



OFFICE LEASE -1,680 SQ. FT.

859 S. Yellowstone Hwy Suite 203, Rexburg, ID 83440

Lease Offering

Lease Rate	\$1,250
Lot Size	0.03 Acres
Buiding Space	1,680 Sq. Ft.
Year Built	2008



- Property Highlights**
- Excellent Location
 - Four Hard Wall Offices & open cubicle area for more office Space.
 - Large Common area for parking.

Property Overview

Property Office Lease - 1680 Sq Ft. Excellent location located in a business park on the south side of Rexburg. It has 4 Hard wall offices and open cubicle area for more office space.

Also included in the space is a Conference Room. Large reception area. Large common area for parking.

Location Located on the S. Yellowstone Hwy and University Blvd.

SHANE MURPHY

PRINCIPAL/BROKER

208.542.7979 OFFICE

208.521.4564 CELL

208.552.8255 FAX

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434 GLADSTONE ST.
P.O. BOX 2363
IDAHO FALLS, ID 83403

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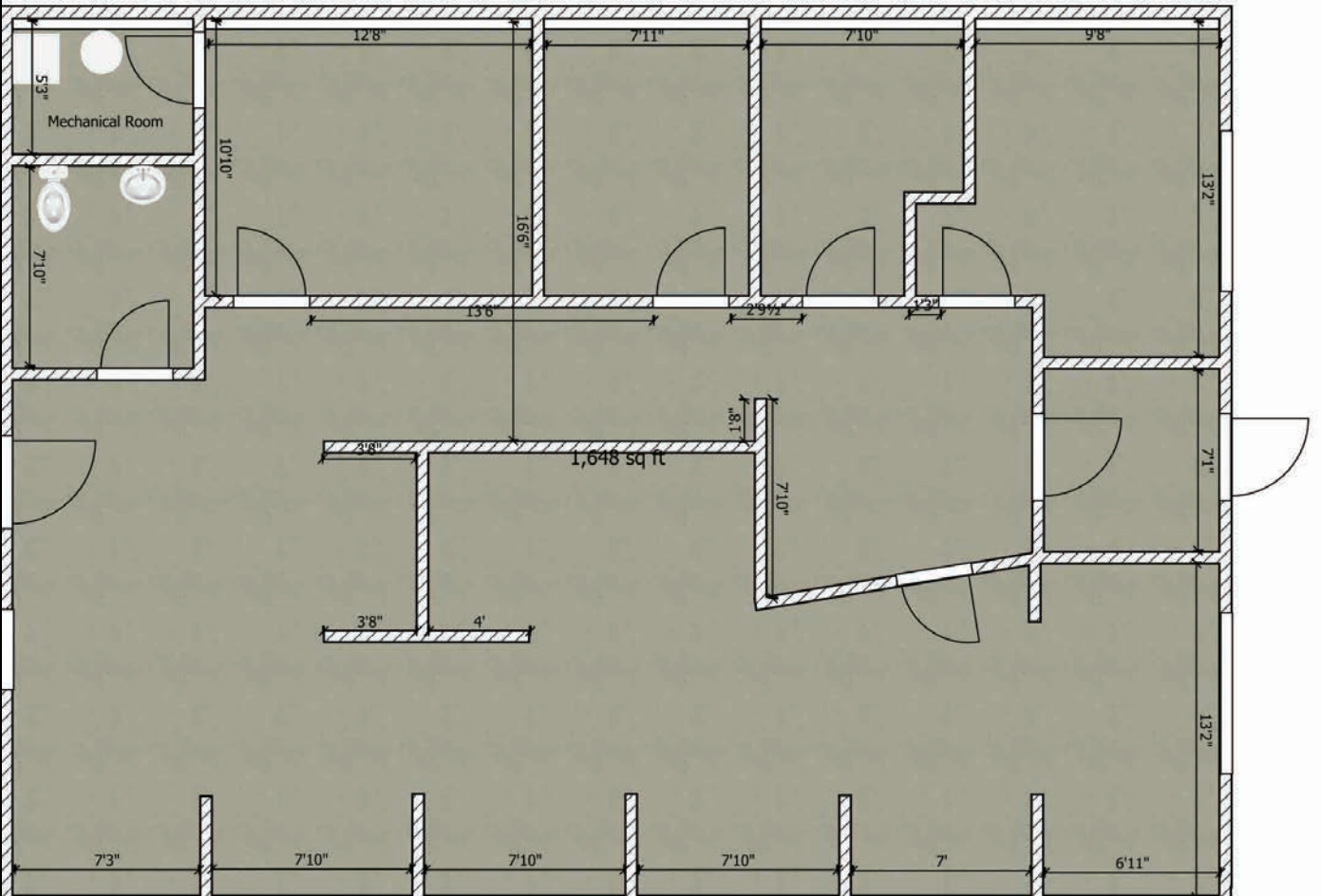
Aerial



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Floor Plan



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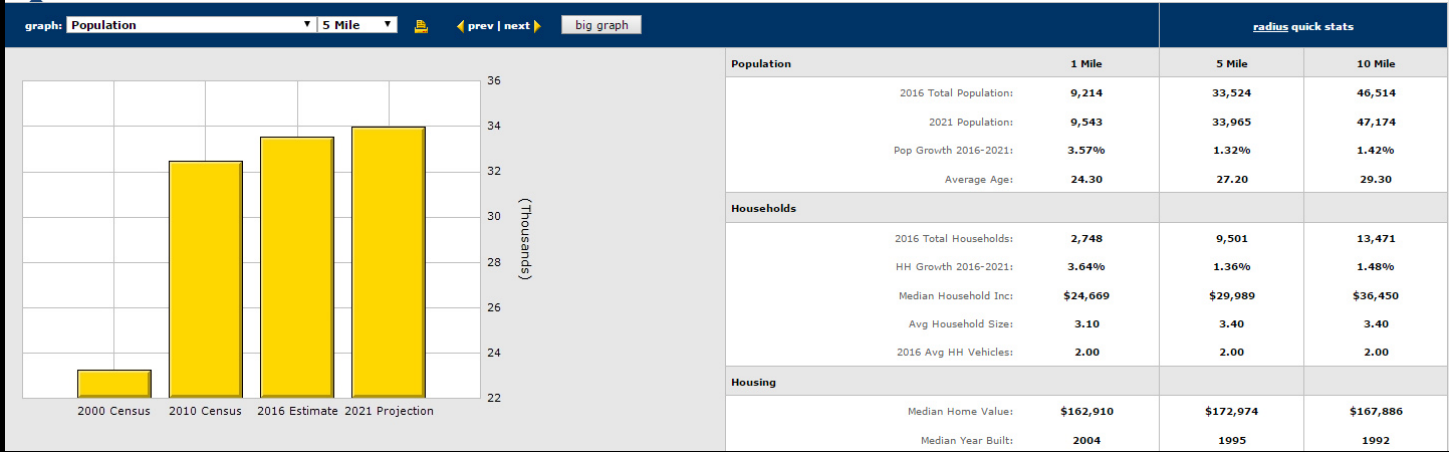
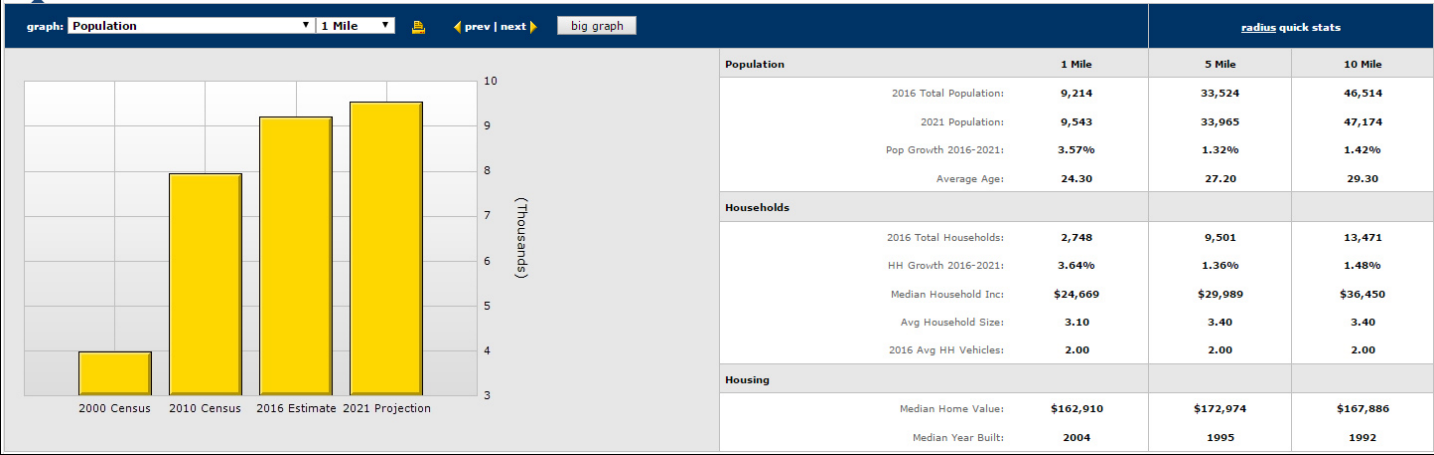
Photos



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Demographics



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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Broker Bio & Contact



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Shane is a focused, organized, and highly motivated individual who has been involved in all aspects of commercial real estate, from the land development process, to property sales, leasing, and investment since 2001. He specializes in retail, land development, and investment properties.

Shane has developed special relationships with property owners, major tenants, and government agencies that give his clients the resources needed for locating in Eastern Idaho. In addition, Shane has regional and national contacts to broaden the acquisition and disposition capabilities of properties while serving local investors and clients for their business needs.