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EAGLE ROAD OFFICE/RETAIL SPACE FOR LEASE

3115 E Florence Drive, Meridian, ID
SF AVAILABLE: 6,385 SF
BUILDING SIZE: 6,385 SF

PROPERTY HIGHLIGHTS

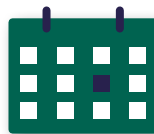
- Currently Medical Office, but would also be great for Counseling, Med-Spa, Dental Offices or Many Other Uses.
- Close Proximity to St. Luke's Medical Campus.
- Excellent Visibility from Eagle Road with Large Monument Sign.
- On-Site Parking.
- Currently Constructed with Dramatic Waiting Room/ Reception, 5 Restrooms, Break Room, Operatory, and 12 Exam Rooms With Plumbing.
- Local Owner.



AVAILABLE SPACE
6,385 SF



BUILDING SIZE
6,385 SF



LEASE TERM
3 - 10 Years



ASKING RATE
\$22.00/PSF (NNN)



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EXECUTIVE SUMMARY

Available SF: **6,385 SF**

Lease Rate: **\$22.00 PSF**

Lease Type: **NNNs estimated
at \$5.00/SF**

Building Size: **6,385 SF**

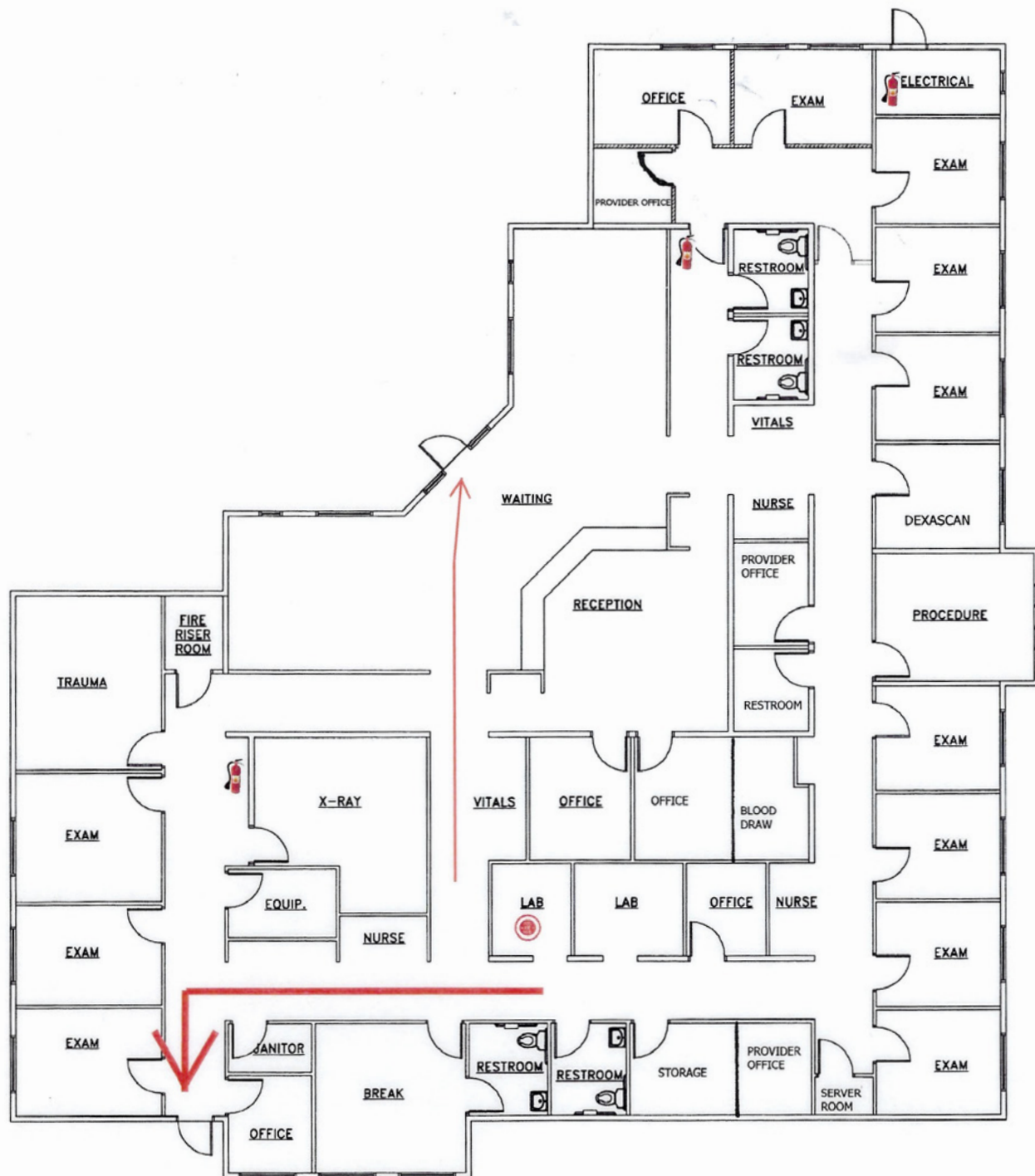
Lot Size: **1.11 Acres**

Building Class: **A**

Market: **Meridian/Boise**

Cross Streets: **E Fairview Avenue &
N Eagle Road**

*Located in proximity of The Village
at Meridian & Meridian Crossroads*







EAGLE ROAD OFFICE/RETAIL SPACE | 3115 E FLORENCE DR, MERIDIAN, ID

