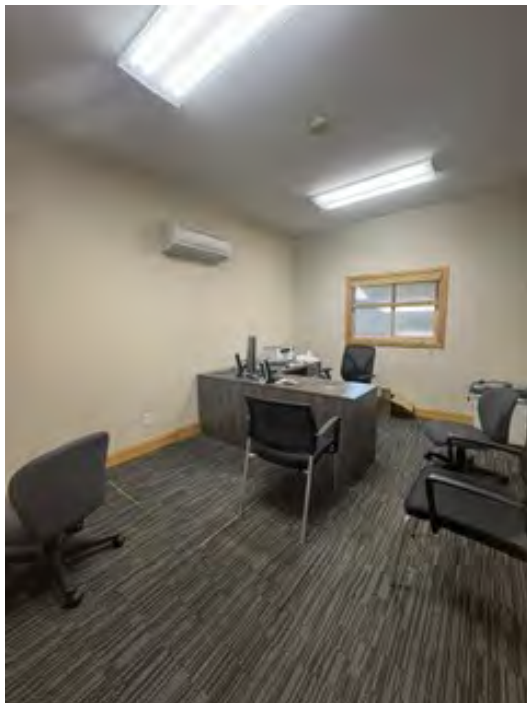
STONE'S TOYOTA



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PHOTOS SUITE 100

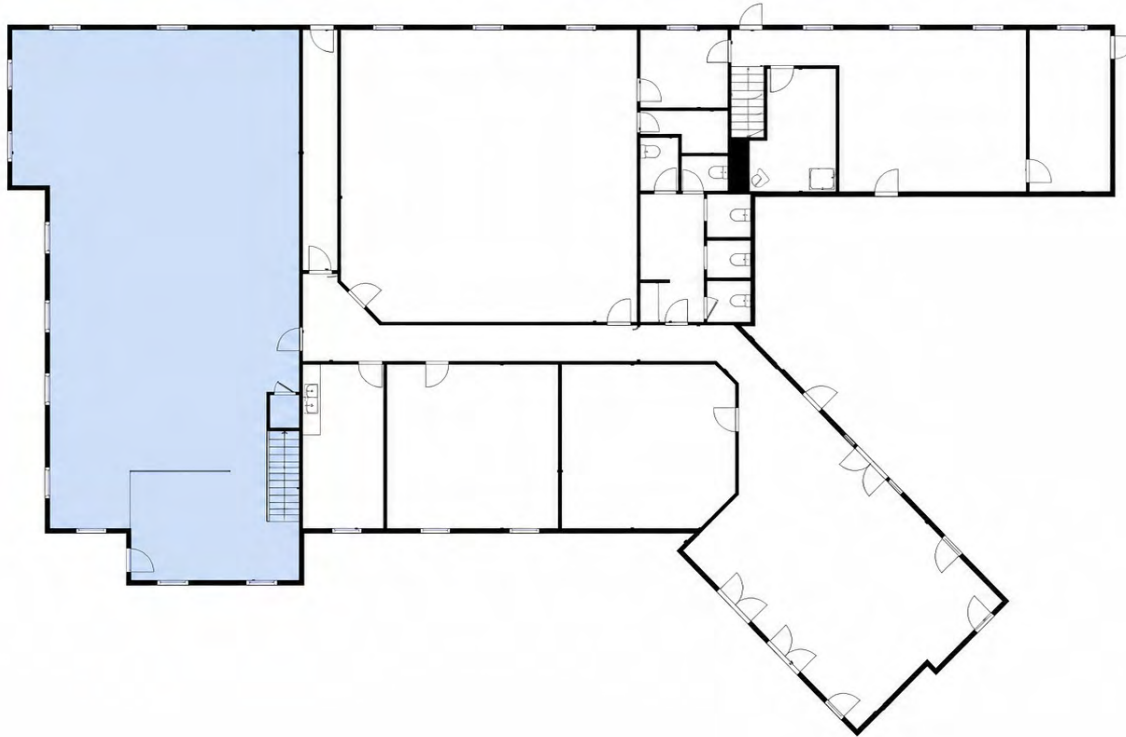


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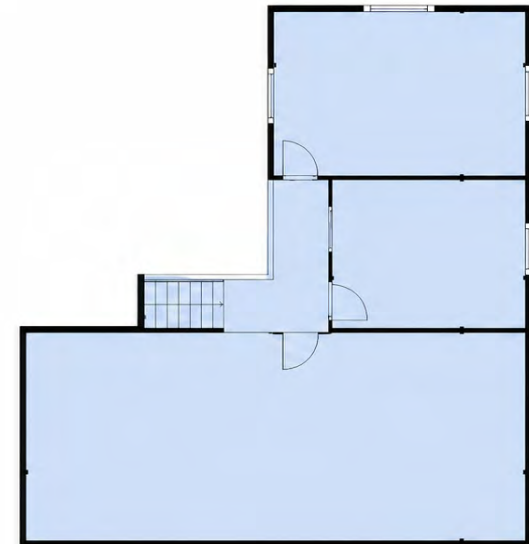
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SUITE 100 FLOOR PLAN



MAIN LEVEL



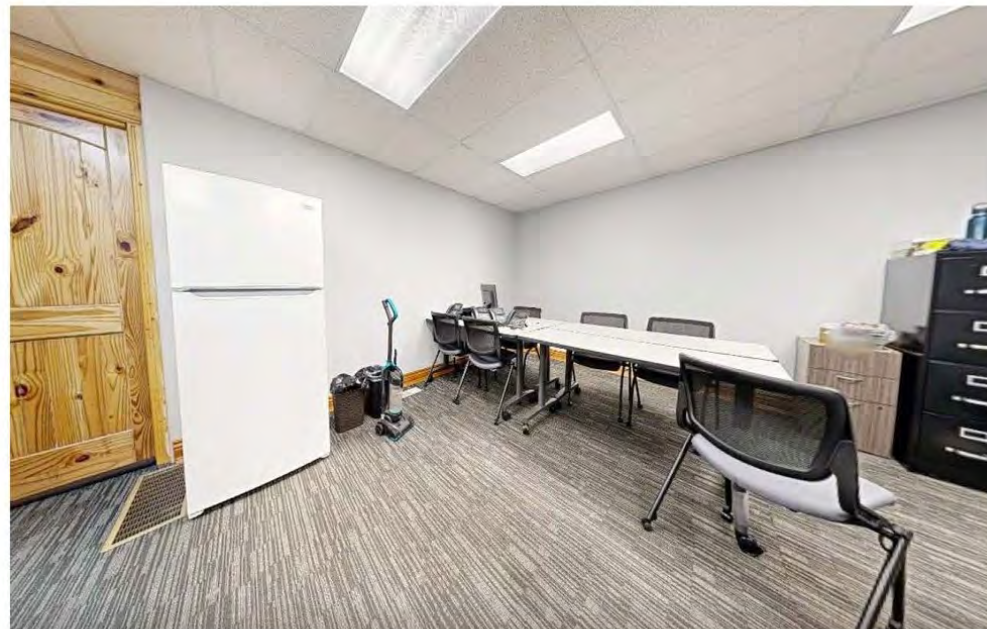
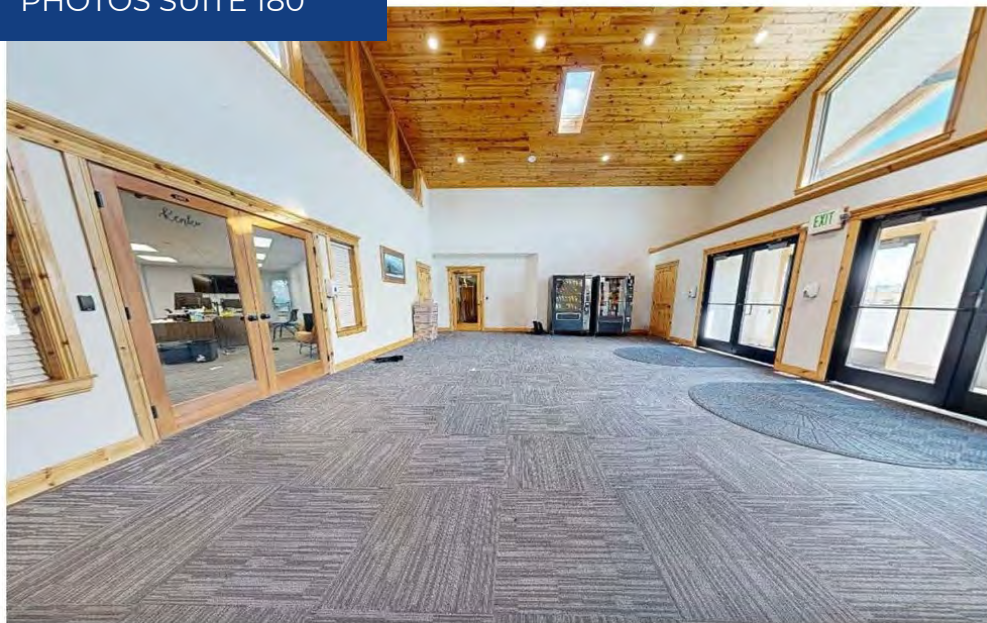
UPPER LEVEL

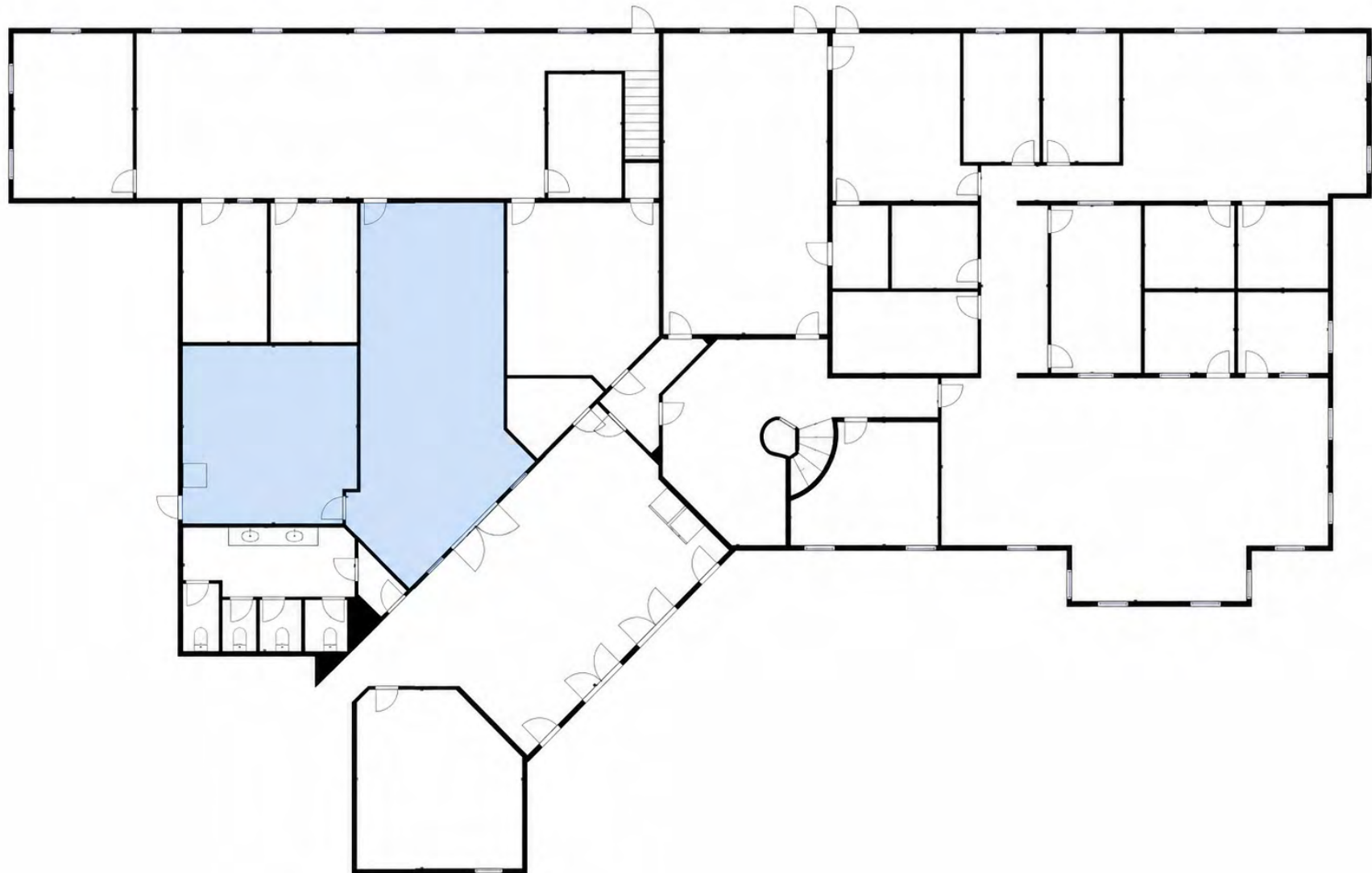


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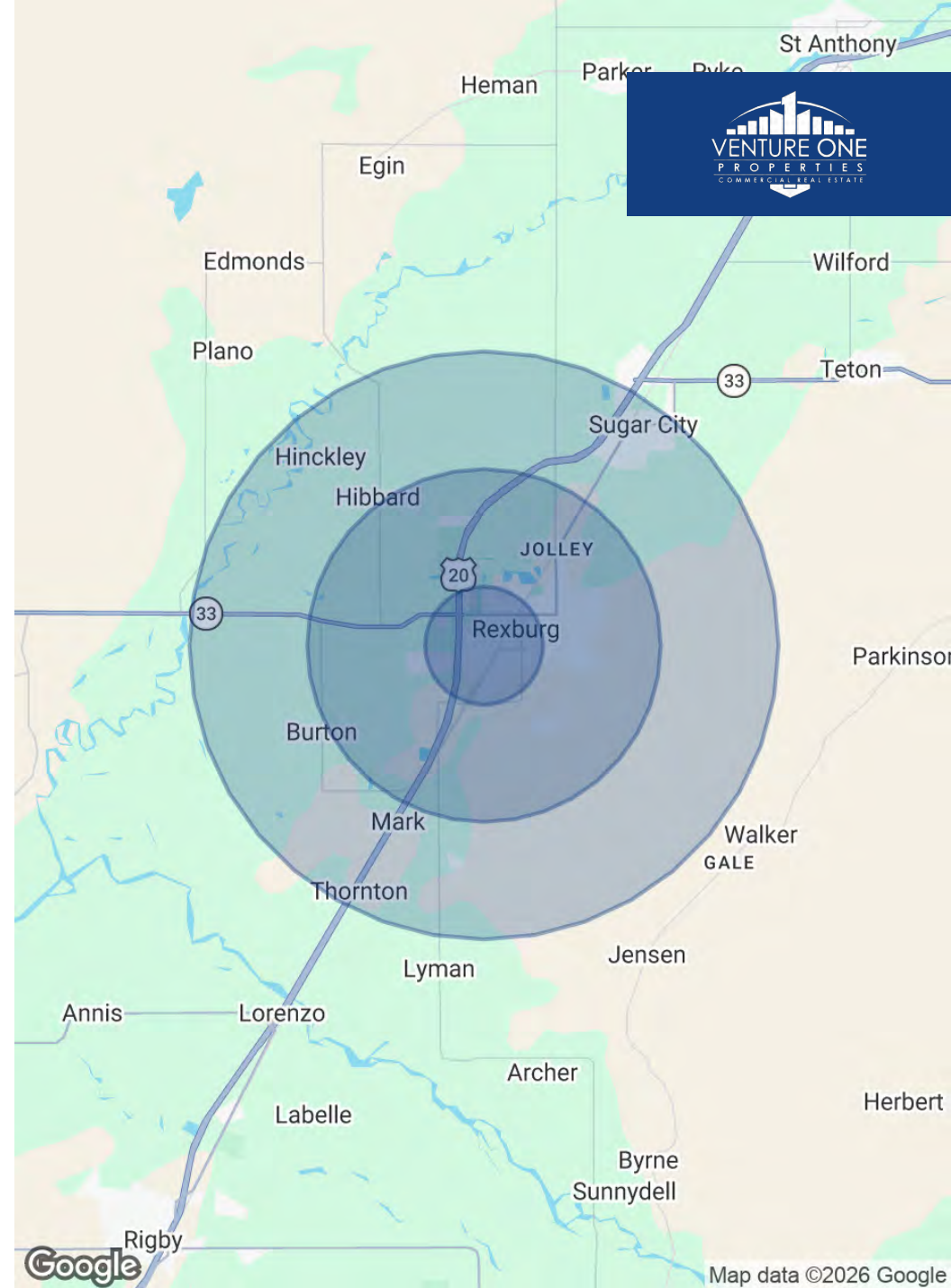


DEMOGRAPHICS

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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