



# 1,208 SF OFFICE SUITE - GRAND LOOP PROFESSIONAL OFFICE BUILDING

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

**SHANE MURPHY**

Principal Broker  
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[shane@ventureoneproperties.com](mailto:shane@ventureoneproperties.com)



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## HIGHLIGHTS

- Near US-20 & less than 1 mile from BYU-Idaho
- Large, well-maintained parking lot, 135 spaces
- Access to city fiber optics network
- Open Lobby/Bullpen Entry
- Large Conference Room/Work Room

## OFFERING SUMMARY

|               |                         |
|---------------|-------------------------|
| Lease Rate:   | \$16 SF/YR FULL SERVICE |
| Available SF: | 1,208 SF                |

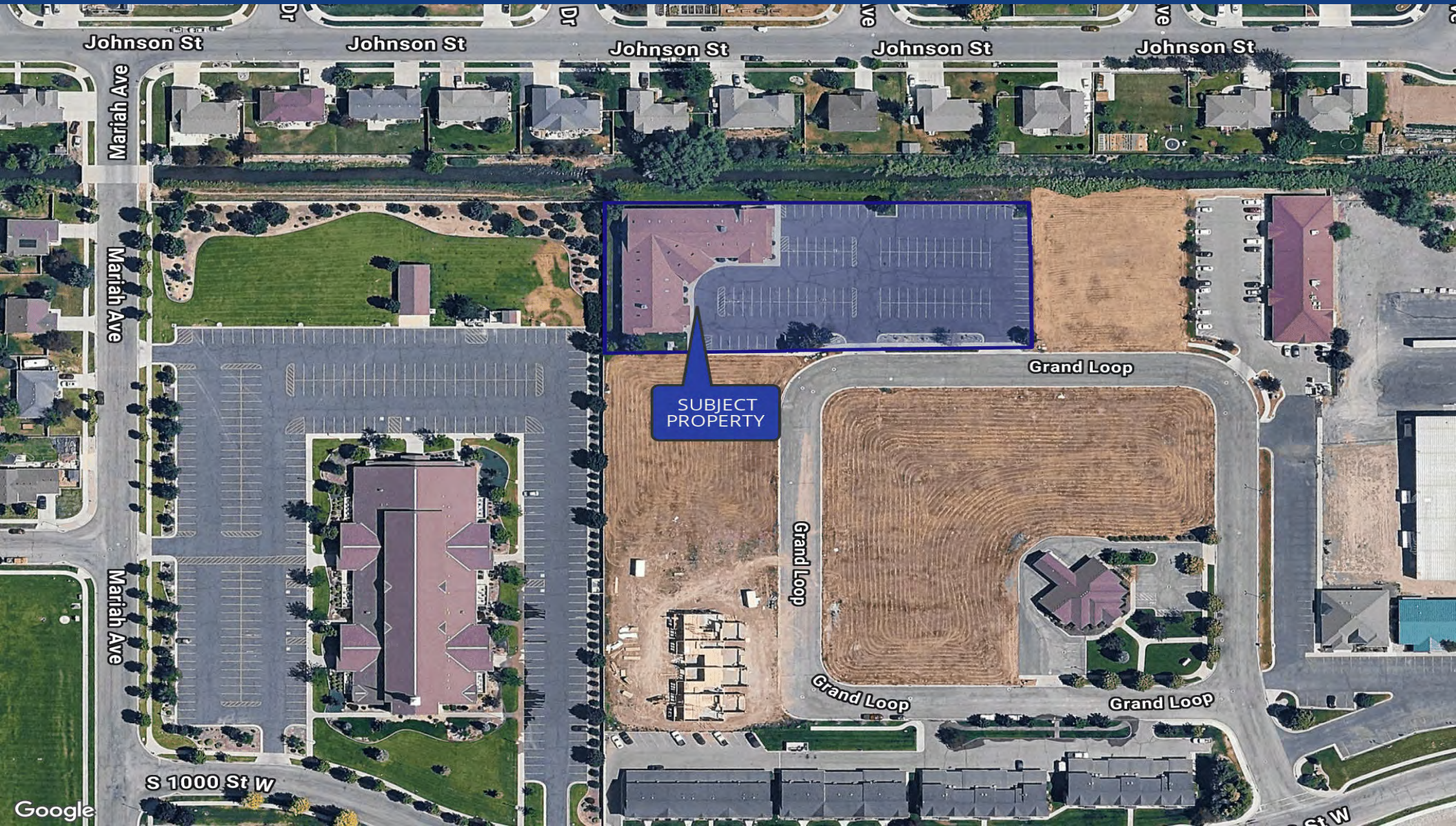


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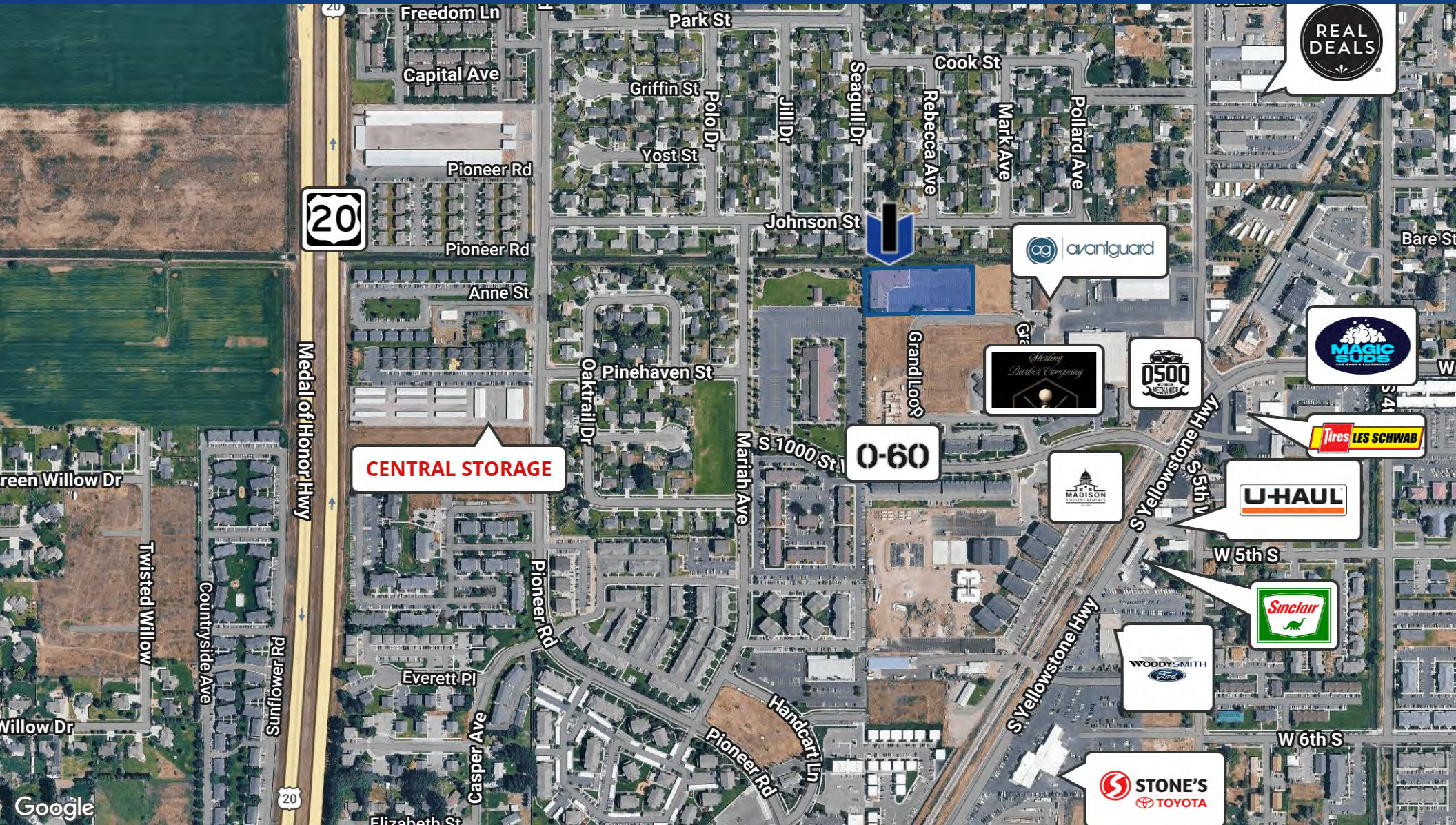
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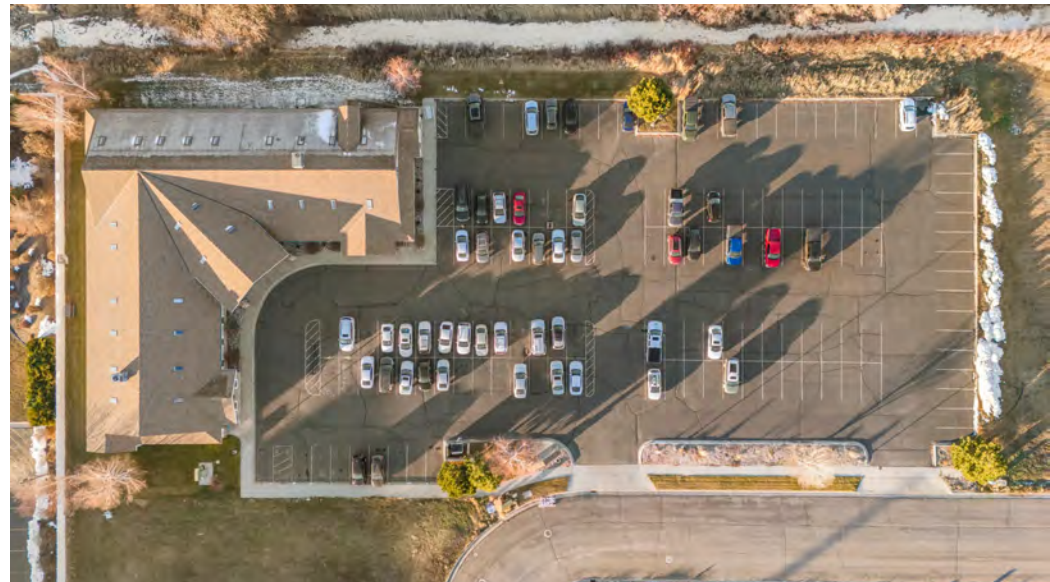


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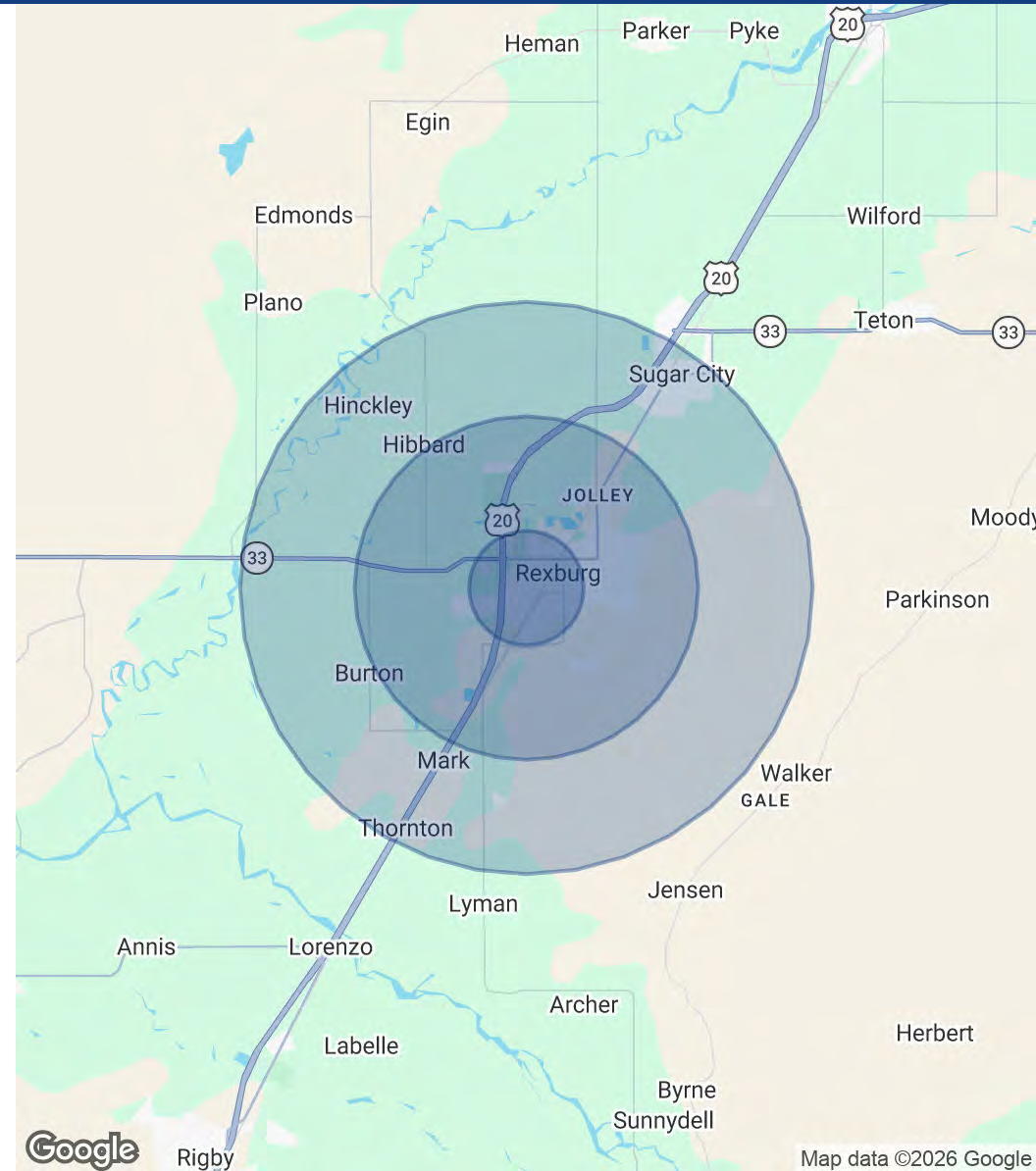
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 23,391 | 40,599  | 47,017  |
| Average Age          | 21.7   | 21.9    | 22.3    |
| Average Age (Male)   | 22.6   | 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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