

NEW CONSTRUCTION

Professional Office Space | Rexburg, Idaho
Henry's Fork Plaza

PROPERTY OVERVIEW

Modern, build-to-suit, single-level professional office building designed to provide a premium workspace in one of Rexburg's most rapidly growing commercial corridors. Ideal for medical providers, professional services, and corporate office users. Early tenants have the unique opportunity to customize floor plans and square footage to meet specific layout and operational needs.

LOCATION HIGHLIGHTS

- **Prime Accessibility:** Strategically located for seamless, direct access to major roads and highways.
- **Strategic Proximity:** Situated just minutes away from the BYU-Idaho campus, capturing excellent community presence.
- **Convenience:** Immediate proximity to high-traffic local retail, dining options, and essential business services.

AVAILABLE SPACE

- **High Flexibility:** Suites ranging from approximately 1,000 to 6,000+ SF to accommodate various team sizes.
- **Customization:** Flexible, complete build-to-suit interior layout options available prior to drywall phase.
- **Optimal Accessibility:** Convenient single-level access with absolutely no stairs or elevators required for entry.
- **Amenities:** Ample, dedicated on-site parking specifically configured for both staff and high-volume clientele.

LEASE TERMS

- **Lease Type:** Triple Net (NNN)
- **Base Rent:** \$20.00 per SF (Annual)
- **NNN Expenses:** Estimated \$4.00 – \$5.50 per SF
- **Lease Term:** 3 – 7 years preferred
- **Annual Escalations:** 3% – 4%

FOR LEASING INQUIRIES, PLEASE CONTACT:

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