

CLASS A DOWNTOWN OFFICE FOR LEASE | 175 W. 2ND S. | REXBURG ID, 83440

HEMMING VILLAGE OFFICE

TOK
COMMERCIAL

BYU
IDAHO

AVAILABLE

W2NDS

FIVE GUYS

Class A, second floor office space available with flexible demising options and suite configurations, suitable for both small and large office requirements.

Prime Downtown Rexburg location directly across the street from the BYU-Idaho campus.

Modern, open-concept workspace featuring high ceilings, abundant glass, and excellent natural light.

Built in 2017, offering contemporary office finishes in a prominent mixed-use downtown setting.

Exceptional access to BYU-Idaho and Downtown Rexburg amenities, surrounded by retail, restaurants, services, and a growing local economy.

SPACE	SIZE	RATE
Class A Office	±1,299 - 20,000 SF	Contact Agent

PROPERTY TYPE:	Downtown Office
BUILDING CLASS:	Class A
LEASE TYPE:	NNN
EST NNN:	\$5.47/SF
YEAR BUILT:	2017

CONTACT

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HIGHLIGHTS



DETAILS



UPDATED: 8.11.2026

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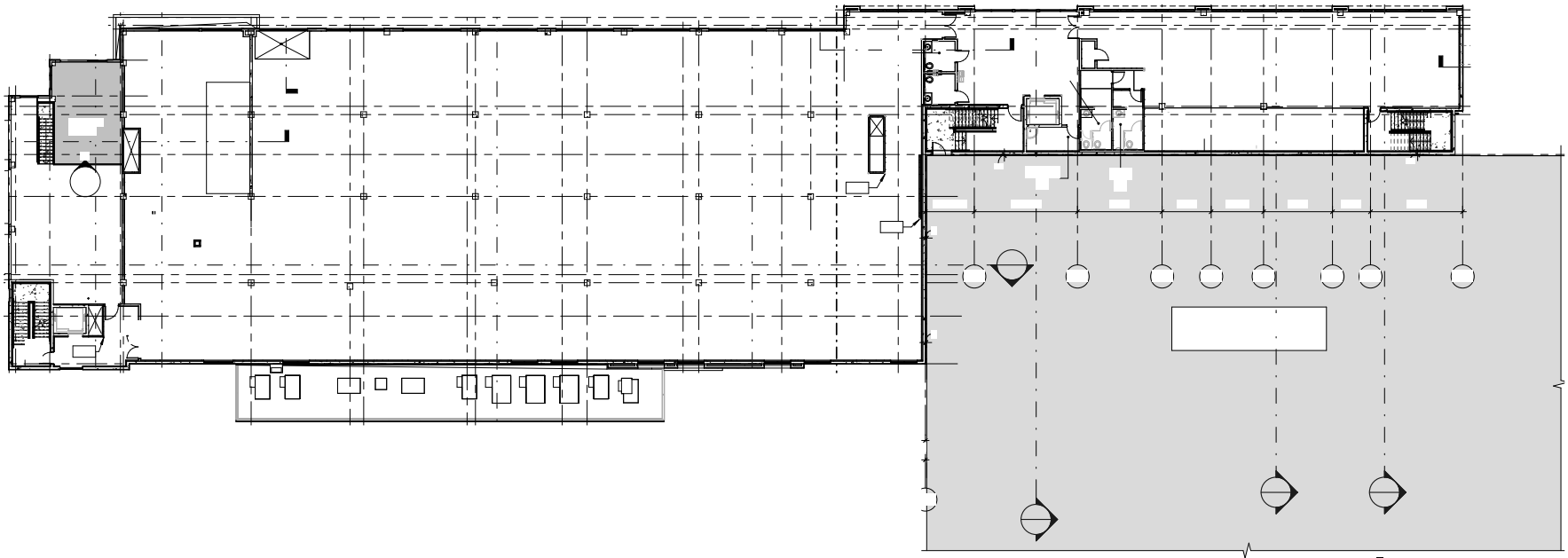
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±1,299 – 20,000 SF SPACES AVAILABLE



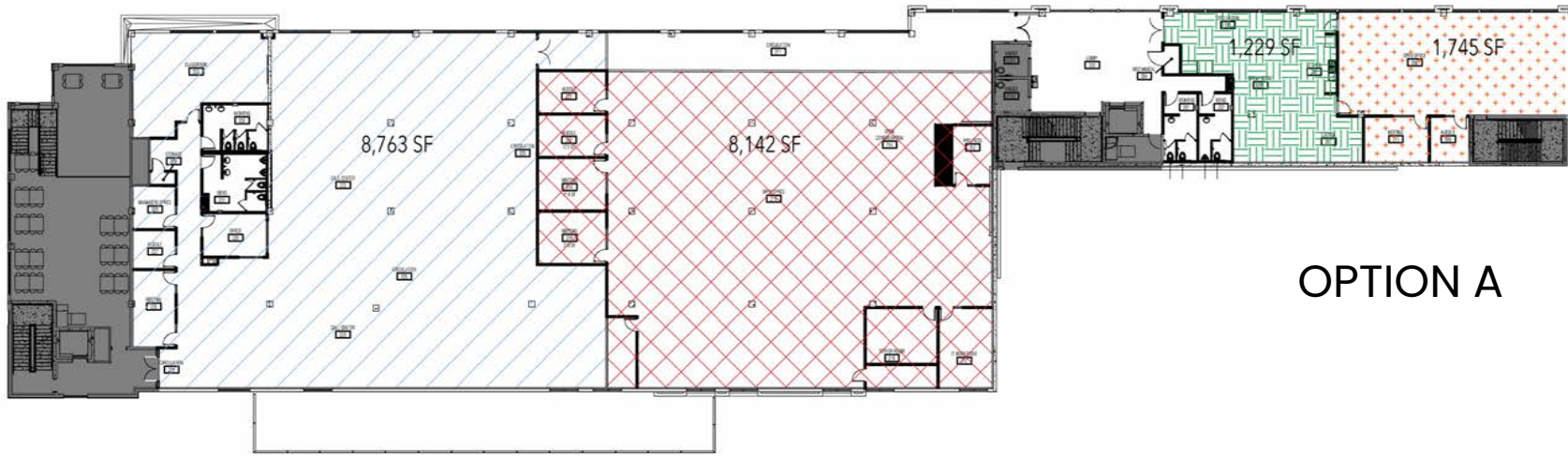
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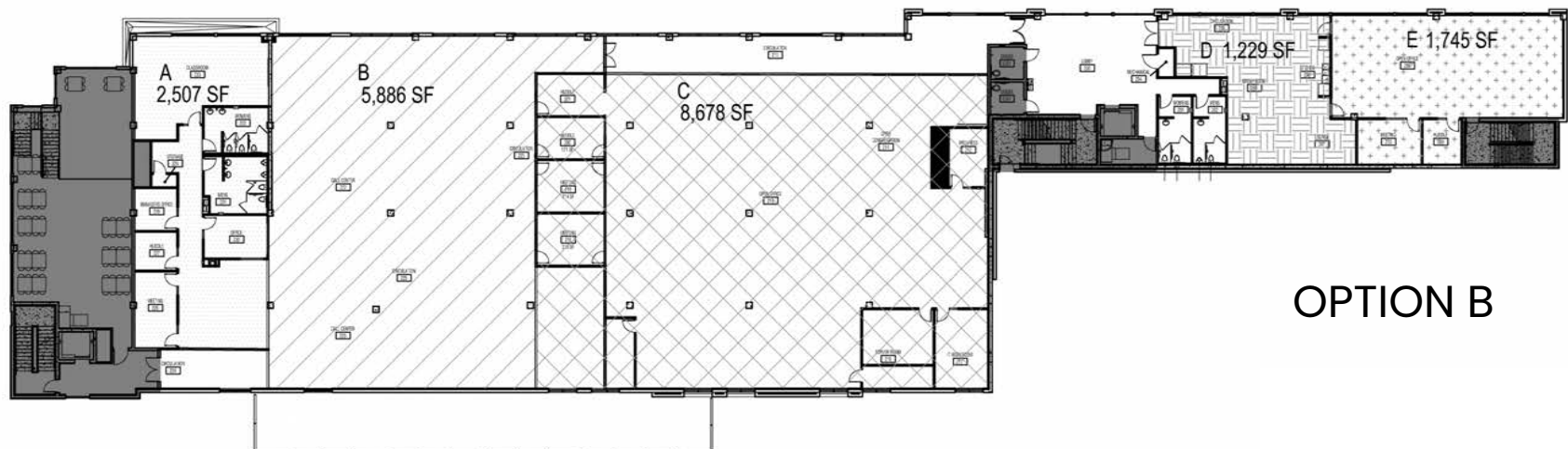
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POSSIBLE DEMISING OPTIONS



OPTION A



OPTION B

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MODERN, BRIGHT COMMON AREAS



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HIGH CEILINGS & ABUNDANT GLASS

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OPEN CONCEPT, FLEXIBLE SPACE



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DB Deseret Book

cedars
HEIGHTS

AVAILABLE

iCafe Sabor!

The Atrium

crumbl

kiwi  Loco
your future partnering

PROMINENT, MIXED-USE DOWNTOWN SETTING

EXCEPTIONAL ACCESS TO BYU-I & DOWNTOWN AMENITIES



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DEMOGRAPHICS | 1-3-5 MILE RADIUS

POPULATION

	1 MI	3 MI	5 MI
2026 Est. Population	31,271	44,331	51,923
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Historic 10 Year Growth	6.0%	5.2%	4.5%

HOUSEHOLDS

	1 MI	3 MI	5 MI
2025 Est. Households	5,955	10,187	12,379
Historic 10 Year Growth #	590	2,450	2,823
Historic 10 Year Growth %	0.7%	0.2%	1.8%

INCOME

	1 MI	3 MI	5 MI
2026 Average HH Income	\$93,690	\$93,861	\$98,962
2026 Median HH Income	\$59,830	\$65,035	\$71,745
2026 Per Capita Income	\$21,984	\$24,648	\$26,222

WORK FORCE

	1 MI	3 MI	5 MI
2026 Total Businesses	415	726	927
2026 Total Employees	5,061	8,144	9,665
2026 Labor Pool Age >16	16,815	23,160	26,951

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