

CLASS A OFFICE IN IDAHO FALLS-SARATOGA DR

OFFICE FOR LEASE | 2240 SARATOGA DR



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Class A professional office building strategically located just off Sunnyside Road, one of Idaho Falls' premier medical and professional office corridors.

Less than one mile from Eastern Idaho Regional Medical Center, offering exceptional convenience for medical, healthcare, and professional office users.

Surrounded by a strong mix of restaurants, retail, banking, and everyday amenities along the highly trafficked Sunnyside corridor.

Professionally designed with an attractive brick exterior and upscale interior finishes that create a polished, high-quality business environment.

Generous on-site parking accommodates tenants, employees, and visitors with ease.

SUITES:	RSF:	RATE:
Suite 2240	1,886 SF	Contact Agent

BLDG. SIZE: 6,146 SF

PROPERTY TYPE: Office

UTILITIES: All included

AVAILABILITY: July 1, 2026

YEAR BUILT: 2014

CONTACT

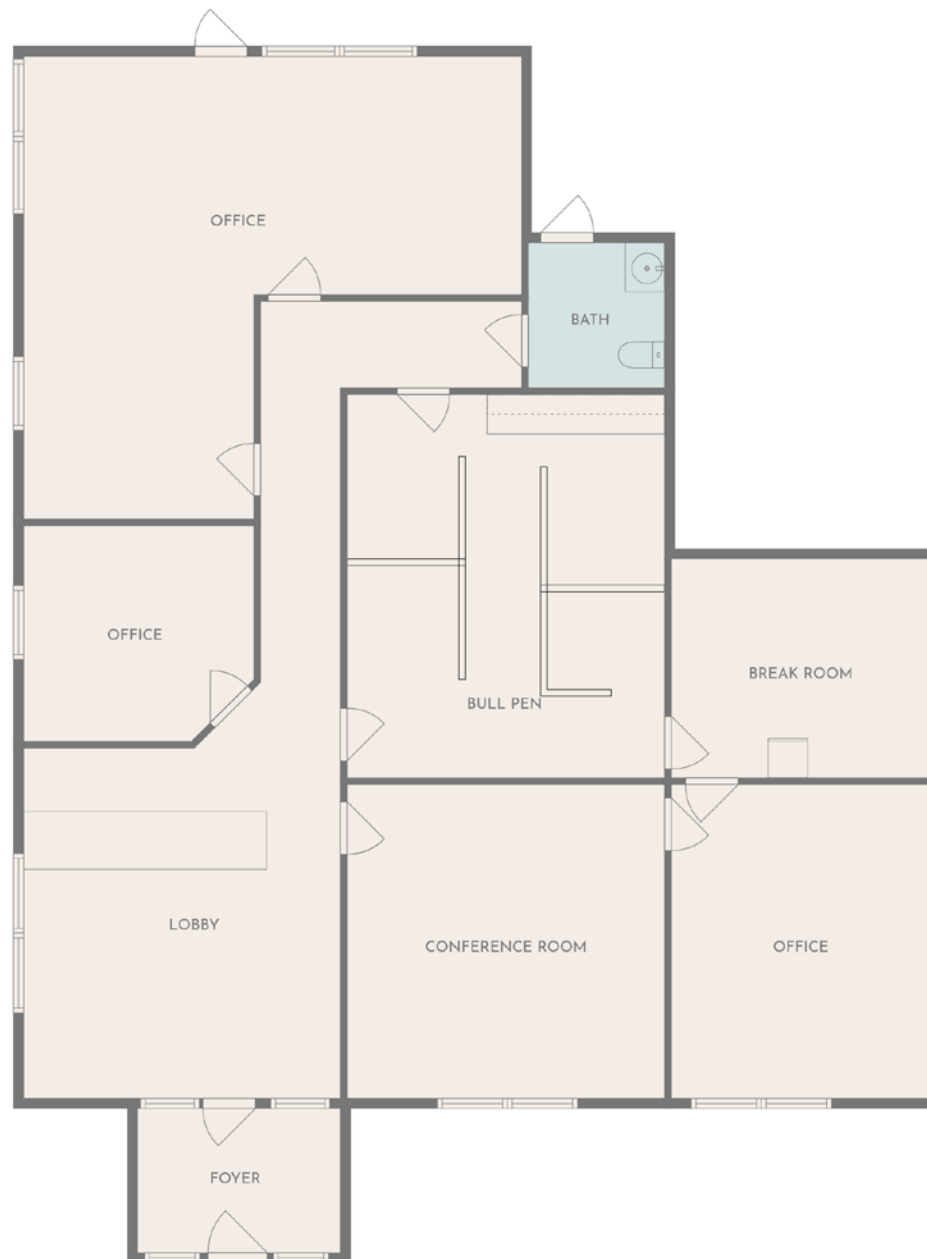
HIGHLIGHTS

DETAILS

UPDATED: 5.21.2026

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FLOOR PLAN



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EXTERIOR PHOTOS



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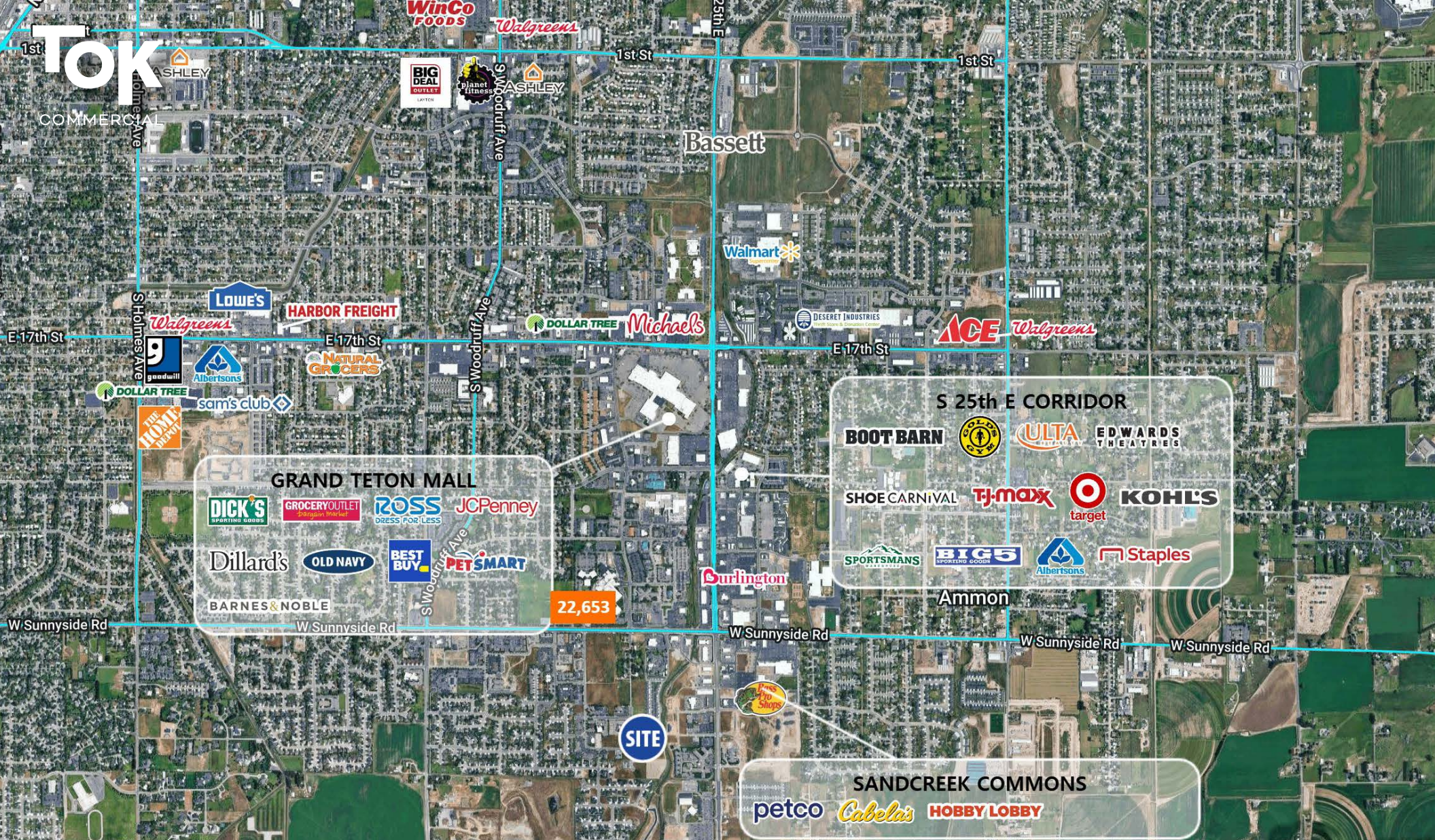
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INTERIOR PHOTOS



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1 MILE RADIUS



POPULATION
7,070
1 MI. RADIUS



HOUSEHOLDS
2,512
1 MI. RADIUS



AVG. HOUSEHOLD INC.
\$116,987
1 MI. RADIUS

3 MILE RADIUS



POPULATION
62,292
3 MI. RADIUS



HOUSEHOLDS
22,804
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$108,426
3 MI. RADIUS

5 MILE RADIUS



POPULATION
109,831
5 MI. RADIUS



HOUSEHOLDS
42,315
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$104,789
5 MI. RADIUS

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