



COMMERCIAL

# TALUS PROFESSIONAL PLAZA

MEDICAL OFFICE FOR LEASE / 3875 E OVERLAND ROAD / MERIDIAN, ID 83642



CENTRALLY LOCATED CLASS A  
MEDICAL OFFICE SPACE  
FOR LEASE

## GALEN MILLER

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## NICK SCHUITEMAKER CCIM

208.947.0802

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Shared conference room.

Monument signage available.

Covered patient drop-off area.

Excellent exposure on Overland Road.

Convenient access to I-84 interchange.

Suite 102 in shell condition and ready for build-out.

Located adjacent to the new Treasure Valley Hospital in Silverstone Business Campus.

Professional medical tenants such as Idaho Center for Reproductive Medicine, Treasure Valley Nasal Sinus Center, NS Support, West Idaho Orthopedic, Saint Alphonsus Regional Medical Center, Ageless Men's Health, and Gameday Men's Health.

| SPACE      | SIZE     | RATE           |
|------------|----------|----------------|
| SUITE 102* | 2,282 SF | \$22.50/SF NNN |
| SUITE 204  | 5,976 SF | \$22.50/SF NNN |

\*LOCK BOX ON SUITE

|              |                |               |             |
|--------------|----------------|---------------|-------------|
| SUBMARKET:   | S. Meridian    | AVAILABLE     | Immediately |
| BLDG. SIZE:  | 36,675 SF      | TI ALLOWANCE: | Negotiable  |
| BLDG. TYPE:  | Medical Office | LEASE TERMS:  | Negotiable  |
| # OF FLOORS: | 2              | LEASE TYPE:   | NNN         |
| PARKING:     | Surface        | EST. NNN'S:   | \$7.21/SF   |

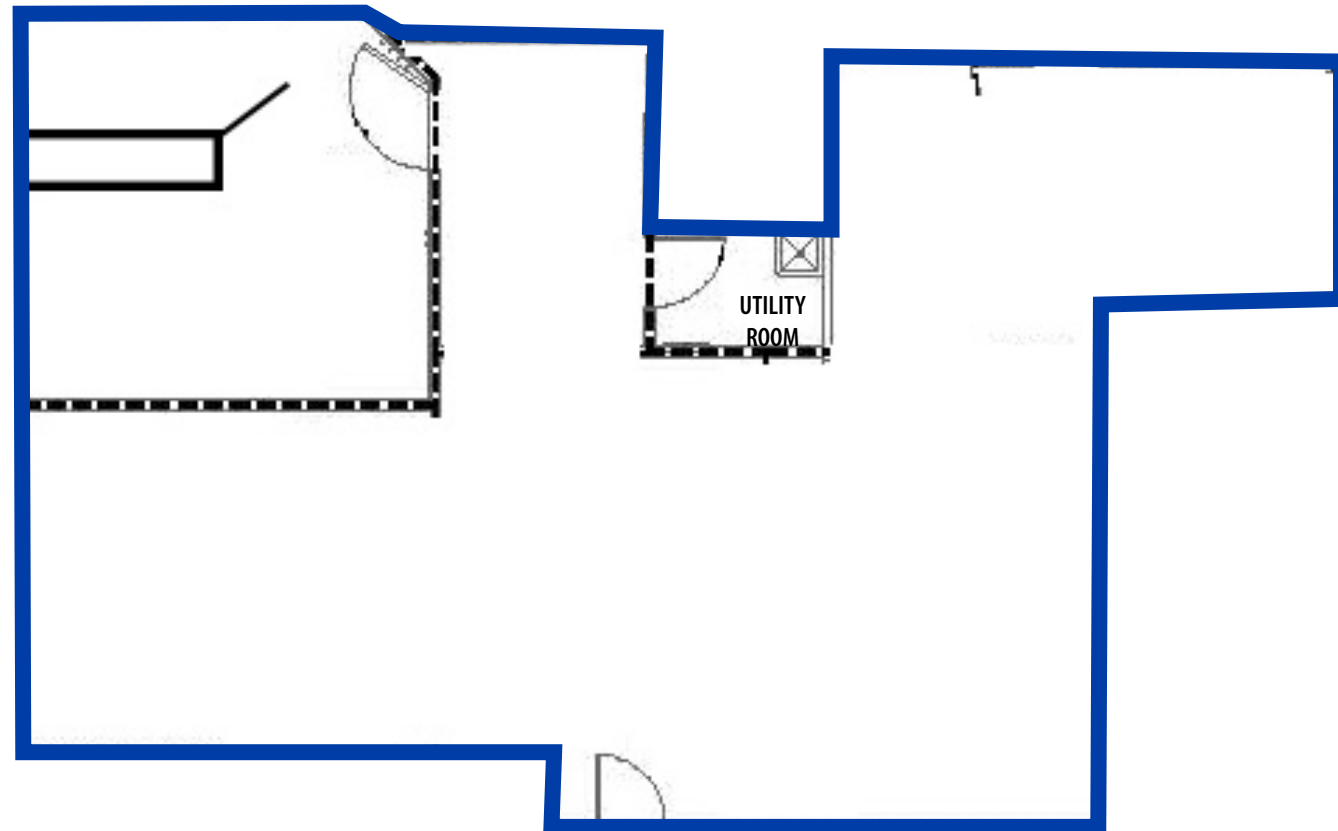
(NNN's Include Utilities & Excludes Janitorial)

CONTACT

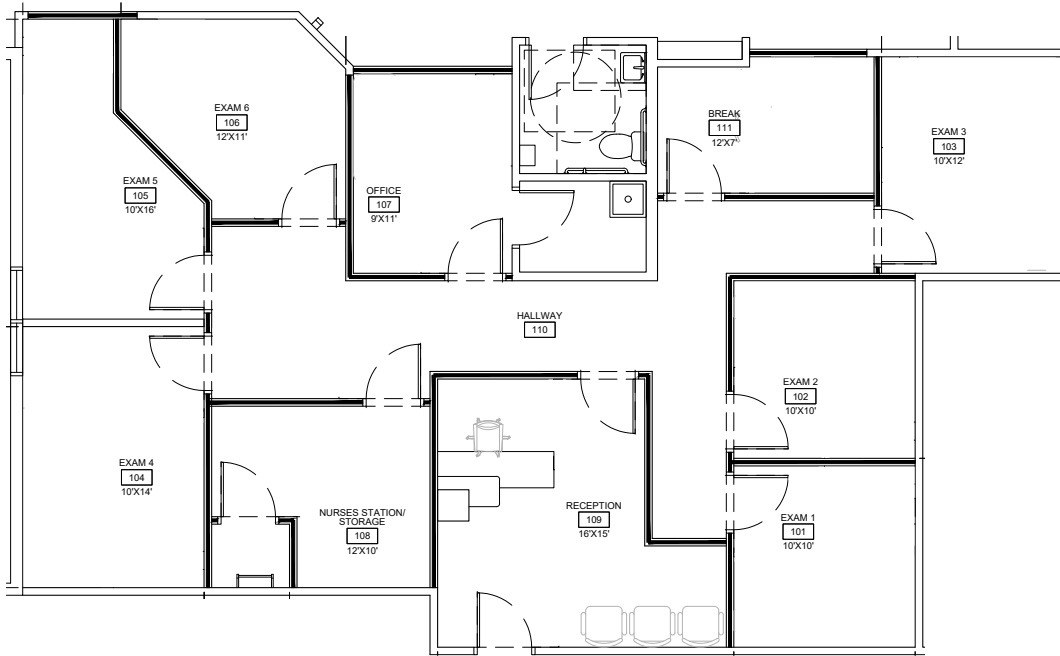
HIGHLIGHTS

DETAILS

**SUITE 102**  
2,282 SF

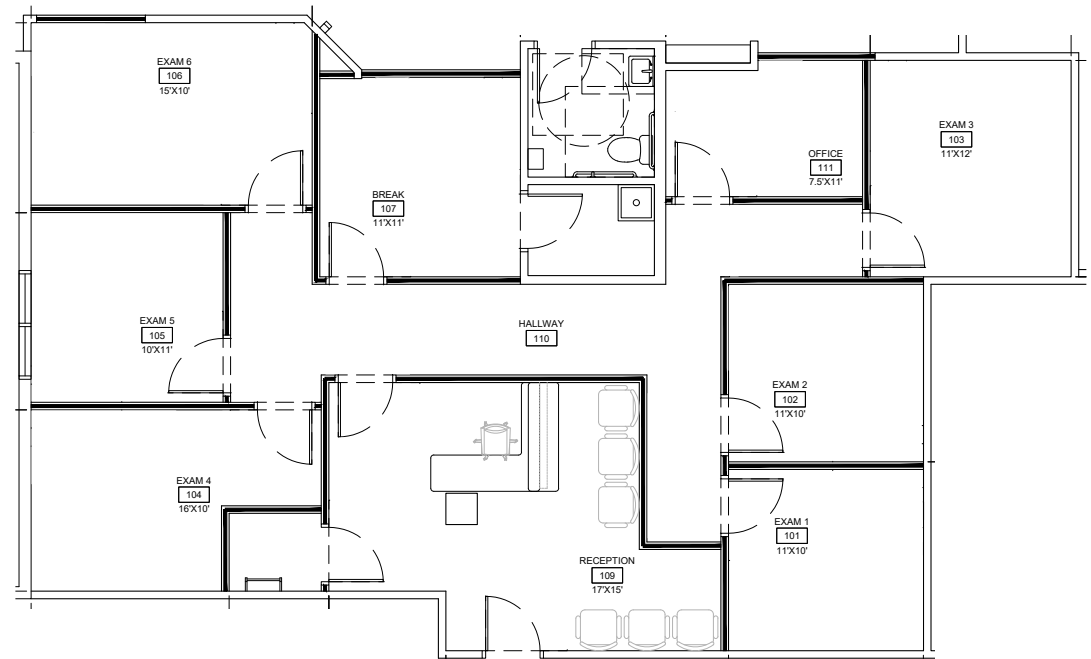


 LOCK BOX



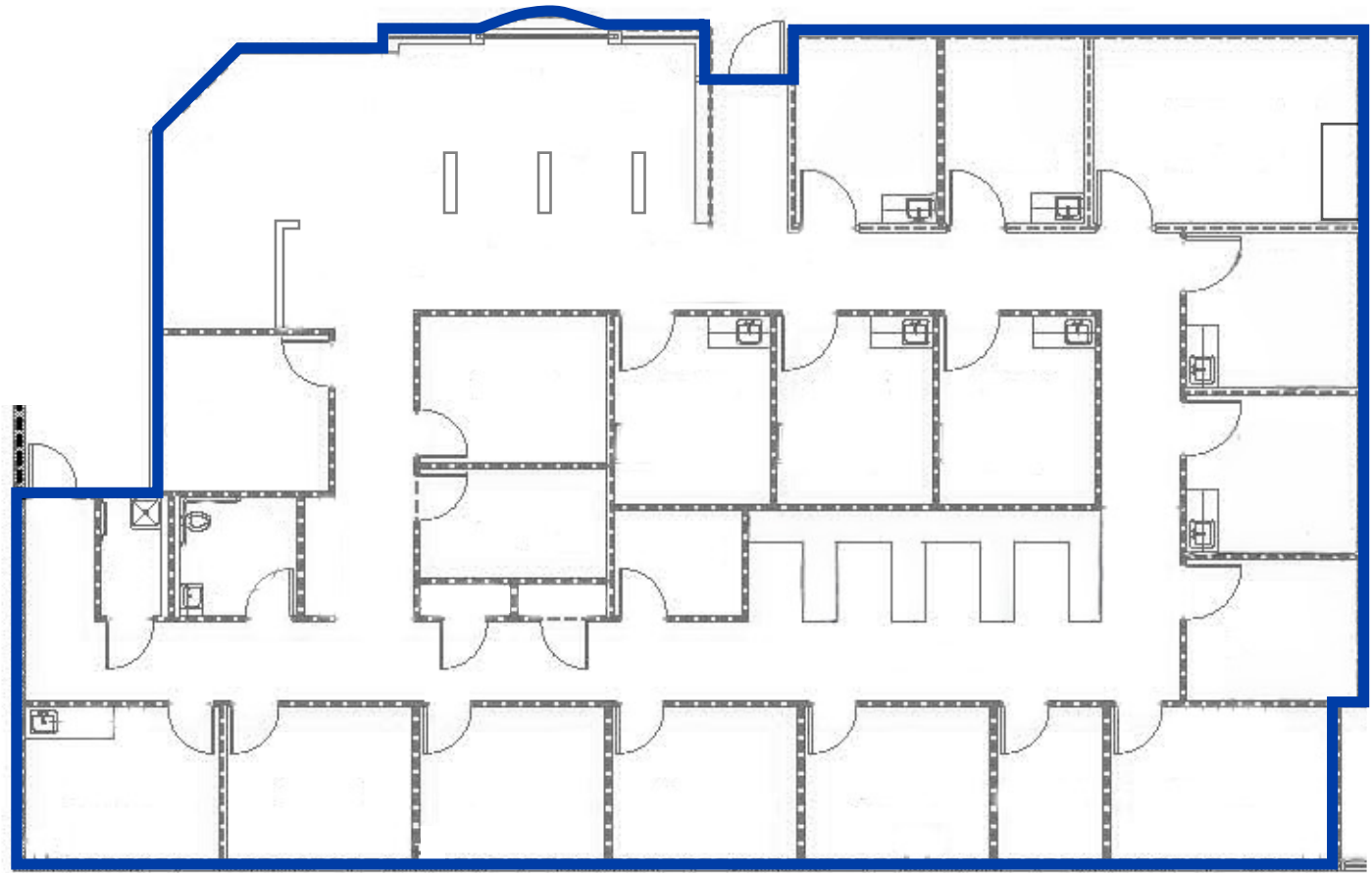
OPTION 1 | **CONCEPTUAL**

OPTION 2 | **CONCEPTUAL**



*Talus*  
PROFESSIONAL  
PLAZA

**SUITE 204**  
5,976 SF





## COMMON AREAS

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SUITE 204



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# PROFESSIONAL MEDICAL TENANTS

**NS SUPPORT**

**WEST IDAHO ORTHOPEDIC**

**SAINT ALPHONSUS REGIONAL MEDICAL CENTER**

**AGELESS MEN'S HEALTH**

**IDAHO CENTER FOR REPRODUCTIVE MEDICINE**

**TREASURE VALLEY NASAL SINUS CENTER**

**LOYAL SOURCE**

**GAMEDAY MEN'S HEALTH**



**UPDATED: 6.5.2026**

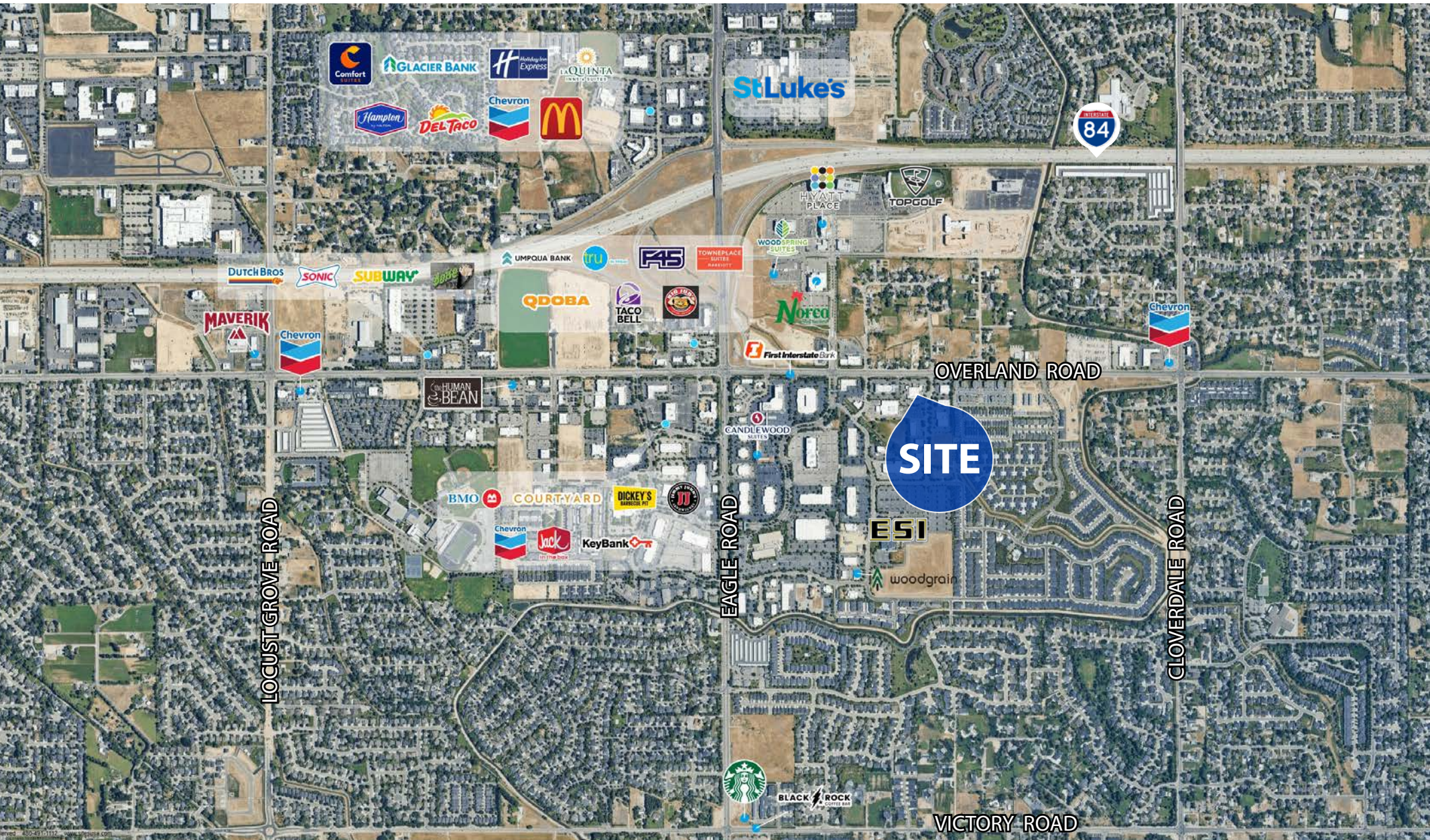
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# AERIAL MAP

CLOSE TO ALL SERVICES



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