

# The Studios at Victory Commons.

Boutique commerce and workspace condos at one of Meridian's most active corridors. Lease or own.

AVAILABLE

3,962 - 32,899 SF

DELIVERY

2027

LOCATION

MERIDIAN, IDAHO

THE OPPORTUNITY

# A different kind of *workspace*.

The Studios at Victory Commons isn't industrial flex, and it isn't traditional retail. It's a Class A boutique workspace built for the businesses that fall in between — service retail, professional offices, fitness, medical, showroom commerce, and creative trades.

Each unit is two stories. Ground-floor presence with frontage, signage, and parking. Upstairs, a private mezzanine for offices, treatment rooms, or operational space.

*Lease the space, or own it.  
Two ways to build your business here.*





DESIGNED AROUND YOU

# Built for the way you actually *work*.

Most workspaces force you to choose: be a retail storefront, a professional office, or a back-of-house operator. The Studios doesn't make you choose.

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## 01 TWO-STORY CONFIGURATION

Ground floor for customers, clients, and operations. Mezzanine for offices, exam rooms, training space, or storage.

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## 02 FRONTAGE, SIGNAGE, AND PARKING

Every unit has a customer-facing presence with dedicated tenant signage and on-site parking at 3 stalls per 1,000 SF.

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## 03 CLASS A FINISH, COLD SHELL DELIVERY

Premium architecture and exterior. Interior delivered as cold shell with a \$20/SF tenant improvement allowance.

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## 04 A REAL MIXED-USE ADDRESS

Inside the 17-acre Victory Commons project — alongside medical, retail, and professional neighbors. Not a flex park. Not a strip center.

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# Lease the space. Or *own it.*

Every unit at The Studios is available for lease or for purchase as an individual condo. Build your business with predictable rent, or build equity in the space you operate from. The choice is yours.

## OPTION ONE

### Lease. **\$22.50/SF**

ANNUAL NNN · CLASS A DELIVERY

- \$20/SF tenant improvement allowance toward your buildout
- Cold shell delivery — design the interior around your business
- Customer-facing frontage, dedicated signage, on-site parking
- Flexible unit sizing from 3,962 SF up to full building
- Mixed-use neighbors that drive cross-traffic, not noise

## OPTION TWO

### Own. **Available**

INDIVIDUAL CONDO UNITS · CONTACT AGENT

- Buy the unit you operate from — stop paying rent, start building equity
- SBA 504 financing available with as little as 10% down for qualified owner-users
- Roll your tenant improvements into the loan — limited cash out of pocket
- Lock in fixed occupancy costs and build long-term real estate value
- Rare in this submarket

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For owner-users and small-business operators who want to put their monthly payment toward something they keep.

PROJECT AT A GLANCE

# The numbers, in *one place.*

Everything you need to size up the opportunity. For full unit-level detail, see the suite breakdown that follows.

LEASE RATE

\$22.50/SF

ANNUAL NNN

TI ALLOWANCE

\$20/SF

COLD SHELL DELIVERY

PURCHASE

Available

INDIVIDUAL CONDOS · CONTACT AGENT

AVAILABLE SF

3,962 – 32,899

8 SUITES · COMBINABLE

BUILDING SIZE

32,899 SF

TWO STORIES · CLASS A

PARKING RATIO

3.0/1,000

ON-SITE SURFACE

DELIVERY

2027

PROJECTED COMPLETION

DAILY TRAFFIC

47,950

VPD · COMBINED FRONTAGE

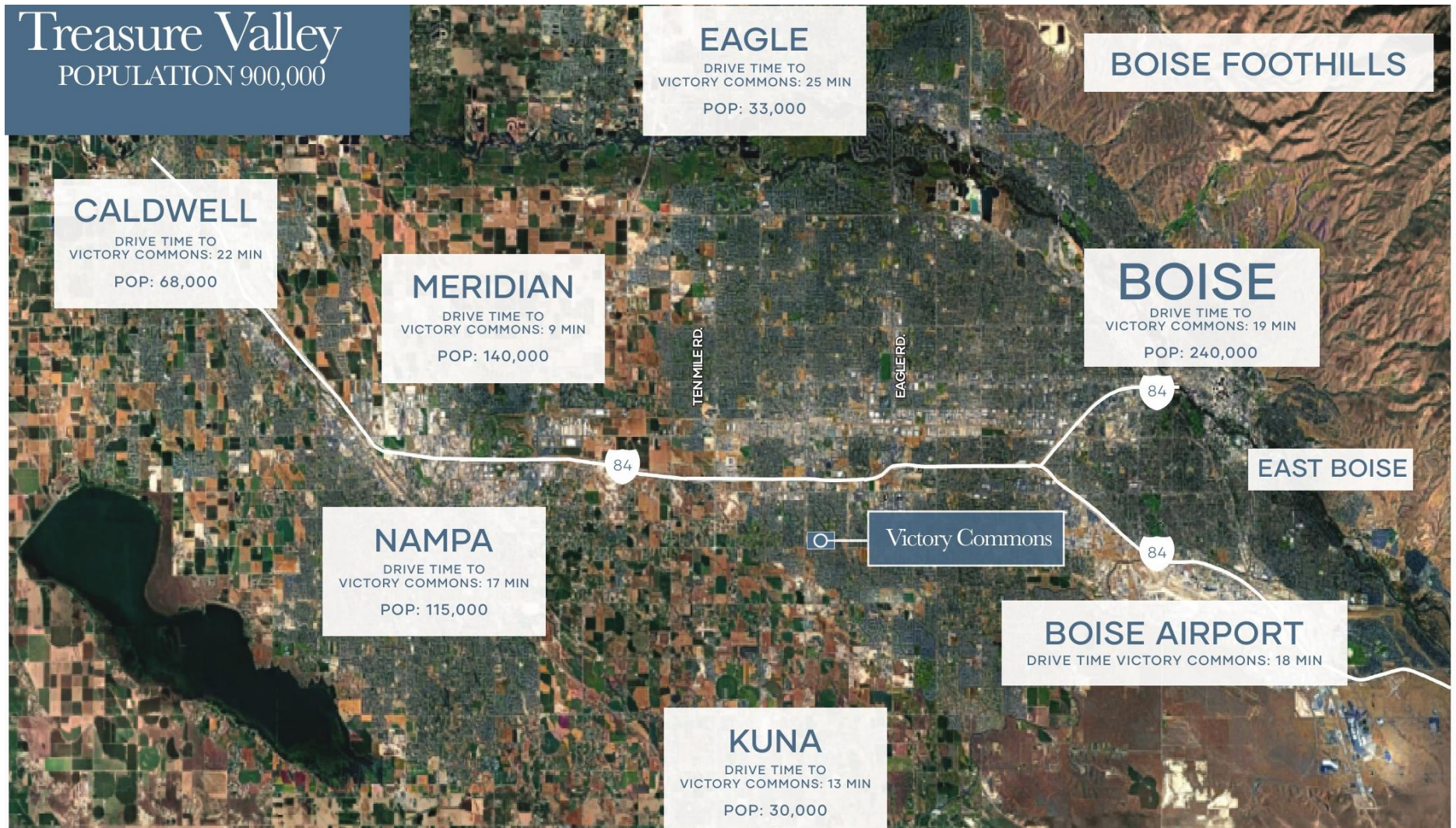
LOCATION

Meridian &  
Victory Rd.

MERIDIAN, IDAHO

# Centered on the fastest-growing market in the *West.*

Victory Commons sits at Meridian Road and Victory Road — within reach of every major submarket in the Treasure Valley. Nine minutes to Meridian's commercial core, 19 to downtown Boise, 17 to Nampa.



# Surrounded by the right *neighbors*.



35,810.

VEHICLES / DAY · S MERIDIAN RD

12,140.

VEHICLES / DAY · E VICTORY RD

17 ac.

TOTAL MIXED-USE PROJECT

170k+.

POPULATION · 5-MILE RADIUS

THE SPACE

# Eight suites. Sized for the way you *build*.

Combine adjacent suites for larger footprints up to the full 32,899 SF building.

SUITE SIZES · EAST TO WEST

100 SUITE		110 SUITE		120 SUITE		130 SUITE		140 SUITE		150 SUITE		160 SUITE		170 SUITE	
Ground	2,817	Ground	2,717	Ground	2,814	Ground	2,613	Ground	2,609	Ground	2,814	Ground	2,717	Ground	2,817
Mezz.	1,398	Mezz.	1,353	Mezz.	1,379	Mezz.	1,353	Mezz.	1,353	Mezz.	1,379	Mezz.	1,353	Mezz.	1,398
<b>Total</b>	<b>4,215</b>	<b>Total</b>	<b>4,070</b>	<b>Total</b>	<b>4,193</b>	<b>Total</b>	<b>3,966</b>	<b>Total</b>	<b>3,962</b>	<b>Total</b>	<b>4,193</b>	<b>Total</b>	<b>4,070</b>	<b>Total</b>	<b>4,215</b>

← END CAP

All units feature ground-floor entry, mezzanine above

END CAP →

FLOOR PLAN



# The kind of businesses that fit a *place like this.*

Building One sits one parcel west — and is already home to a fitness destination, a physical therapy practice, a specialty manufacturer, a real estate firm, and a creative studio. Different industries, same instinct: Victory Commons works for the way they do business.

## Empyre Fitness

PREMIUM BOUTIQUE GYM

Members-only fitness destination with sauna, body-scanning, and recovery amenities. Drives consistent daily traffic to the project.

BUILDING ONE

## All In Physical Therapy

HEALTHCARE · WELLNESS

A growing physical therapy practice serving the surrounding residential and athletic community — anchoring the project's healthcare ecosystem.

BUILDING ONE

## Gritton

MANUFACTURING · SHOWROOM

A specialty industrial operator using the two-story configuration as both showroom and operational space — the use case the studios were built for.

BUILDING ONE

## Finding 43 Real Estate

PROFESSIONAL SERVICES

A growing residential real estate practice using the high-visibility frontage to anchor their client-facing presence.

BUILDING ONE

## Tattooed & Successful

CREATIVE · SERVICE RETAIL

A boutique studio operator drawing on the project's mixed-use traffic and adjacent residential density — service retail at its best.

BUILDING ONE

THE NUMBERS

# A trade area built for *growth*.

170,556.

POPULATION  
5-MILE RADIUS

10.3%.

PROJECTED POPULATION  
GROWTH BY 2028

\$117,616.

AVERAGE  
HOUSEHOLD INCOME

62,908.

HOUSEHOLDS  
5-MILE RADIUS

120,056.

DAYTIME  
POPULATION

5,878.

BUSINESSES  
5-MILE RADIUS

INDICATOR	3-MILE	5-MILE	10-MILE
2023 Population	51,813	170,556	530,019
Projected 2028 Population	57,557	188,157	577,813
Daytime Population	44,575	120,056	417,046
Average Household Income	\$124,124	\$117,616	\$111,882
Owner-Occupied Households	52.6%	54.0%	52.0%

SOURCE: APPLIED GEOGRAPHIC SOLUTIONS (AGS), 2023

# AHLQUIST.

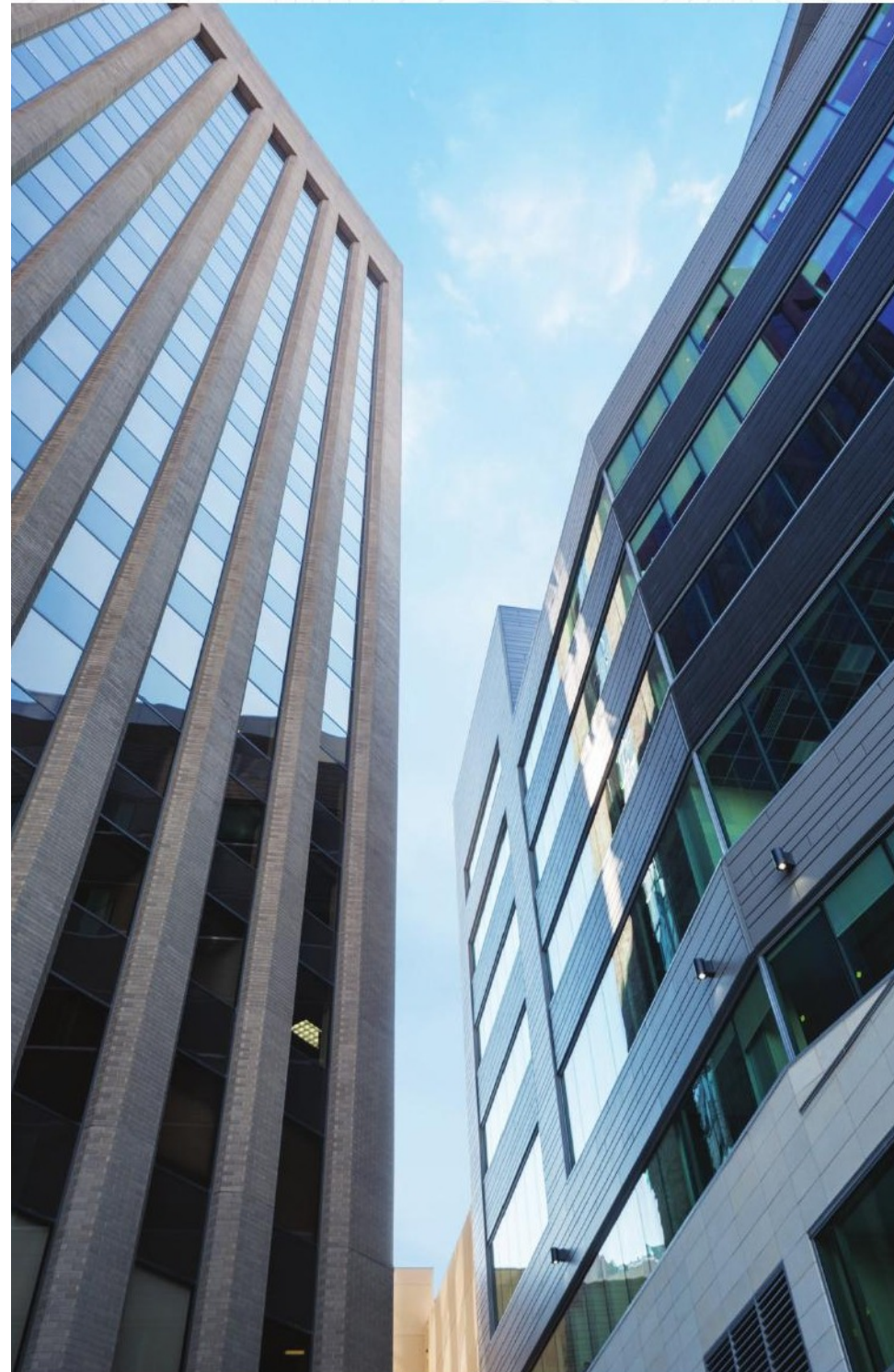
A FULL-SERVICE PARTNER

## Twenty years of building what others *imagine*.

Ahlquist is a full-service real estate, construction, and property solutions firm built on the belief that exceptional spaces start with exceptional partners. Over the past two decades we've developed millions of square feet across commercial, medical, retail, industrial, and multifamily.

That integration is the difference at The Studios. Architecture, construction, leasing, and property management aren't four conversations with four firms — they're one conversation with us. When you sign a lease or buy a unit, you're working with the team that designed it, built it, and stands behind it.

We're actively taking on new projects across every sector. Whether you're looking to lease, build, or invest, we're ready to bring your vision to life.



LET'S TALK

# Ready to take a *closer look*?

Schedule a tour of the site, walk through Building One to see the finished product, or run the numbers on lease versus ownership. We're happy to do all three in a single 30-minute meeting.



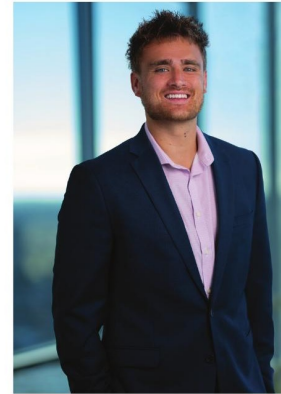
## Mark Cleverley

CHIEF LEASING OFFICER

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208.850.6113  
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A founding member of Ahlquist with twenty-plus years in Treasure Valley real estate. Mark oversees leasing and marketing across the firm's portfolio.



## Kekoa Nawahine

LEASING ASSOCIATE

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Bringing strategic leadership and a relentless service ethic to every transaction. Kekoa specializes in helping operators find and structure the right space for the way their business actually grows.

Build it.  
Or own it.

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