



## Riverwalk Plaza

808 Pancheri Dr. Idaho Falls, ID 83402



### Jaxon Walker

Taylor Crossing | McNeil  
Development

1070 Riverwalk Dr. Suite 200,  
Idaho Falls, ID 83402

[jaxo.taylorcrossing@gmail.com](mailto:jaxo.taylorcrossing@gmail.com)

(208) 541-0412



## Medical Office Space

808 Pancheri Dr.

Space Available	Suite C & D
Space Size	4,300 SF
Built Out As	Standard Medical
Space Use	Medical
Service Type	Negotiable
Lease Term	3-years Minimum
Rental Rate	\$22.24

Discover an exceptional opportunity to establish or expand your medical practice in this move-in-ready, turn-key medical office located in the Riverwalk Plaza building. Designed with efficiency and patient comfort in mind, this spacious suite features: 10 exam rooms A dedicated procedure room On-site lab room A spacious reception and waiting area for a welcoming patient experience. 5 private offices for providers and administration A nurses' station for charting & seamless workflow Convenient staff breakroom and private staff restroom with shower, 4 patient restrooms for added comfort and accessibility. Enjoy unparalleled visibility and accessibility on one of Idaho Falls' busiest corridors— Pancheri Drive—with high traffic ensuring excellent exposure for your practice. The location also backs directly onto the scenic Snake River Greenbelt, offering a serene, picturesque backdrop that enhances the patient and staff experience with easy access to walking paths, and natural beauty. Ideal for a variety of medical specialties, this prime space combines professional functionality with a coveted location.