

3413 MERLIN DR.

FOR LEASE



PROPERTY DETAILS

3413 Merlin Dr., Idaho Falls, ID 83404

- ±1,275 SF office space – versatile space well-suited for general office or medical use
- Functional office layout featuring two (2) private offices, reception area, break room, and restroom, creating a practical setup for a variety of professional users
- Positioned near Idaho Falls' established medical corridor, providing excellent accessibility and proximity to major healthcare facilities
- Available October 1, 2026
- Lease rate: \$1,875/month modified gross

2026 DEMOS



EST. POPULATION

1 MILE » **10,216**
3 MILE » **66,691**
5 MILE » **110,879**



EST. HOUSEHOLDS

1 MILE » **3,781**
3 MILE » **25,036**
5 MILE » **40,498**



EST. AVERAGE HH INCOME

1 MILE » **\$137,625**
3 MILE » **\$111,823**
5 MILE » **\$111,435**

NEWMARK



MOUNTAIN WEST

DUSTIN MORTIMER

dmortimer@newmarkmw.com

direct 208.874.0230

[View Profile](#)

FULL SERVICE
COMMERCIAL REAL ESTATE

482 Constitution Way, Suite 211

Idaho Falls, ID 83402

Office 208.874.0230

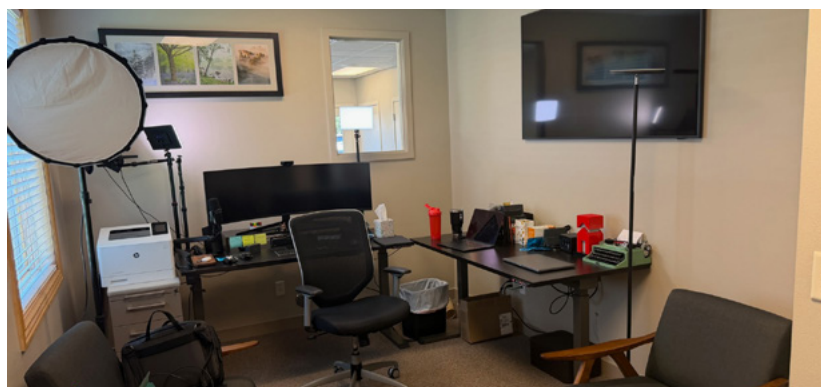
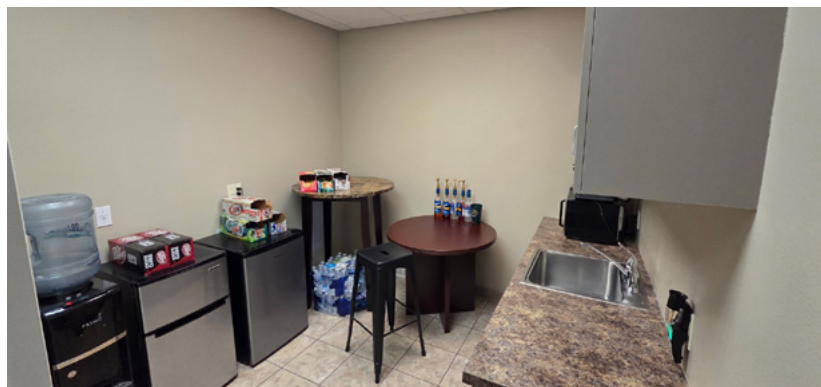
www.newmarkmw.com



NEWMARK

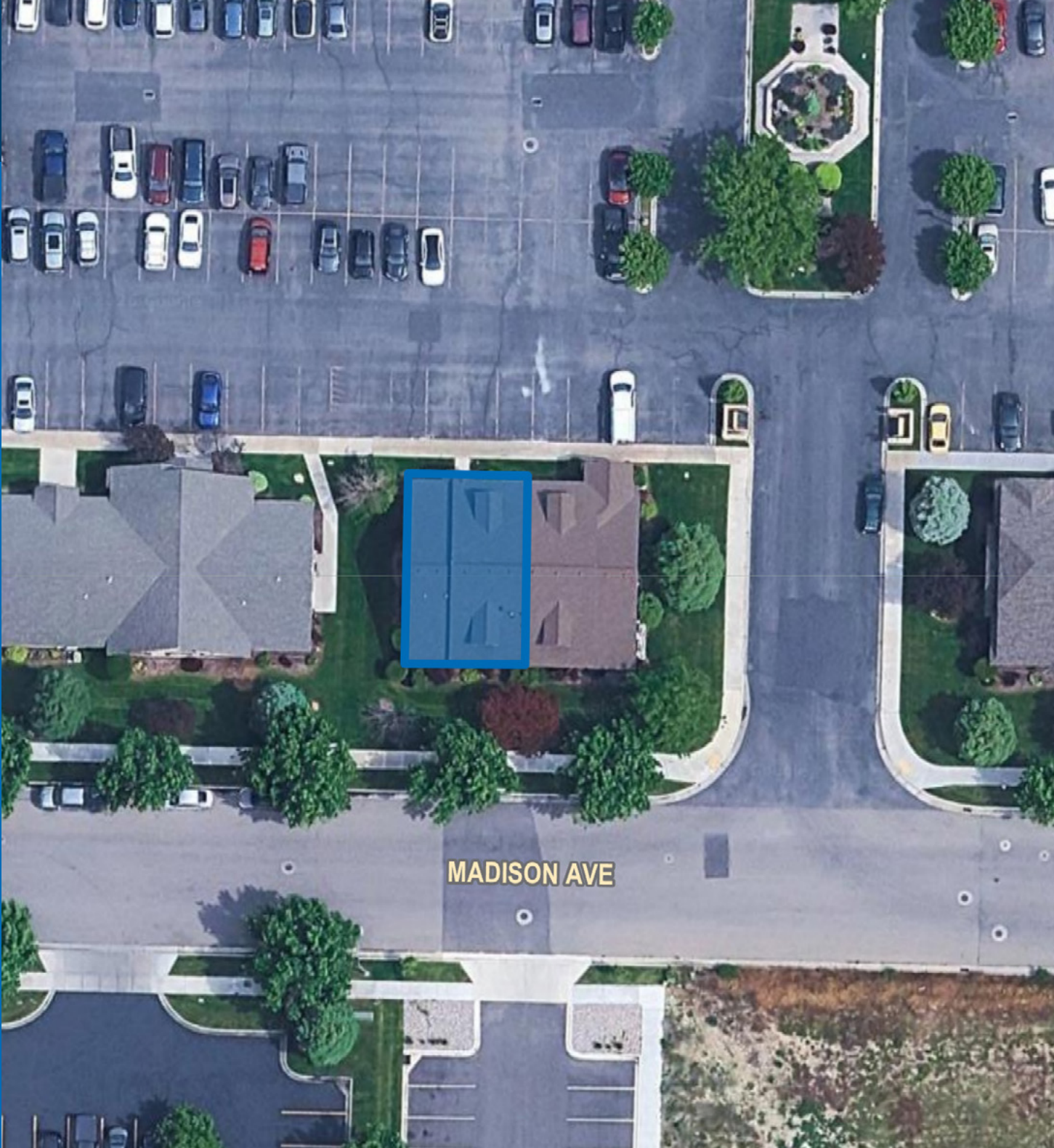
MOUNTAIN WEST

DUSTIN MORTIMER
 dmortimer@newmarkmw.com
 direct 208.874.0230
[View Profile](#)



**FULL SERVICE
 COMMERCIAL REAL ESTATE**
 482 Constitution Way, Suite 211
 Idaho Falls, ID 83402
 Office 208.874.0230
www.newmarkmw.com

3413 MERLIN DR.



NEWMARK

MOUNTAIN WEST

DUSTIN MORTIMER

dmortimer@newmarkmw.com

direct 208.874.0230

[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**

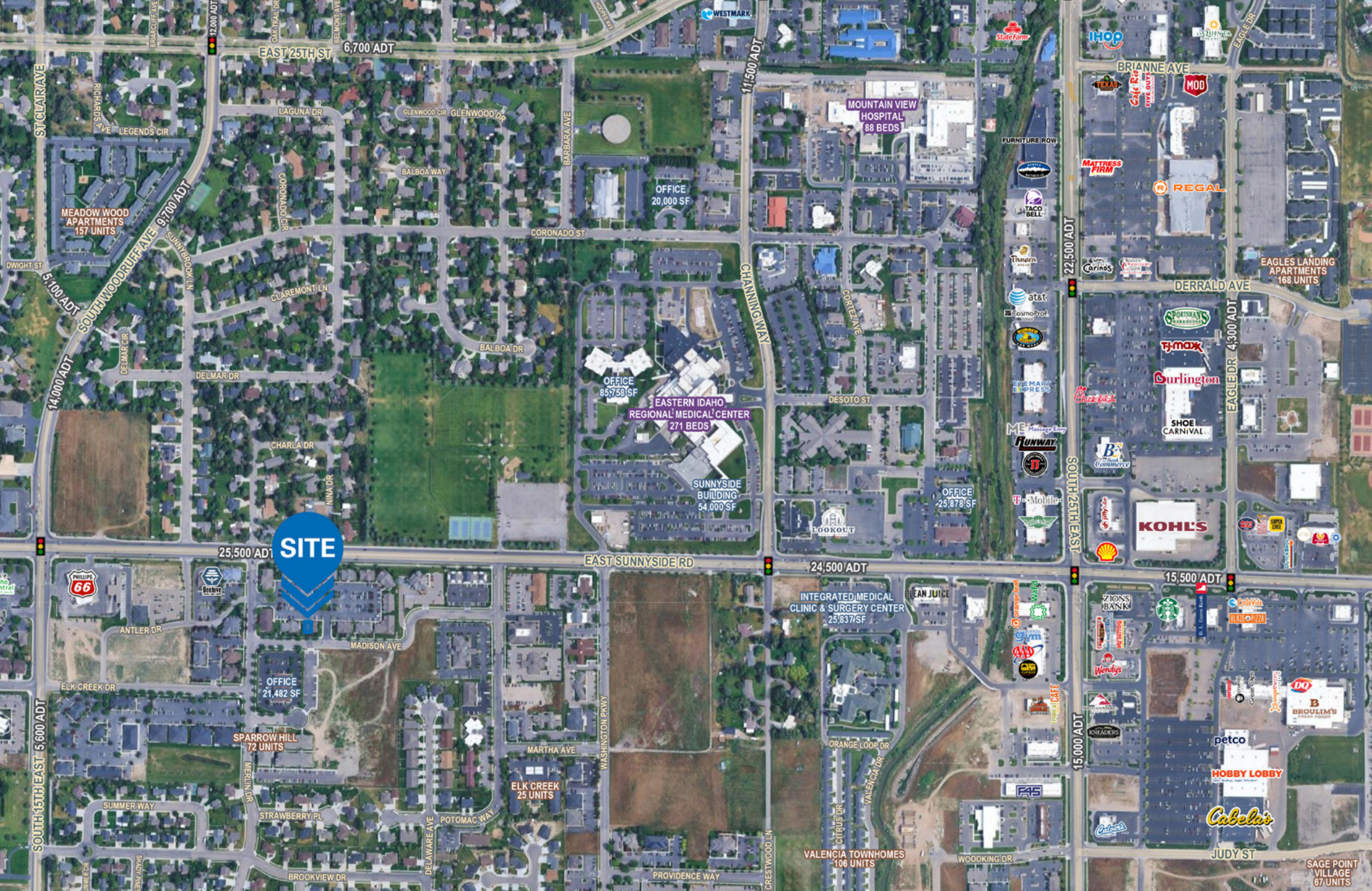
482 Constitution Way, Suite 211

Idaho Falls, ID 83402

Office 208.874.0230

www.newmarkmw.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



DUSTIN MORTIMER
 dmortimer@newmarkmw.com
 direct 208.874.0230
[View Profile](#)

**FULL SERVICE
 COMMERCIAL REAL ESTATE**
 482 Constitution Way, Suite 211
 Idaho Falls, ID 83402
 Office 208.874.0230
www.newmarkmw.com