

# OFFICE FOR SALE/LEASE EL DORADO BUSINESS PARK

3067 E. Copper Point Dr. , Meridian, ID 83642



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



## LISTING DATA

### SALE SUMMARY

\$1,475,000

### LOT SIZE:

0.97 Acres

### BUILDING SIZE:

7,072

### ZONING:

C-2

### PRICE / SF:

\$208.57

### LEASE SUMMARY

### AVAILABLE FOR LEASE:

4,487 SF

### LEASE RATE:

\$19.75 (FSEJ)

### CO-TENANT:

Gateway Mortgage

## PROPERTY

Property is a class "A" single level building located in El Dorado Business Park. Property boasts high end finishes with many built out offices, large conference room that doubles as a training room, and a well laid out design creating efficient workflow. Building currently has one national credit tenant occupying part of the building that makes for a great co-tenant to lease with or offering a good income stream for an owner/user. The available space is amply parked and comes with inviting patio seating for employees to enjoy during breaks. This property is ideal for a professional office or medical user.

## LOCATION

Property is excellently located on the south side of I-84 off of Eagle Road in the well-established El Dorado Business Park. Building is surrounded by many professional offices, hotels, restaurants, and subdivisions making it ideal for employees and customers to access from anywhere in the valley.

Chase Erkins | Principal  
chasee@leeidaho.com  
C 208.789.4900

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

# OFFICE FOR SALE/LEASE EL DORADO BUSINESS PARK

3067 E. Copper Point Dr. , Meridian, ID 83642

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



Chase Erkins | Principal  
chasee@leeidaho.com  
C 208.789.4900

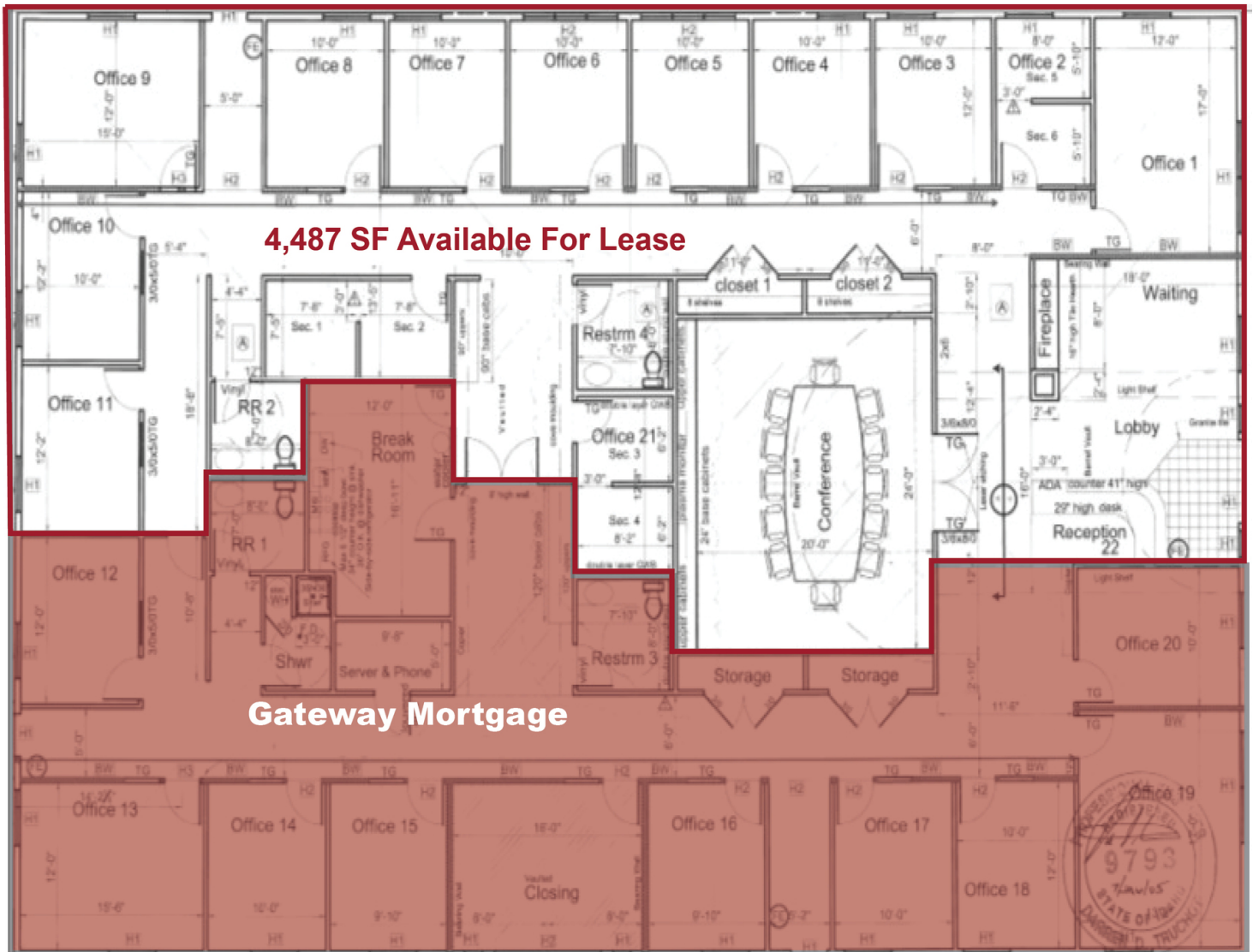
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# OFFICE FOR SALE/LEASE EL DORADO BUSINESS PARK

3067 E. Copper Point Dr. , Meridian, ID 83642



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



Chase Erkins | Principal  
chasee@leeidaho.com  
C 208.789.4900

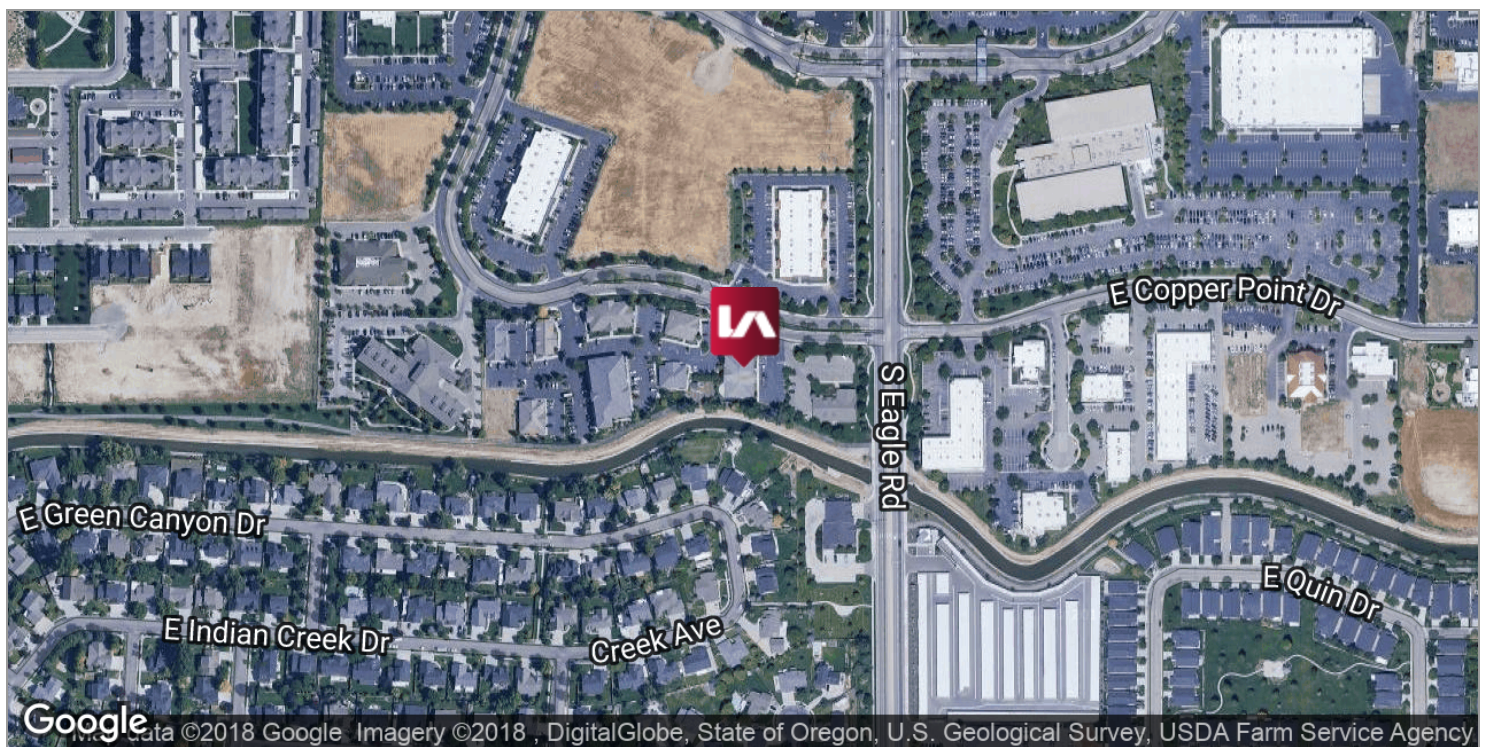
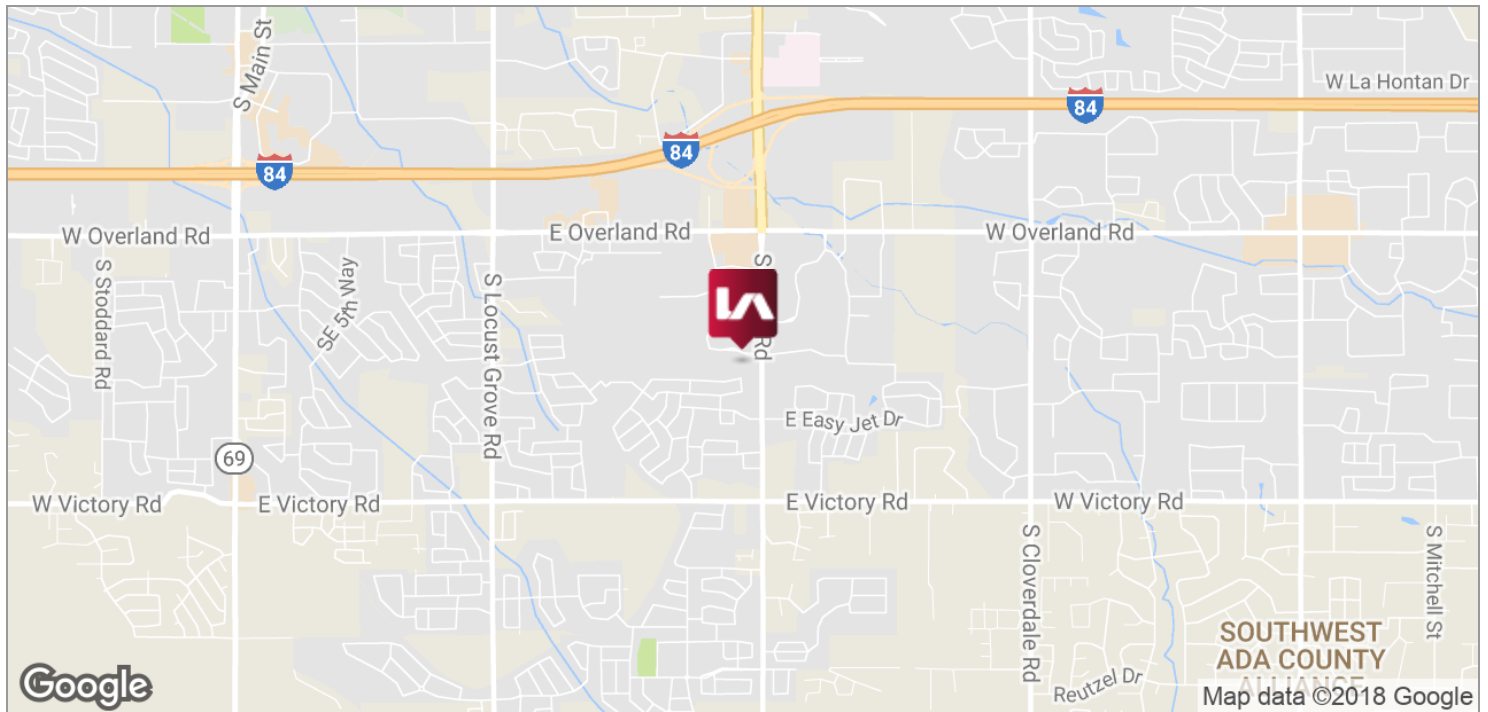
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# OFFICE FOR SALE/LEASE EL DORADO BUSINESS PARK

3067 E. Copper Point Dr. , Meridian, ID 83642

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

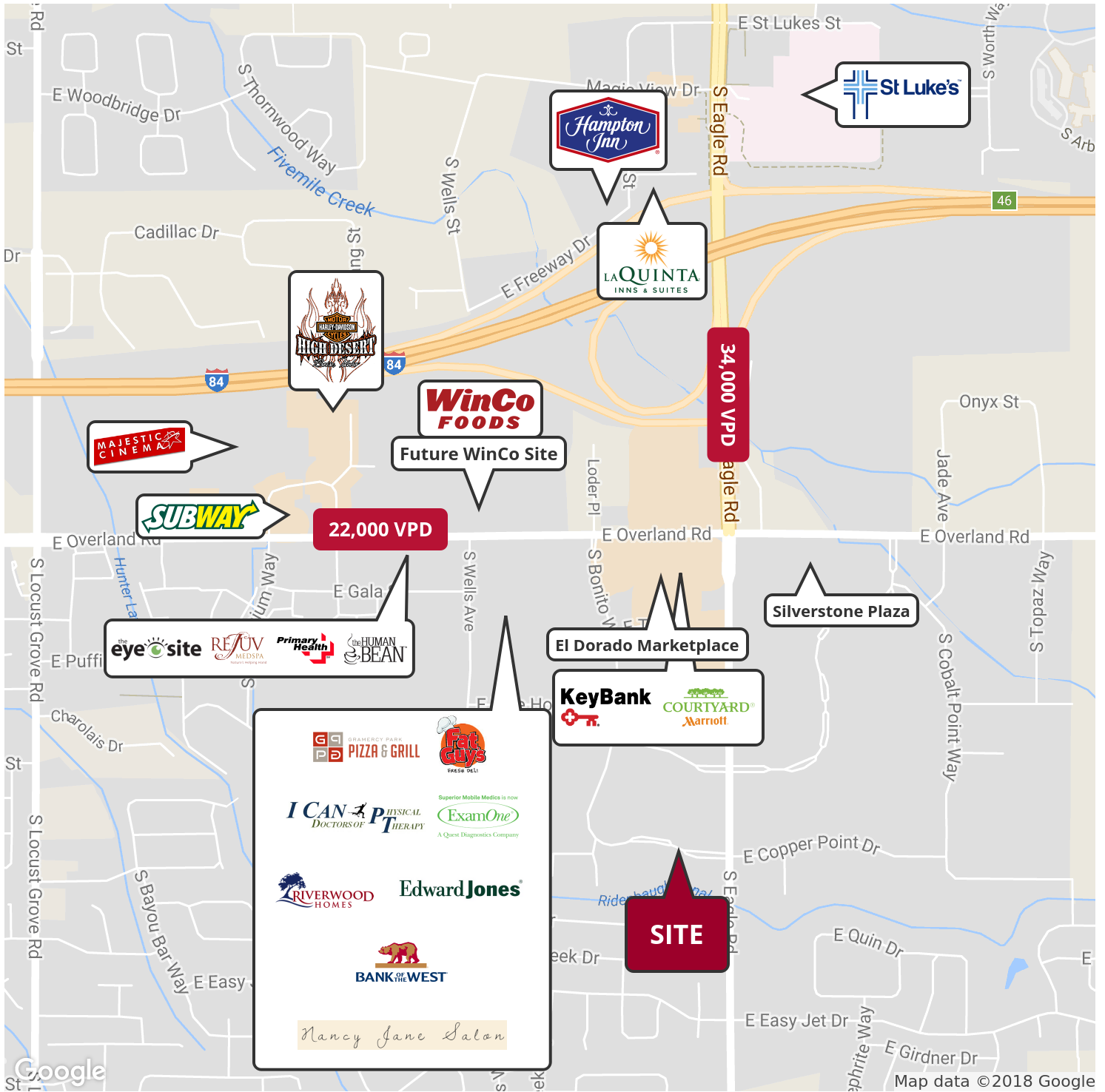


Chase Erkins | Principal  
chasee@leeidaho.com  
C 208.789.4900

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

# OFFICE FOR SALE/LEASE EL DORADO BUSINESS PARK

3067 E. Copper Point Dr. , Meridian, ID 83642



Chase Erkins | Principal  
chasee@leeidaho.com  
C 208.789.4900

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# OFFICE FOR SALE/LEASE EL DORADO BUSINESS PARK

3067 E. Copper Point Dr. , Meridian, ID 83642



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



## MERIDIAN, IDAHO

The City of Meridian is the second largest city in Idaho, and is strategically placed in the heart of the Treasure Valley just 6 miles west of Boise. It is the fastest growing city located within the Boise Metro Area (BMA) of Southwest Idaho, with an 81.5% increase in population since 2000. Health sciences and technology industries are a strong focus in Meridian, with an 18,000 acre health sciences and technology corridor attracting dozens of new businesses each year. Meridian and the Boise Valley are home to some of the region's top employers such as Micron Technology, JR Simplot, Blue Cross of Idaho, Hewlett Packard and Bodybuilding.com. Forbes consistently ranks the Boise Metro Area as one of the top places in the country to do business, high quality of life, raising a family, entertainment and recreation. Among this Forbes ranking is a variety of other National Accolades such as #1 Top City Where You Get The Most For Your Money (Business Advice Source), #1 Best City For Kids (livability.com), #9 Fastest Growing City (Yahoo), and #5 Most Fair State Tax Systems (WalletHub).'

Idaho's easy access to key markets throughout the United States and beyond is a major factor in businesses decision to locate here. With 5 interstates, 20 US highways, 30 state highways 7 commercial airports and over 1,500 miles of rail, Idaho has a stable transport system to support any shipping needs. (commerce.idaho.gov)

Since 2006, the Ada County labor force has grown by over 31,000, with 3.4% growth between 2015 and 2016 alone. In the past decade, Ada County has increased the number of jobs by almost 19,000, an impressive figure considering this time frame included the worst recession in recent history. Ada County has more jobs than its labor force can support, requiring commuters from neighboring counties to fill them. Idaho is voted the 6th most inventive state in the country, and 1st in patents per capita (commerce.idaho.gov). Idaho's economy is one of the strongest in the nation, thanks to a combination of low taxes, a balanced state budget, and a commonsense regulatory environment. Idaho boasts the 2nd lowest property tax in the country, 6th best economic outlook. Not only is Idaho the 3rd highest for projected job growth rate and the most improved state for business, it was also voted the most friendly state for small business. Idaho stands beside business rather than standing in the way (commerce.idaho.gov).

Chase Erkins | Principal  
chasee@leeidaho.com  
C 208.789.4900

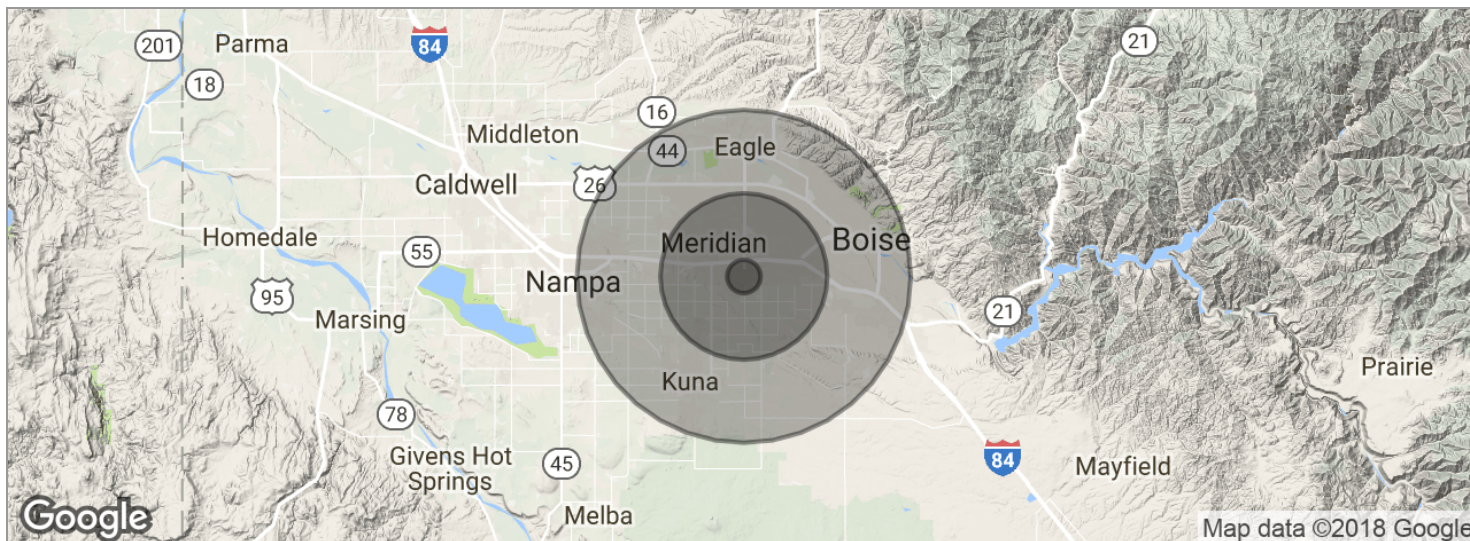
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

# OFFICE FOR SALE/LEASE EL DORADO BUSINESS PARK

3067 E. Copper Point Dr. , Meridian, ID 83642



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	2,418	138,123	399,160
Median age	35.2	33.6	34.6
Median age (Male)	35.1	33.1	34.2
Median age (Female)	35.4	34.2	35.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	816	49,496	150,930
# of persons per HH	3.0	2.8	2.6
Average HH income	\$93,344	\$72,263	\$69,224
Average house value	\$300,235	\$227,516	\$234,121

\* Demographic data derived from 2010 US Census

Chase Erkins | Principal  
chasee@leeidaho.com  
C 208.789.4900

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.