

PRIME DRIVE THRU LOCATION

For Lease



MARK BOTTLES
REAL ESTATE SERVICES



PROPERTY INFORMATION:

Address: 3135 Overland Road, Suite 100
Meridian, ID 83642

Location: SWC of Eagle and
Overland Roads

**Tenant
Improvements:** Negotiable

Available: ± 1,355 SF Tenant A
± 1,781 SF Tenant B
(Can be combined)

Building Size: +/- 4,785 SF

Lease Rate: \$28.00/SF NNN

COMMENTS:

- Former bank building with drive through
- Excellent Signage
- Great location on hard corner of lighted intersection adjacent to the Valley's premier business campuses
- New landscape for increased visibility
- Easy access to Eagle Rd and Overland Rd
- Site services Silverstone (± 943,000 SF) and El Dorado (± 270,000 SF) Business Parks with over 10,000 employees daily
- Traffic Counts:
Eagle Rd: 37,490 VPD as of 7/2011

839 S. Bridgeway Place
Eagle, Idaho
P(208) 377-5700 F(208) 377-0035
www.markbottles.com

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Ron Brodien
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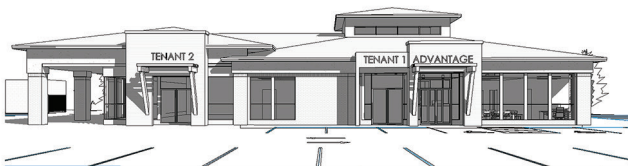
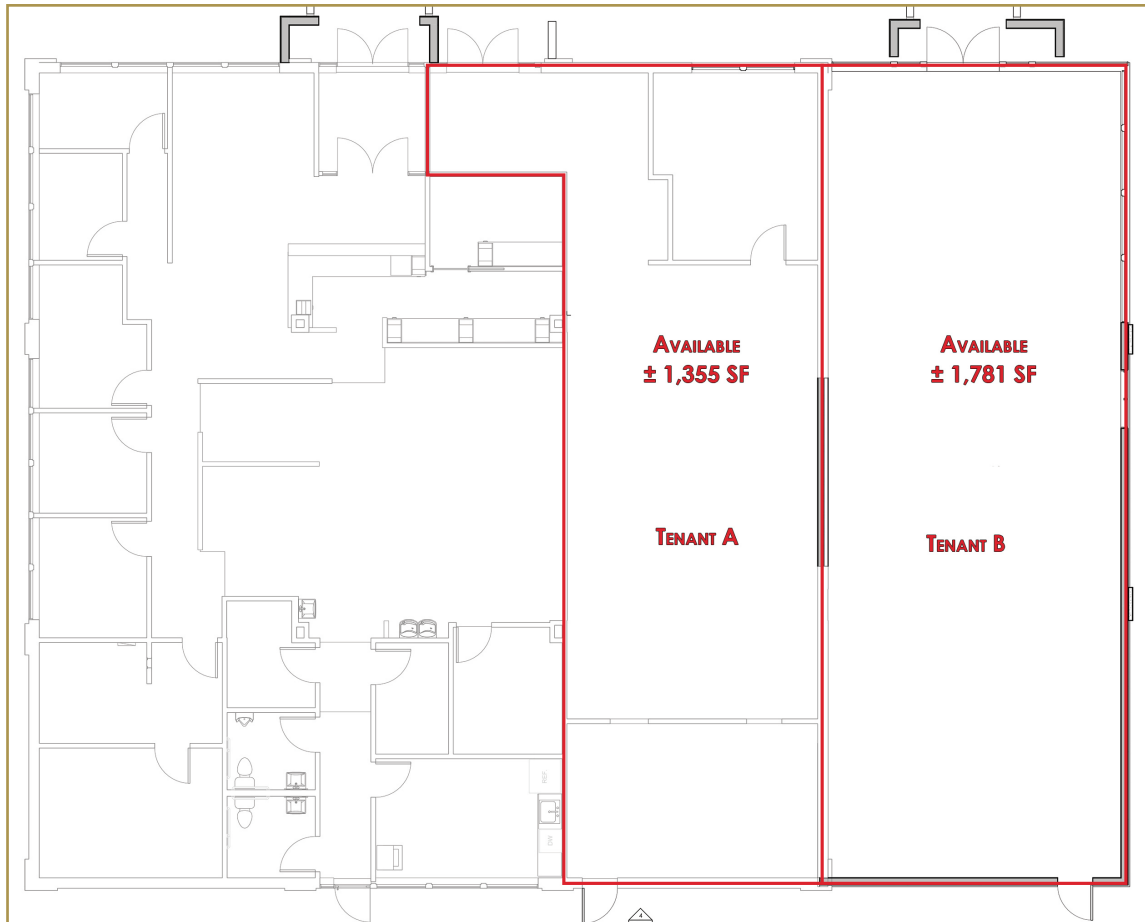
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MB SITE PLAN

3135 OVERLAND RD, MERIDIAN, ID



NORTH FACING ELEVATIONS (FRONT)



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MB PHOTOS

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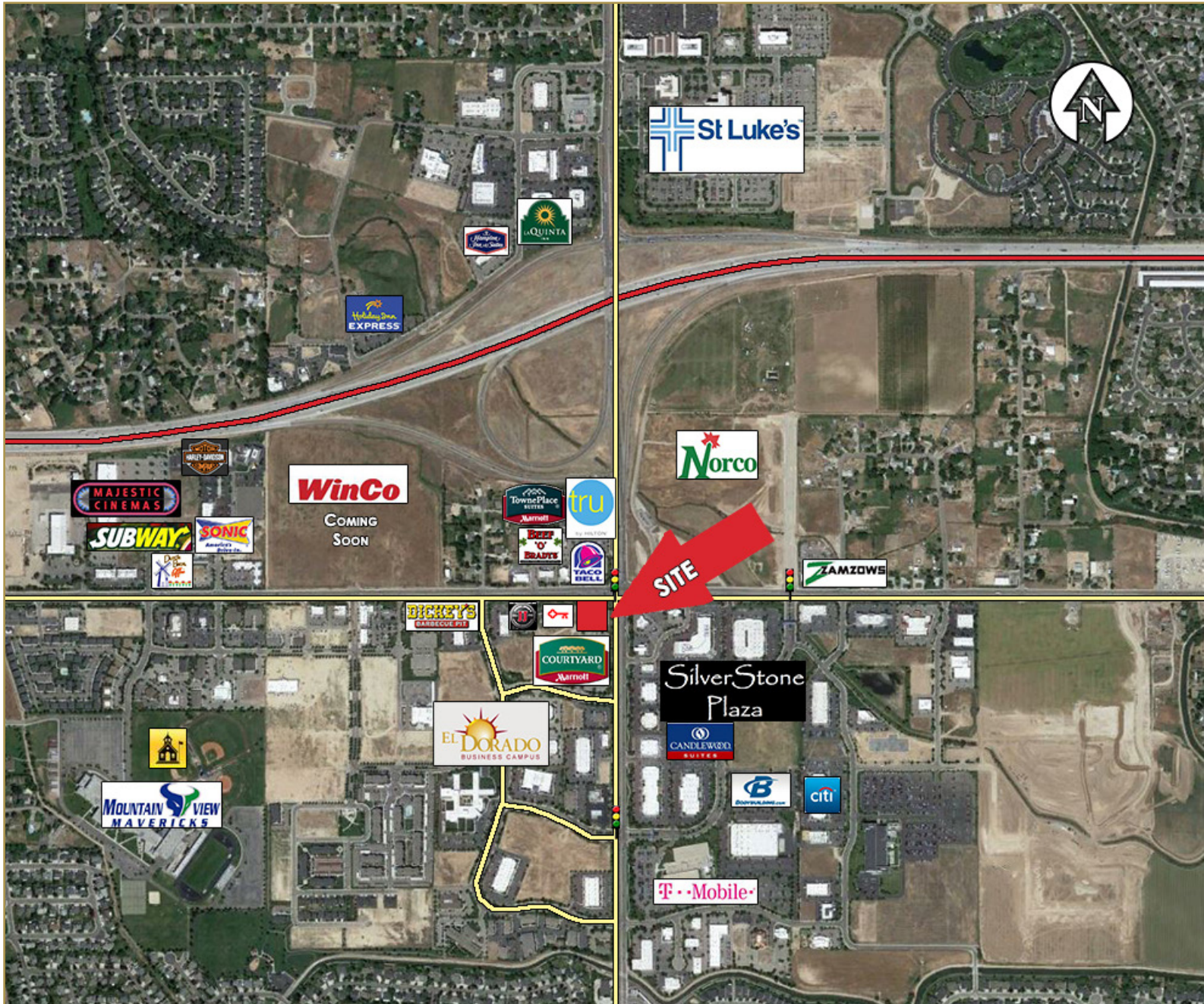
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MB AERIAL

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