

TROUTNER BUSINESS PARK



Property Highlights

| | |
|------------------------|---|
| Lease Rate | \$13.00/SF \$11.00/SF |
| Lease Type | NNN Est. \$3.00/SF |
| Available | 5,448 SF |
| Building Size | 10,998 SF Total |
| Lot Size | 1.008 Acres |
| Zoning | City of Meridian C-G |
| Building Type | Multi-Tenant Configuration |
| Year Built | 2004 |
| Parcel#/Parking | R8533752100/ Ample - On-Site |
| Availability | Immediate |
| LockBox | No, Contact Agents to Schedule |

Listing Features

- Professional office space located in the Troutner Business Park in downtown meridian
- Tenant pays phone, internet, power & gas.
- One month free for a three year lease
- Space configuration includes private offices, reception, work/print rooms, storage, open collaborative areas, conference rooms, break room with kitchenette and private restrooms
- Co-tenant Ascent Behavioral Health Services
- Easy access from Meridian Road and Franklin Road, close to I84 On/Off Ramp 44
- Attractively landscaped with adequate on-site parking
- Surrounded by various retailers, restaurants, financial institutions and other professional services
- Contact agents to schedule a walk through today!!

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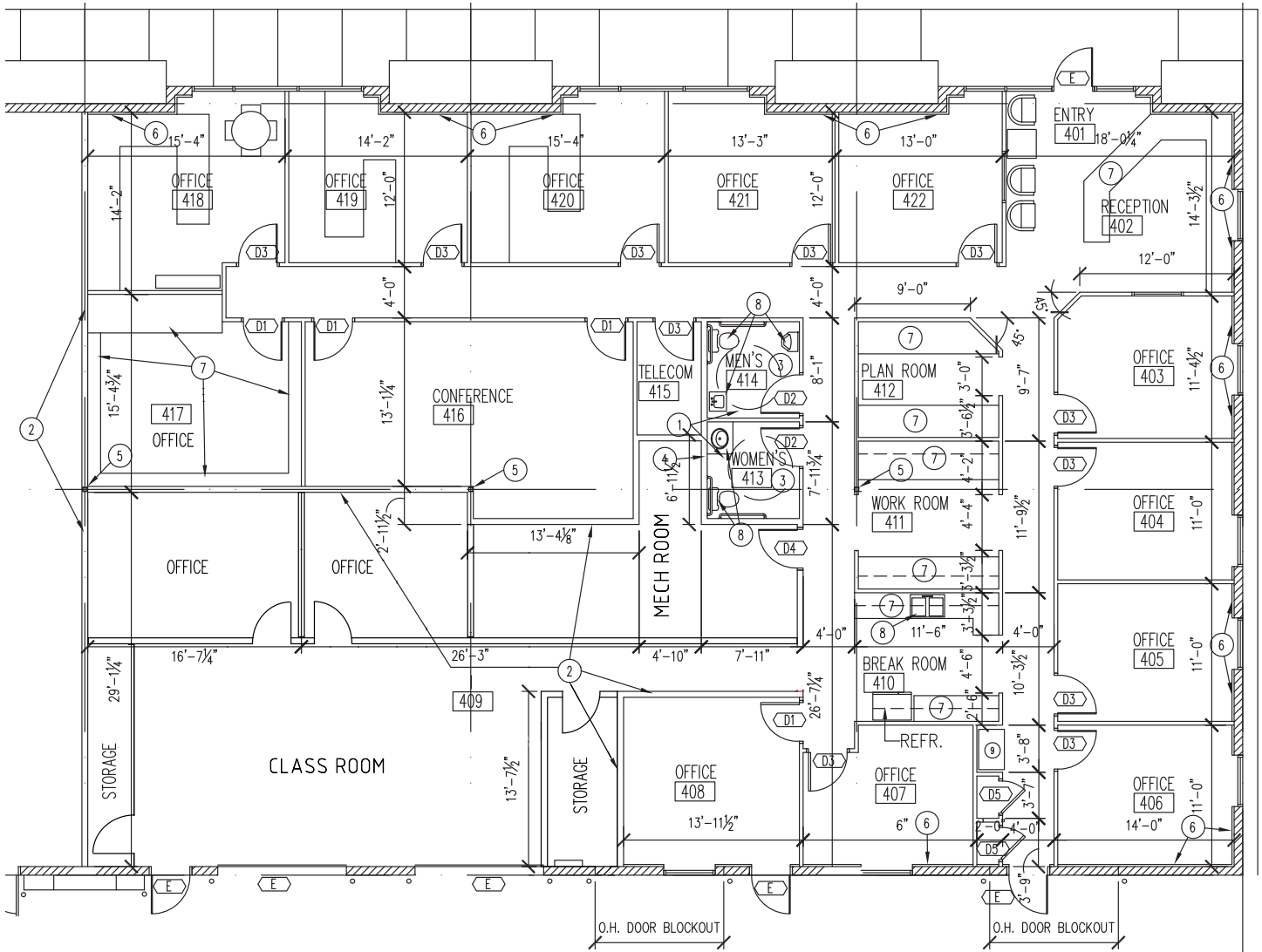
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Available Office Suite - 5,448 SF - \$11.00/SF NNN
One Month Free for a Three Year Lease



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Pennwood Plaza II Office Suite

366 SW 5th Avenue, Meridian, Idaho 83642



Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

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